



Zoning Case #0316-03 Village by the Beach 2 PUD

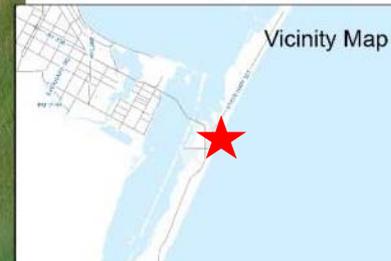
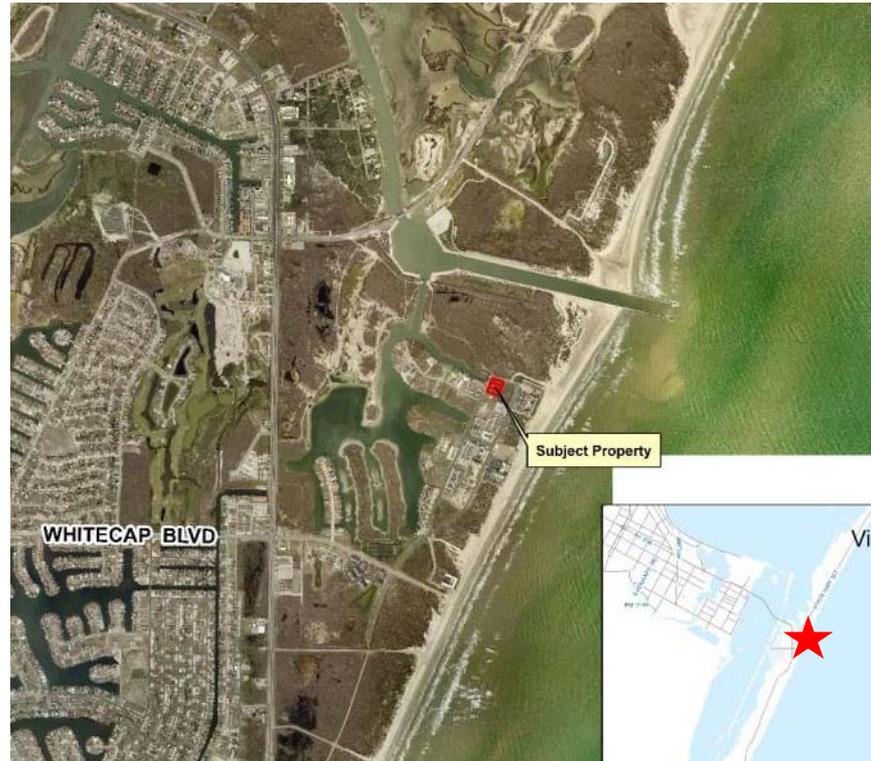
From: “RM-AT/IO” Multifamily AT District with
an Island Overlay

To: “RS-TH/IO/PUD” Townhouse District with an Island
Overlay and Planned Unit Development Overlay

Planning Commission Presentation
March 23, 2016



Aerial Overview



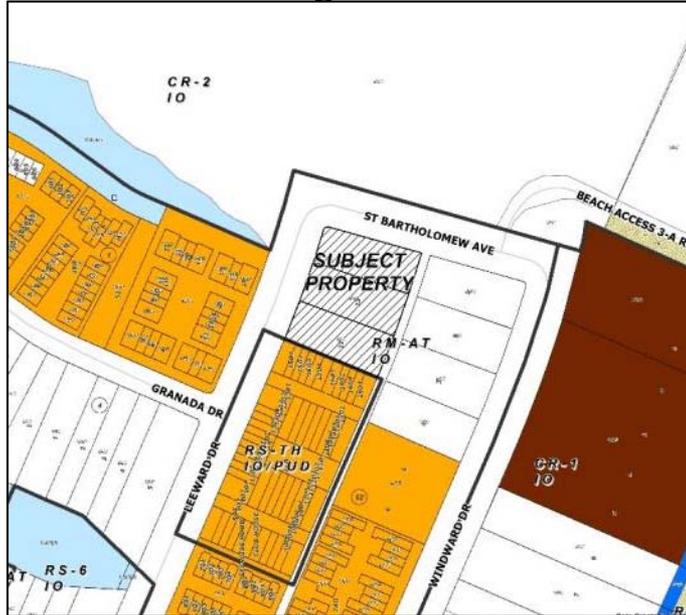


Aerial





Existing Land Use



Future Land Use



- Vacant
- Medium Density Residential
- High Density Residential
- Tourist
- Public/Semi-Public



