



# Planning and Development Board

May 8, 2018

# Quasi-Judicial Process

Quasi-Judicial Process: The audience should refrain from clapping, booing or shouts of approval or disagreement. To avoid potential legal ramification and possible overturning of a decision by the Courts, a public hearing must be fair in three respects: form, substance and appearance.

# Quasi-Judicial Process

Time limits will be observed:

- Staff – 10 minute presentation.
- Applicant – 15 minute presentation (unless time extended by consensus of Board).
- Public Comment – 3 minutes per speaker, 5 minutes if speaking on behalf of a group.
- Applicant Rebuttal and Closing Staff Comments – 10 minutes each.



**Agenda Item #4  
Application #3131**

**Variance in the PUD District  
15 Foot Rear Yard Setback  
Variance at 31 Treetop Circle**

**QUASI-JUDICIAL**

# **Application #3131**

## **Variance in the PUD District**

Owners Wayde Summerix and Denise Faulk are requesting a rear yard setback variance for expansion of a rear screen room.

Screen room was damaged by Hurricane Irma.

Porch and screen room were constructed at the same time as the home in 1987.

Mr. Summerix and Ms. Faulk purchased the lot in 2015.



2005



2008



2011



2014

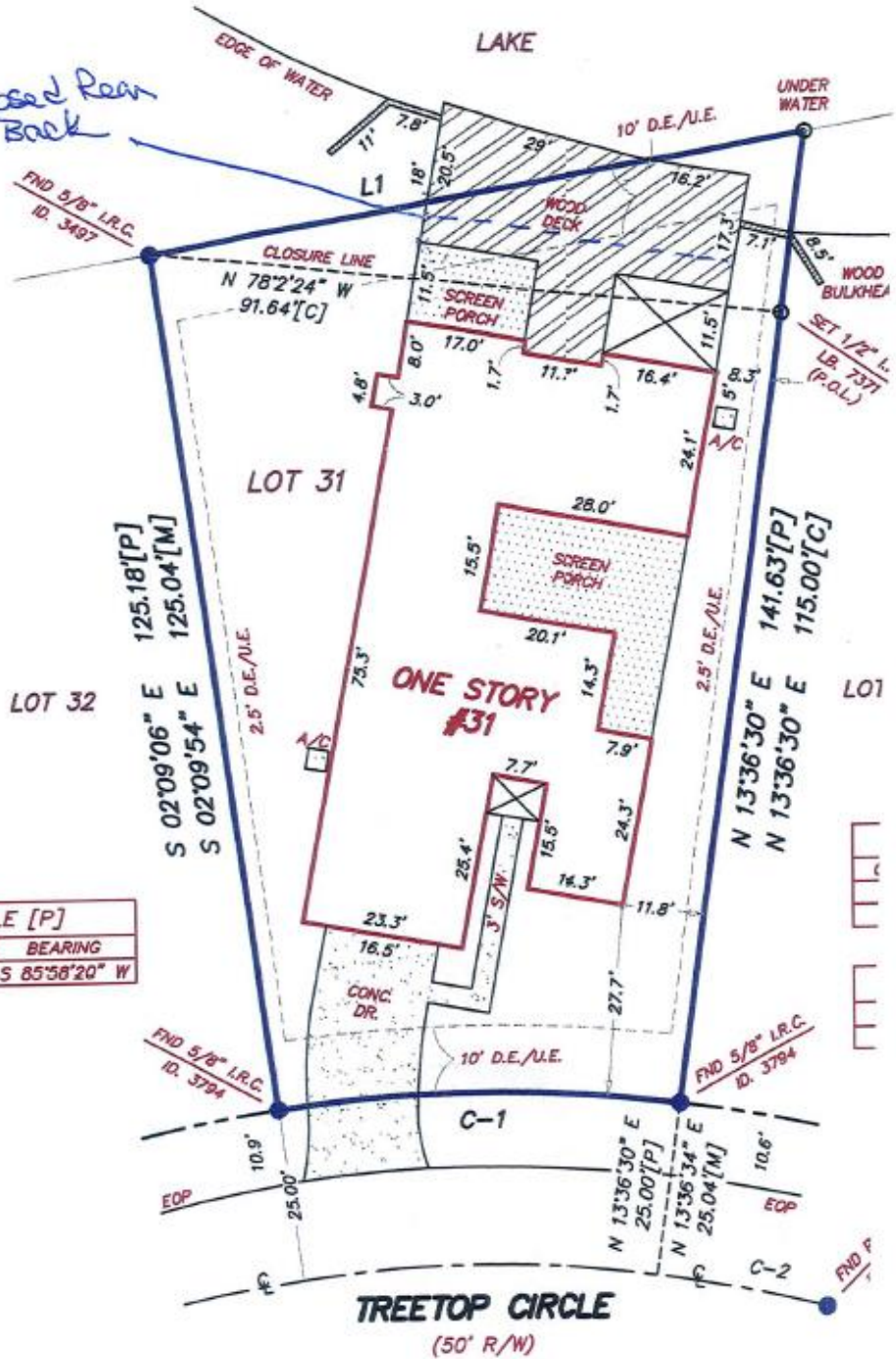






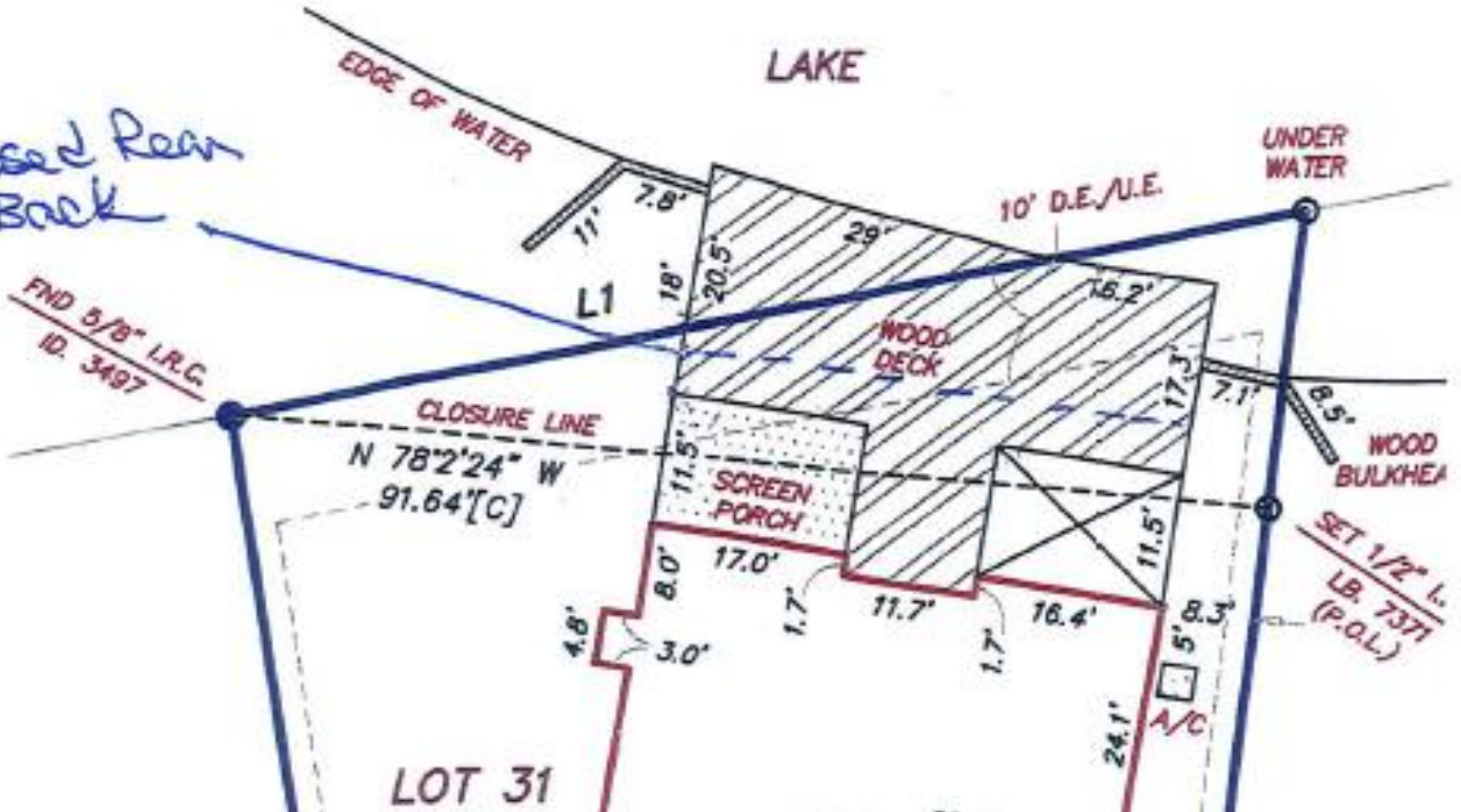
Proposed Rear Set Back

LINE TABLE [P]		
LINE	LENGTH	BEARING
L1	96.16'	S 85°58'20" W



TREETOP CIRCLE  
(50' R/W)

Proposed Rear Set Back



# **Application #3131**

## **Variance in the PUD District**

Variance is needed to reconstruct screen porch due to existing encroachment into rear setback and rear drainage and utility easement.

