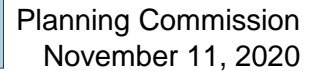
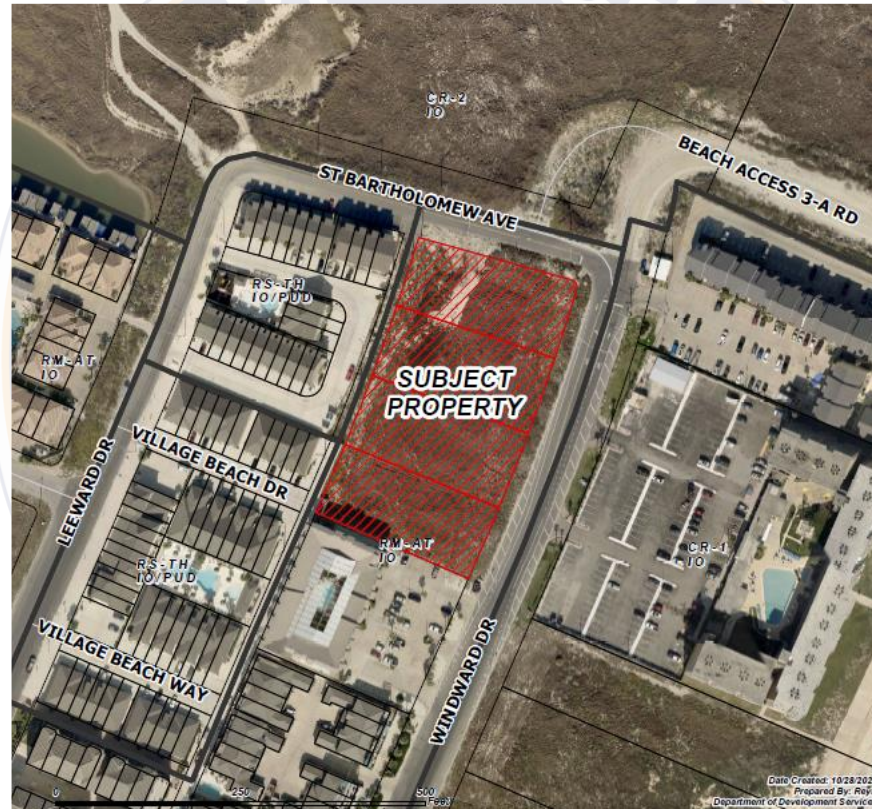


