

# Zoning Case #1213-01 Laguna Village, Inc. PUD



## Tract 1:

**From:** "CG-2" General Commercial District

**To:** "CR-2/PUD" Resort Commercial District with a Planned Unit Development Overlay

## Tract 2:

**From:** "CG-2/PUD" General Commercial District with a Planned Unit Development Overlay

**To:** "CR-2/PUD" Resort Commercial District with a Planned Unit Development Overlay



**Planning Commission  
Presentation  
May 21, 2014**



# Aerial Overview



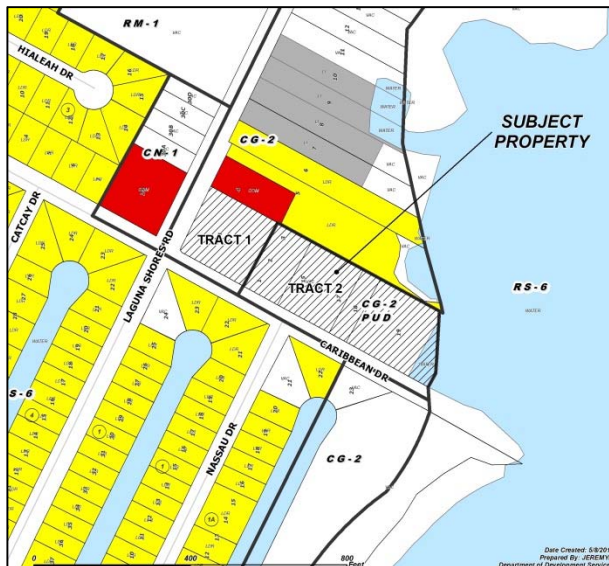