Greater variance is requested to enlarge screen porch.

Enlarged screen porch would also increase encroachment into drainage and utility easement.

# **Application #3131**

## **Variance in the PUD District**

**RECOMMENDATION:** The Planning and Development Board finds that all the variance criteria as listed in the guidelines at Land Development Code Section 3.07.03.E have been met and therefore approves the 12 foot rear yard setback variance from the minimum 15 foot rear yard setback for the replacement of a screen porch at 31 Treetop Circle (Parcel #03-13-31-5120-1A060-0310).

# **Application #3131**

## **Variance in the PUD District**

However, the applicant's requested 15 foot rear yard setback variance is denied, since the granting of this request would be caused by the applicant's actions extending the porch further into the setback and drainage/utility easement.



**Agenda Item #5  
Application #3134**

**Future Land Use Map Amendment**

**MUL to RMD**

**Oare Associates, LLC**

**LEGISLATIVE**

# Application #3134

## FLUM Amendment – MUL to RMD

Owners Oare Associates are requesting a Future Land Use Map amendment (Small Scale) for 7.77+/- commercial parcel.

Parcel was part of Hammock Dunes DRI.

2012 Essentially Built-Out Agreement capped parcel development at 64,000 square feet.

Non-commercial development requires Future Land Use Map amendment.



HAMMOCK DUNES PKWY

CAMINO DEL MAR PKWY

PARCEL "A"