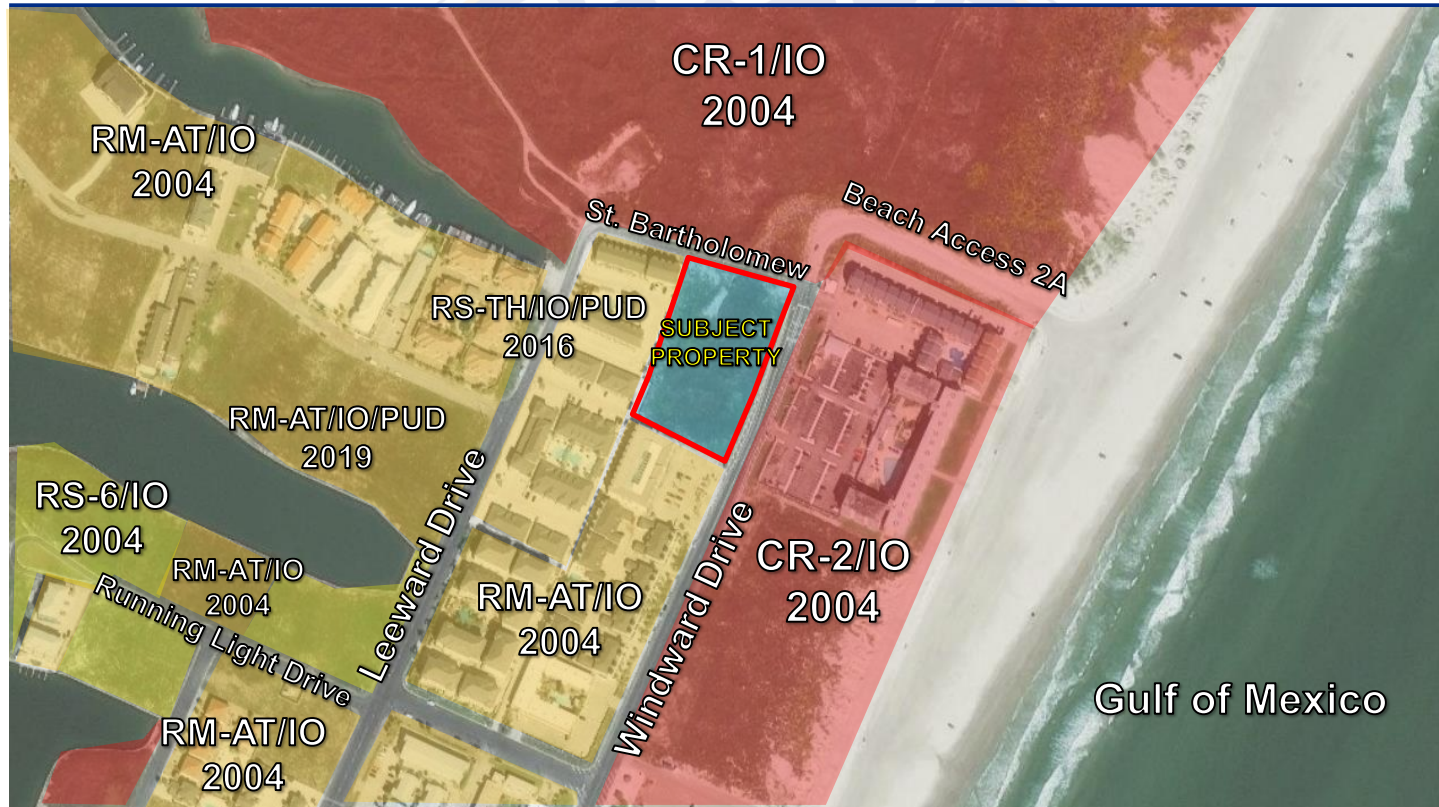
**Ocean Harbor II, LLC.**  
**Rezoning for a Property at 14805 Windward Drive**  
**From “RM-AT/IO” To “RM-AT/IO/PUD”**



