Planning and Development Board

May 8, 2018
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.
Proposed Rear Set Back

CLOSURE LINE
N 78°2'24" W
91.64'[C]

LOT 31
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).
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.
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.
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.