# Aerial

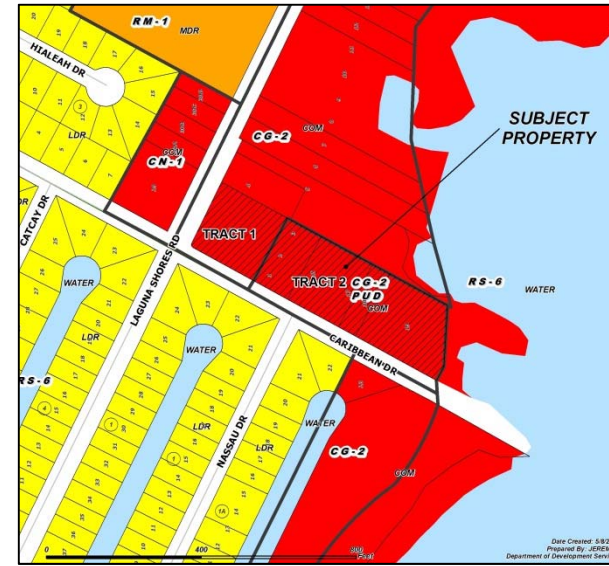










## Existing Land Use



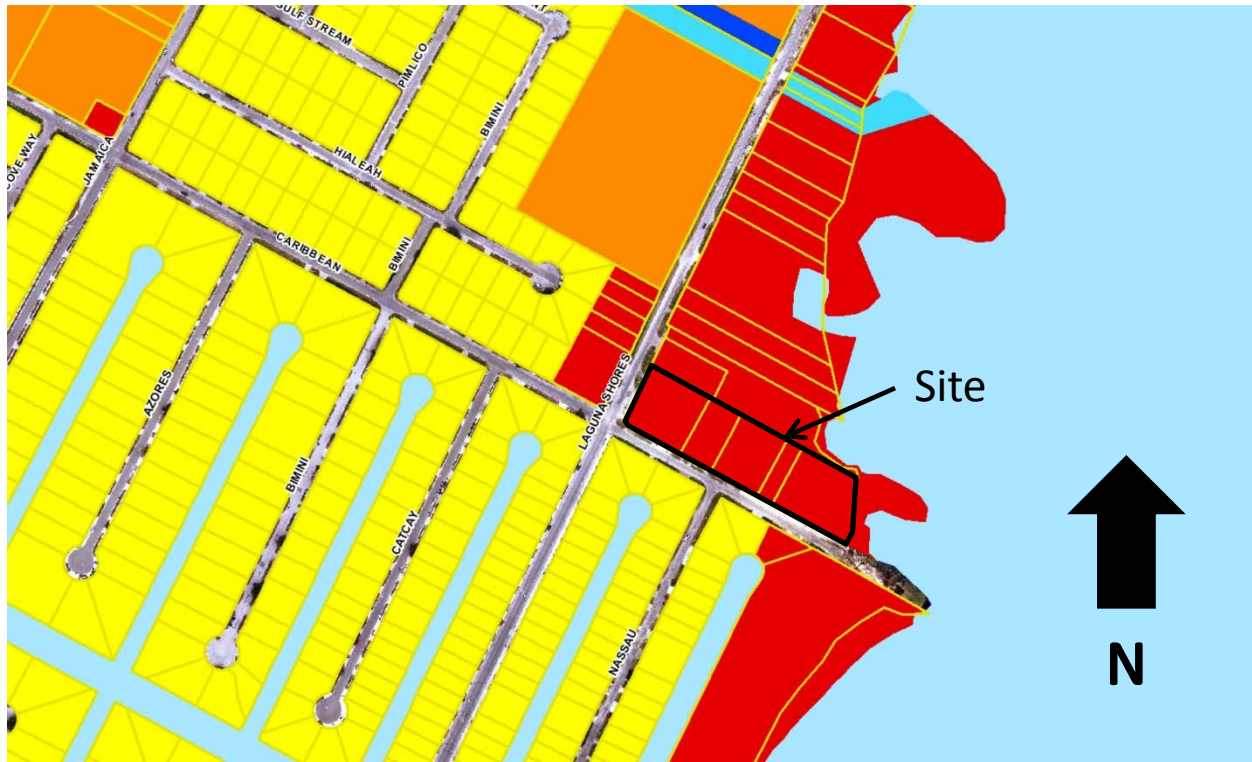
## Future Land Use



- |   |            |   |                         |   |                            |
|---|------------|---|-------------------------|---|----------------------------|
|  | Commercial |  | Low Density Residential |  | Medium Density Residential |
|  | Vacant     |  | Light Industrial        |  | Water                      |



