



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of February 21, 2017
Second Reading for the City Council Meeting of February 28, 2017

DATE: January 30, 2017

TO: Margie C. Rose, City Manager

FROM: Julio Dimas, CFM, Interim Director, Development Services Department
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**Rezoning for Property at
4401 Ocean Drive**

CAPTION:

Case No. 0117-03 Carriage Management, Inc.: A change of zoning from the "RM-AT" Multi-Family Apartment Tourist District to the "RS-10/SP" Single-Family 10 District with a Special Permit. The property is described as being 3.09 acres out of Seaside Subdivision, Block 2, Lots 1 and 2, located along the south side of Ocean Drive between Robert Drive and Airline Road.

PURPOSE:

The purpose of this item is to rezone the property to allow expansion of Seaside Cemetery by constructing two chapels and administration offices.

RECOMMENDATION:

Planning Commission and Staff Recommendation (January 11, 2017):
Approval of the change of zoning from the "RM-AT" Multi-Family Apartment Tourist District to the "RS-10/SP" Single-Family 10 District with a Special Permit.

Vote Results

For: 9
Against: 0
Absent: 0

BACKGROUND AND FINDINGS:

As detailed in the attached report, the applicant is requesting a rezoning from the “RM-AT” Multi-Family Apartment Tourist District to the “RS-10/SP” Single-Family 10 District with a Special Permit to incorporate the property into the adjoining Seaside Cemetery for the future construction of two chapels and an administration office. The proposed rezoning is inconsistent with both the Comprehensive Plan (Plan CC) and the adopted Future Land Use Plan’s designation of the Property as commercial use however, is not anticipated to have a negative impact upon the surrounding property.

Planning Commission stated approval contingent upon the developer not placing any plots on the property right on Ocean Drive.

ALTERNATIVES:

- 1. Approval of request with conditions
- 2. Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The subject property is located within the boundaries of the Southside Area Development Plan (ADP). The proposed rezoning to the “RS-10/SP” Single-Family 10 District with a Special Permit is inconsistent with the Southside ADP or the adopted Future Land Use Plan.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Legal and Planning Commission

FINANCIAL IMPACT:

- Operating Revenue Capital Not applicable

Fiscal Year: 2016-2017	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget				
Encumbered / Expended Amount				
This item				
BALANCE				

Fund(s):

Comments: None

LIST OF SUPPORTING DOCUMENTS:

Ordinance

Presentation - Aerial Map

Planning Commission Final Report