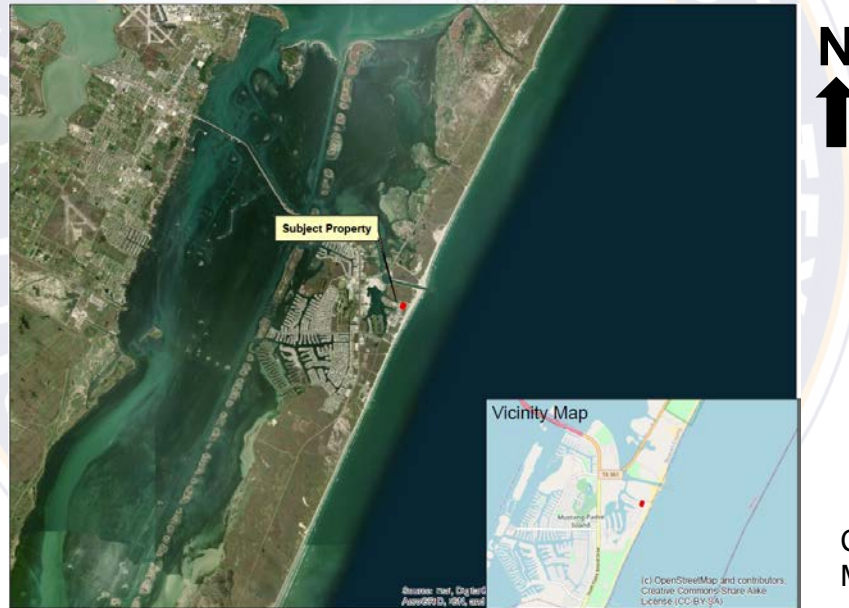


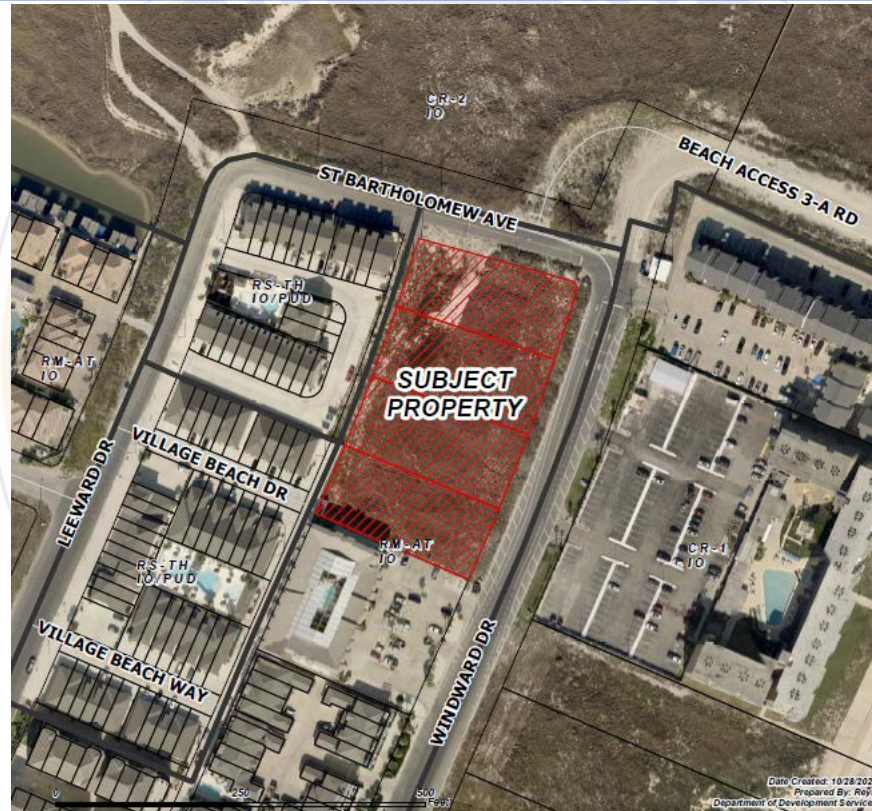
# Zoning Case #1120-02

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

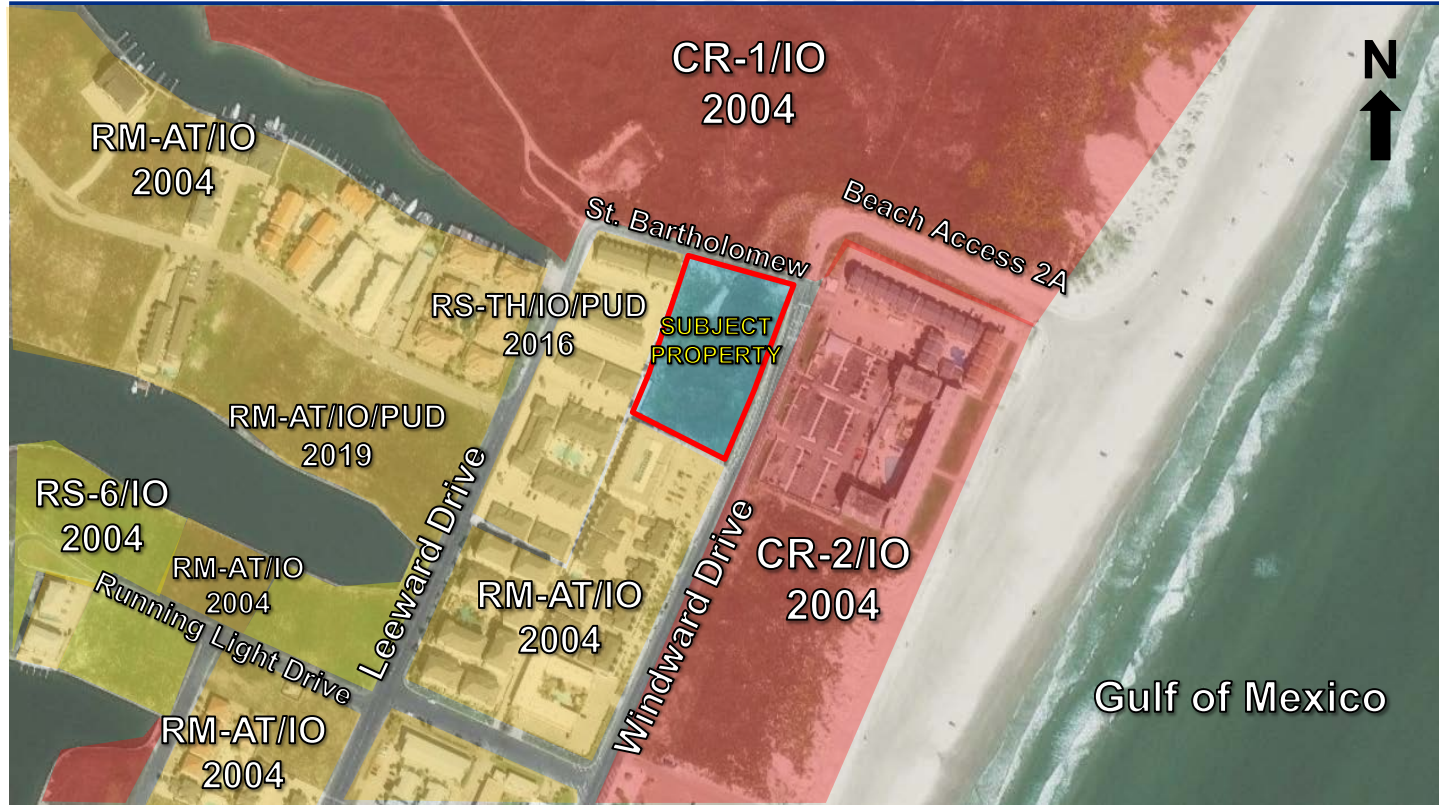


City Council  
March 16, 2021

# Aerial Overview



# Adjacent Development and Zoning Pattern



# 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



# Public Notification

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

## Notification Area

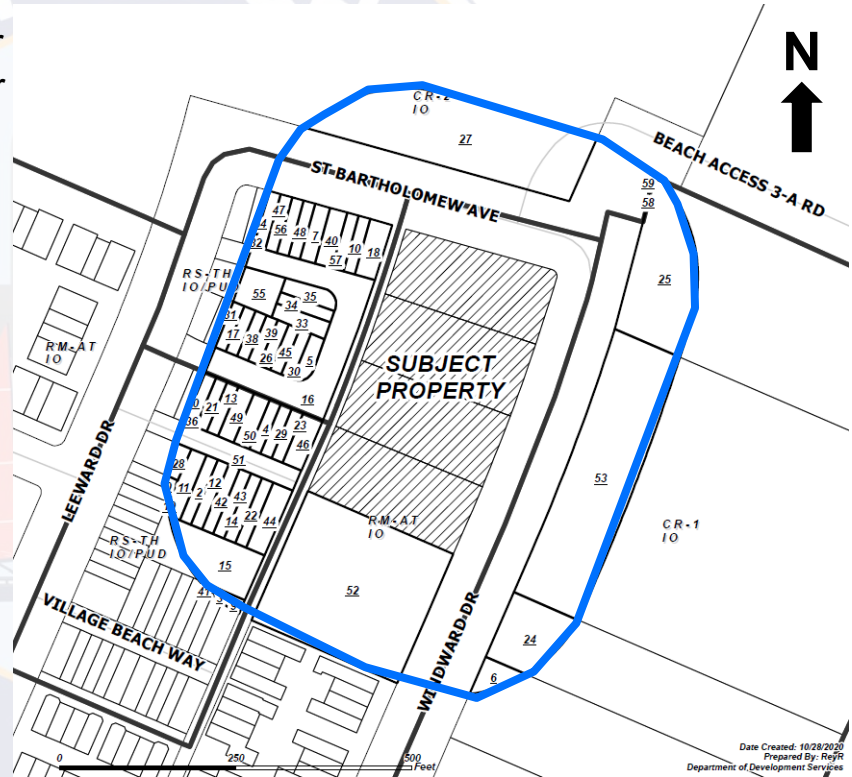
Opposed: 0 (0.00%)  
Separate Opposed Owners: 0



In Favor: 4



Notified property owner's land in square feet / Total square footage of all property in the notification area =  
Percentage of public opposition



# Planning Commission and Staff Recommendation

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**Approval** of the  
“RM-AT/IO/PUD” Multifamily AT District with the  
Island Overlay and a Planned Unit Development  
as per the Smuggler’s Cove Development  
Guidelines and Master Site Plan.