Subject Property, North of the intersection of Leeward Drive and St. Bartholomew Avenue





Leeward Drive, South of Subject Property





Across St. Bartholomew, North of Subject Property





St. Bartholomew, East of Subject Property





Public Notification

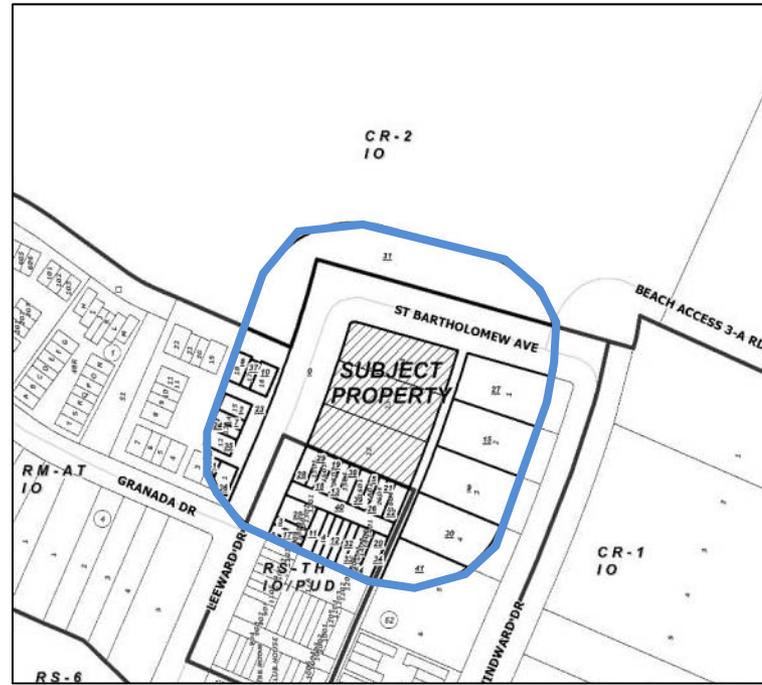
85 Notices mailed inside 200' buffer
5 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)



In Favor: 0





Staff Recommendation

Approval of the “RS-TH/IO/PUD” Townhouse District with an Island Overlay and Planned Unit Development Overlay with Conditions



Conditions of Approval

- 1. Planned Unit Development Guidelines and Master Site Plan:** The Owners shall develop the Property in accordance with the Village By The Beach 2 Planned Unit Development (PUD) Guidelines and Master Site Plan. The development of the Property is to consist of 24 townhouse units and common area amenities and shall be constructed in one phase. The PUD shall allow individually owned, daily rental townhomes.
- 2. Dwelling Units per Acre:** The density of dwelling units on the Property shall not exceed 16.51 dwelling units per acre.



Conditions of Approval

3. **Building Height:** The maximum height of any structure on the Property is 45 feet.

4. **Parking:** The property must have a minimum of 56 standard parking spaces (9 feet wide by 18 feet long). Parking is prohibited within the private street and pedestrian walkways.



Conditions of Approval

5. **Setbacks and Lot Width:** Minimum 18-foot wide front yard setbacks shall be provided for each lot along the private street. Minimum street yard of ten-feet is required for a corner. Minimum rear yard setbacks for all lots shall be five feet. Minimum four-foot wide side yard is required. Minimum width for townhouse lots shall be 17 feet.

6. **Open Space:** The Property must maintain a minimum of 28% open space. Any surfaces constructed within the required open space must be constructed of pervious material.



Conditions of Approval

7. **Private Street Access:** The 2-way private access drive shall not be less than 24 feet and shall be striped or marked to indicate “Fire Lane/No Parking.”
8. **Pedestrian Access:** A minimum six-foot wide sidewalk shall be constructed along one side of the private street.
9. **Dumpster Screening:** A minimum six-foot tall screening fence shall be constructed, maintained, and remain in place around a dumpster placed in the street yard.



Conditions of Approval

10. Time Limit: Construction of the development shall commence within 24 months from the date this modified Planned Unit Development ordinance is approved by the City Council.