# Future Land Use Map





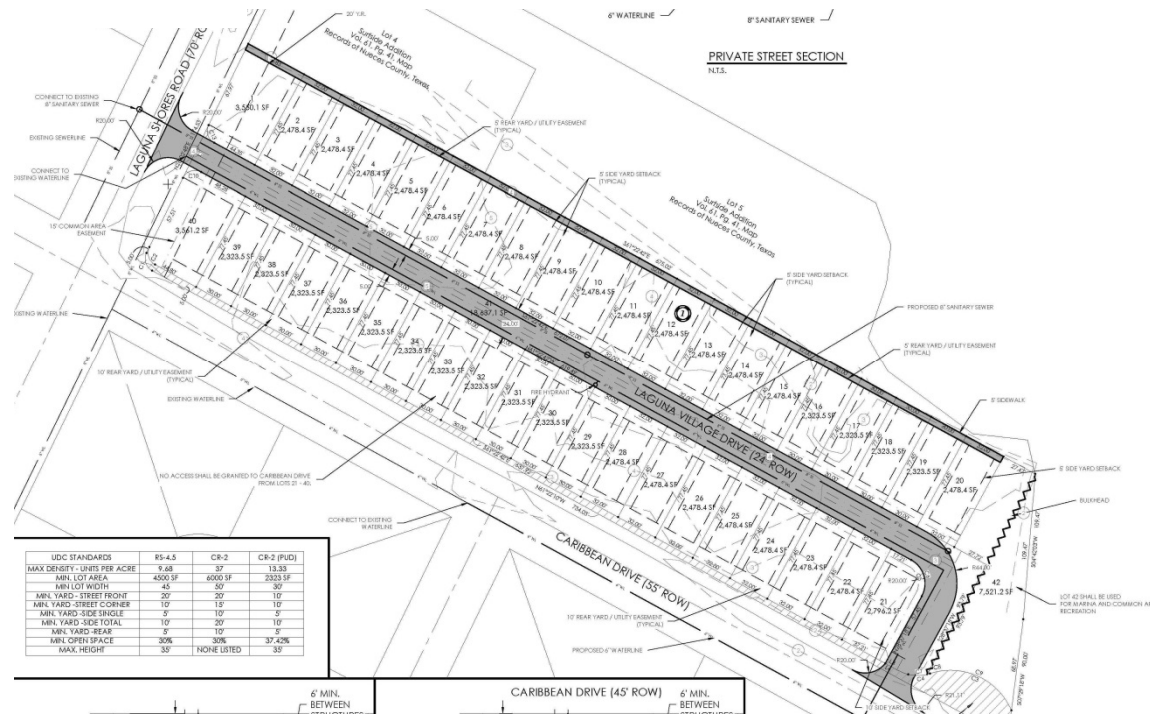
# Proposed Deviations



<i>Minimum Dimensions</i>	<i>"RS-4.5" District Standards</i>	<i>Proposed PUD</i>	<i>Deviation</i>
Lot Area	4,500 SF	2,323 SF	<u>Yes</u>
Density	9.68	13.33	<u>Yes</u>
Dwelling Unit Width	45 ft.	30 ft.	<u>Yes</u>
Front Yard	20 ft.	10 ft.	<u>Yes</u>
Side Yard	5 ft.	5 ft.	No
Rear Yard	5 ft.	5 ft.	No
Building Separation	10 ft.	10 ft.	No
Open Space	30%	37.42%	No
Maximum Height	35 ft.	Not to exceed 35 ft.	No
Paved Street Width	28 ft.	24 ft.	<u>Yes</u>
Curb Type	6-in. curb & gutter	No curb	<u>Yes</u>
Parking Requirement	2.0/lot	4/lot (160 total)	No
Sidewalks	5 ft. on both sides or 6 ft. on one side of private street	5 ft. side walk on one side of private street	<u>Yes</u>



# PUD Exhibit





# Pictures



North on Laguna Shores Road



South on Laguna Shores Road



Subject Property







# Pictures



West on Caribbean Drive



East on Caribbean Drive



Residential south of Property



Store east of Property





# Public Notification



20 Notices mailed inside 200' buffer  
3 Notices mailed outside 200' buffer

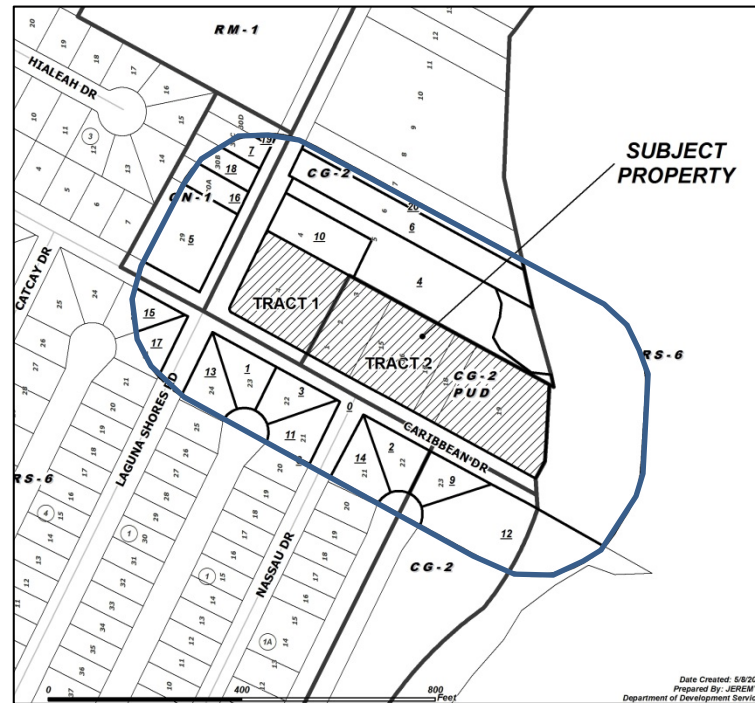
Notification Area



Opposed:



In Favor:





## Staff Recommendation



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# Approval of the “CR-2/PUD” Resort Commercial District with a Planned Unit Development Overlay