Subject parcel

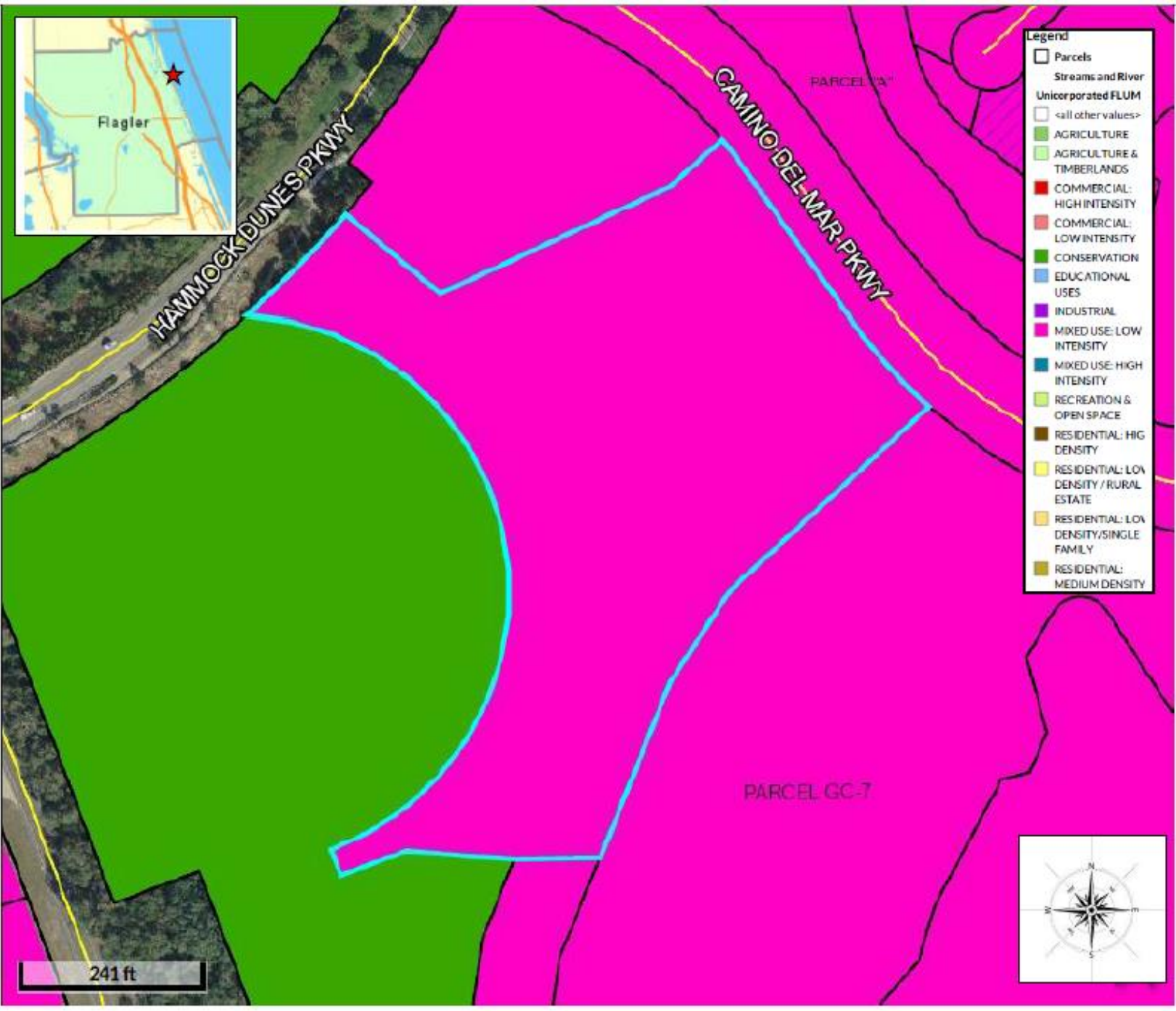
PARCEL GC-7

241 ft





- Legend**
- ▭ Parcels
  - Streams and River
  - Unincorporated FLUM
  - ▭ <all other values>
  - ▭ AGRICULTURE
  - ▭ AGRICULTURE & TIMBERLANDS
  - ▭ COMMERCIAL: HIGH INTENSITY
  - ▭ COMMERCIAL: LOW INTENSITY
  - ▭ CONSERVATION
  - ▭ EDUCATIONAL USES
  - ▭ INDUSTRIAL
  - ▭ MIXED USE: LOW INTENSITY
  - ▭ MIXED USE: HIGH INTENSITY
  - ▭ RECREATION & OPEN SPACE
  - ▭ RESIDENTIAL: HIGH DENSITY
  - ▭ RESIDENTIAL: LOW DENSITY / RURAL ESTATE
  - ▭ RESIDENTIAL: LOW DENSITY / SINGLE FAMILY
  - ▭ RESIDENTIAL: MEDIUM DENSITY



241 ft

# **Application #3134**

## **FLUM Amendment – MUL to RMD**

Intended development is a 29-lot single-family residential subdivision on 7.77 acres.

Resulting density is 3.7 units per acre.

No parcel-specific limiting policy is proposed.

PUD zoning will be implemented through a PUD Site Development Plan and platting.

# **Application #3134**

## **FLUM Amendment – MUL to RMD**

**RECOMMENDATION:** The Planning and Development Board recommends approval of Application #3134, a Future Land Use Map amendment from Mixed Use: Low Intensity, Low- to Medium-Density to Residential Medium Density for parcel #04-11-31-2984-000E1-0180, finding that the Future Land Use Map amendment is consistent with the Goals, Objectives, and Policies of the adopted Comprehensive Plan.