# Aerial Overview

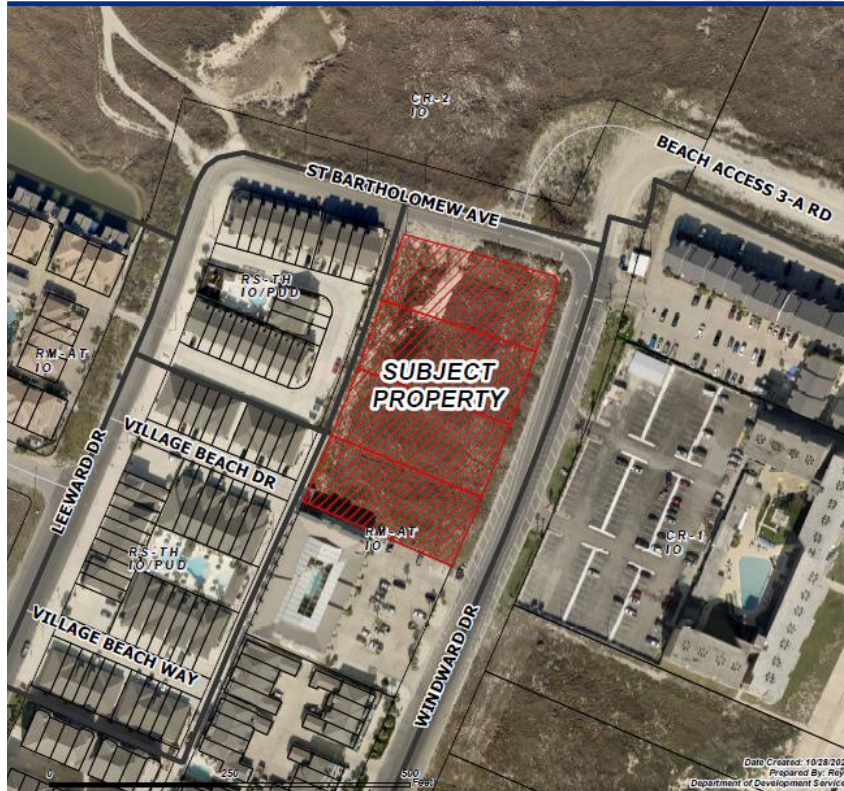


# Zoning Pattern





# UDC Requirements



Buffer Yards:  
RM-AT to RS-TH: Type B: 10' & 10 pts.

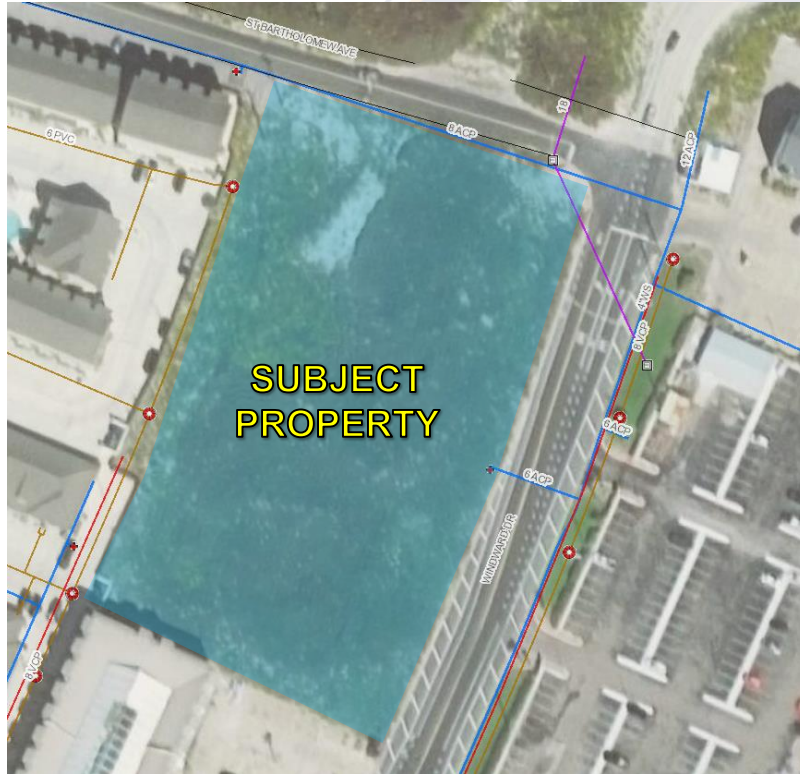
Setbacks:  
Street: 20 feet  
Side: 5 feet  
Rear: 5 feet

Parking:  
2 per unit

Landscaping, Screening, and Lighting  
Standards

Uses Allowed: Townhouse, Multifamily,  
Cottage Housing, Group Living,  
Medical, Park, and Overnight  
Accommodations.

# Utilities



**Water:**  
8-inch ACP



**Wastewater:**  
8-inch VCP



**Gas:**  
2-inch line



**Storm Water:**  
18-inch line

# Public Notification

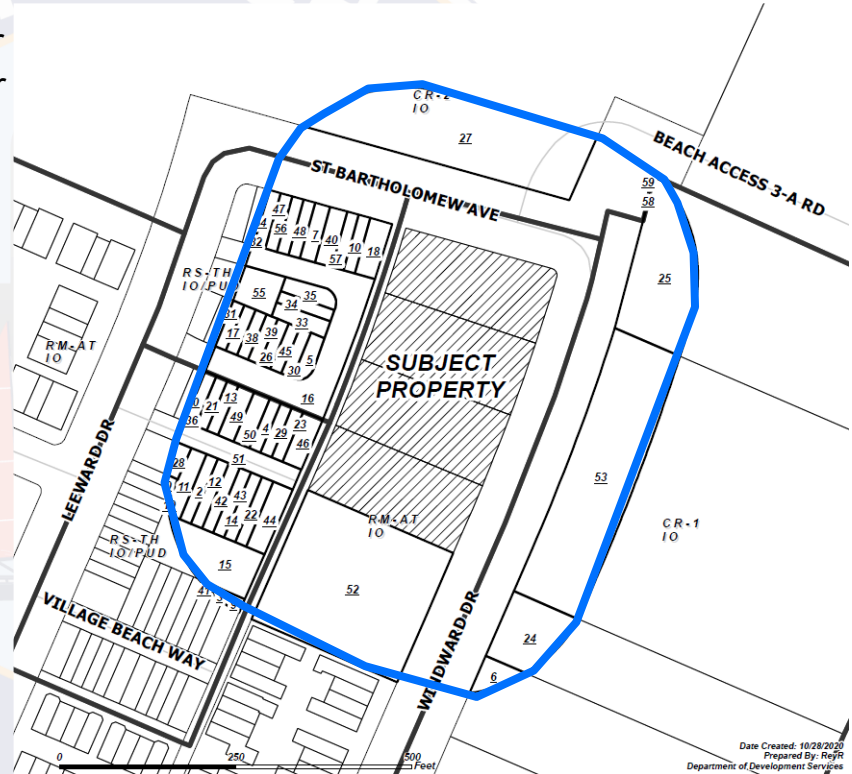
59 Notices mailed inside 200' buffer  
5 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)