**Agenda Item #6**  
**Application #3133**

**Site Development Plan in a PUD**

**Oare Associates, LLC**

**QUASI-JUDICIAL**

# **Application #3133**

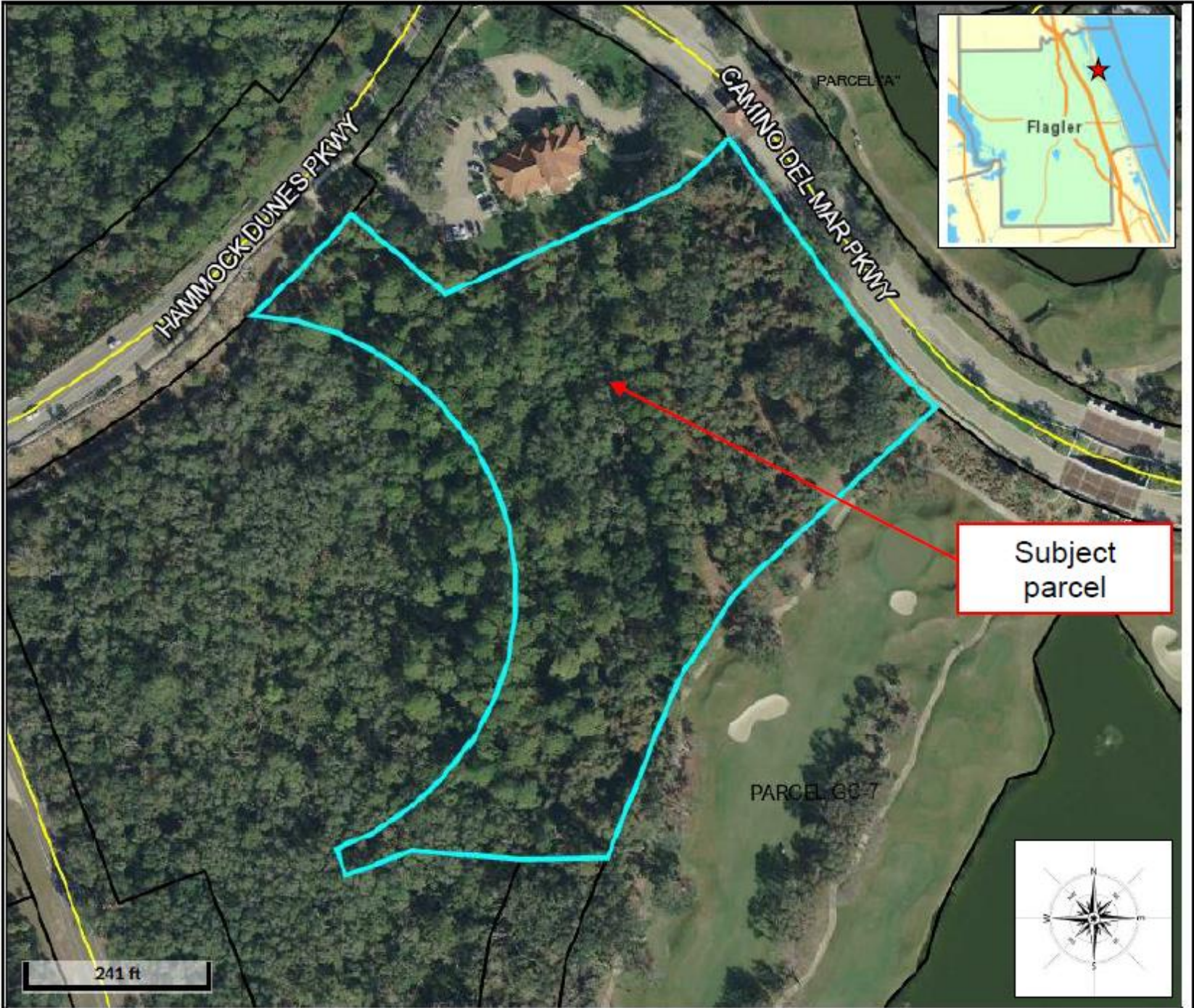
## **Site Development Plan in a PUD**

Owners Oare Associates are requesting approval of a PUD Site Development Plan.

Parcel was zoned PUD as part of Hammock Dunes DRI.

PUD zoning requires PUD Site Development Plan approval.

Residential subdivision will require platting.



HAMMOCK DUNES PKWY

CAMINO DEL MAR PKWY

PARCEL "A"



Flagler

Subject parcel

PARCEL G0-7

241 ft





Minimum lot size:	6,000 square feet
Minimum lot width:	50 feet
Minimum front setback:	20 feet
Minimum rear setback	
(Lots 1-14 and 25):	25 feet
(Lots 15-24 and 26-29):	20 feet
Minimum side setback (interior lot):	5 feet
Minimum side setback (street side):	20 feet
Minimum perimeter side yard	
(Lots 15, 20, and 29):	15 feet
(Lot 25):	15 and 25 feet
Maximum building height:	35 feet
Maximum lot coverage:	35%
Minimum pervious area:	30%
Minimum living area:	1,700 square feet



# **Application #3133**

## **Site Development Plan in a PUD**

Preliminary plat approval will follow PUD Site Development Plan approval.

Temporary construction and permanent emergency access shown through County Greenway parcel to A1A.

Scenic A1A PRIDE Committee recommends two-year time limit on construction access.

County approval of access through Greenway parcel likely to be denied by BCC.

Approval of subdivision requires waiver of secondary emergency access.

# **Application #3133**

## **Site Development Plan in a PUD**

**RECOMMENDATION:** The Planning and Development Board recommends approval of Application #3133, Site Development Plan for Renaissance at Hammock Dunes, finding that the proposed PUD Site Development Plan and PUD Development Agreement are consistent with the Comprehensive Plan and the Land Development Code.