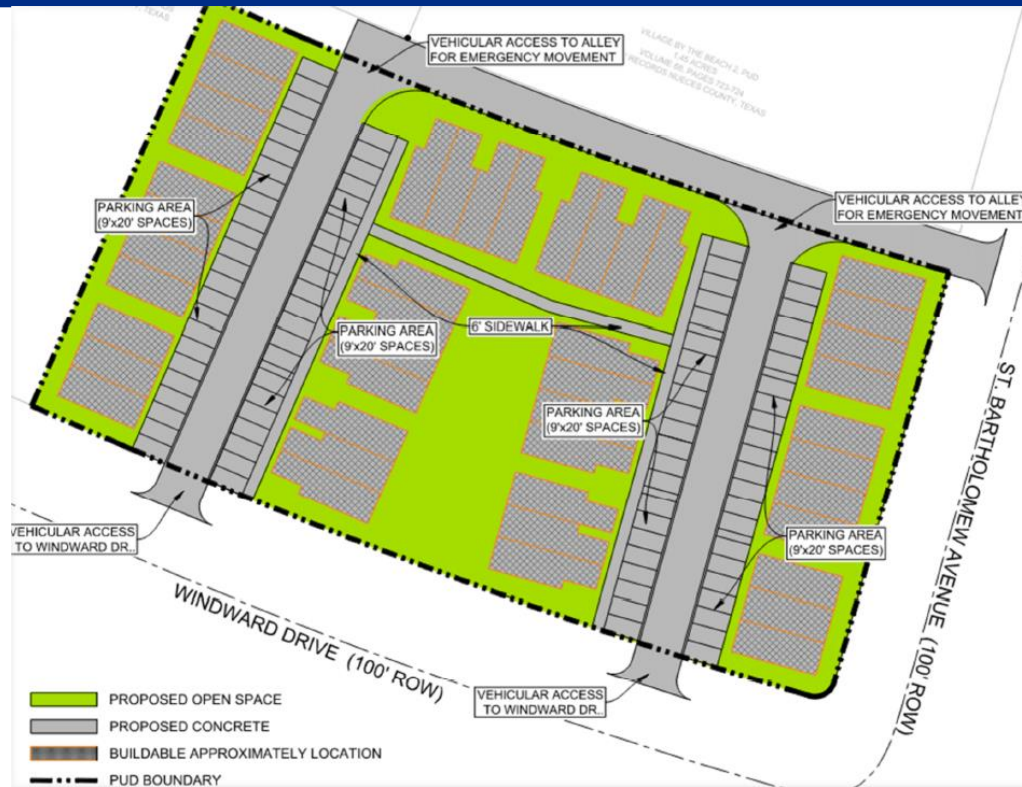
In Favor: 20



# PUD Deviations

Minimum Dimensions	"RM-AT" District Standards	"RS-TH" District Standards	Proposed PUD	Deviation
Lot Area	5,000 sf.	1,600 sf.	1,100 sf.	<u>Yes</u>
Minimum Lot Width	50 ft.	16 ft.	17 ft.	<u>Yes</u>
Front Yard	20 ft.	10 ft.	10 ft.	<u>Yes</u>
Front Yard (Corner)	10 ft.	10 ft.	10 ft.	No
Side Yard	5 ft.	0 ft.	5 ft.	No
Rear Yard	5 ft.	5 ft.	5 ft.	No
Open Space	25%	30%	25%	No
Paved Street Width	28 ft.	28 ft.	24 ft.	<u>Yes</u>
Curb Type	6-in. curb & gutter	6-in. curb & gutter	1 ft. ribbon curb	<u>Yes</u>
Parking Requirement	1.5/ unit(1 bedroom) 2/ unit (2 bedroom) 1/5 units (guests) Com: 1:250 sf.	1.5/ unit(1 bedroom) 2/ unit (2 bedroom) 1/5 units (guests) Com: 1:250 sf	1.75 parking spaces per unit (Totaling 77 spaces)	<u>Yes</u>
Sidewalks	5 ft. on both sides or 6 ft. on both sides of private streets	5 ft. on both sides or 6 ft. on both sides of private streets	6 ft. sidewalk on one side of the private street	<u>Yes</u>

# Master Site Plan





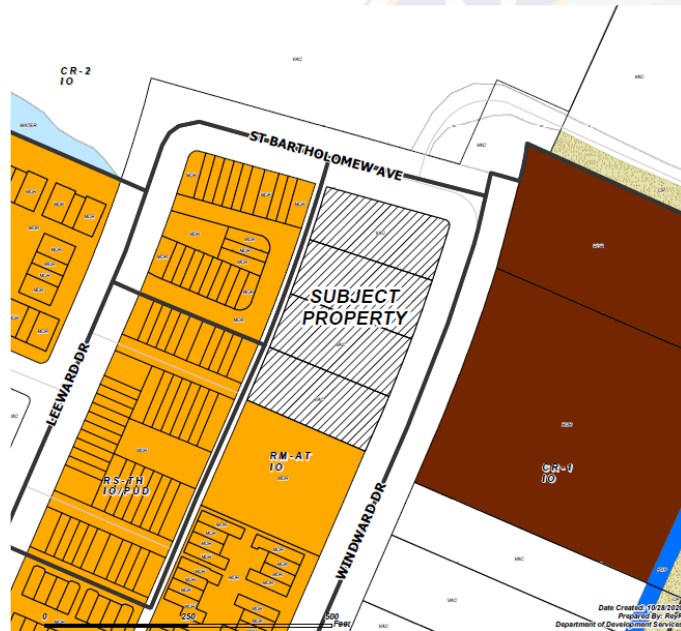
# Staff Recommendation

---

**Approval** of the  
“RM-AT/IO/PUD” Multifamily AT District  
with the Island Overlay and a Planned  
Unit Development

# Land Use

## Existing Land Use



## Future Land Use

