

Zoning Case #0321-01

Date Tree Holdings, LLC.
Rezoning for a Property at 4606 Gulfbreeze Boulevard
From “RM-AT” To “RM-AT/PUD”



Planning Commission
July 23, 2021

Aerial Overview



Zoning Pattern and Adjacent Development



UDC Requirements



Buffer Yards:
RM-AT to RM-AT: N/A

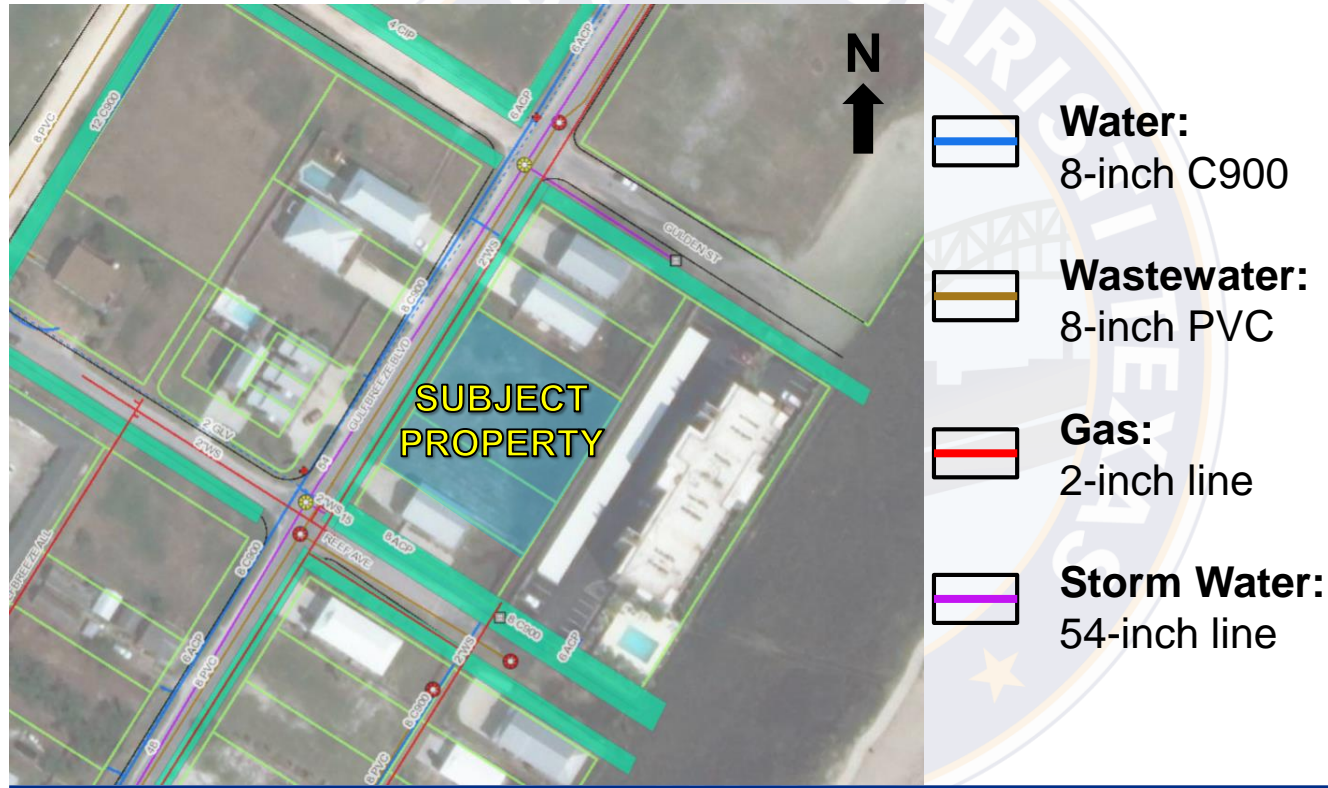
Setbacks:
Street: 20 feet
Side: 5 feet
Rear: 5 feet

Parking:
2 per unit

Landscaping, Screening, and
Lighting Standards

Uses Allowed: Townhouse,
Multifamily, and Overnight
Accommodations.

Utilities



Public Notification

57 Notices mailed inside 200' buffer
4 Notices mailed outside 200' buffer

Notification Area

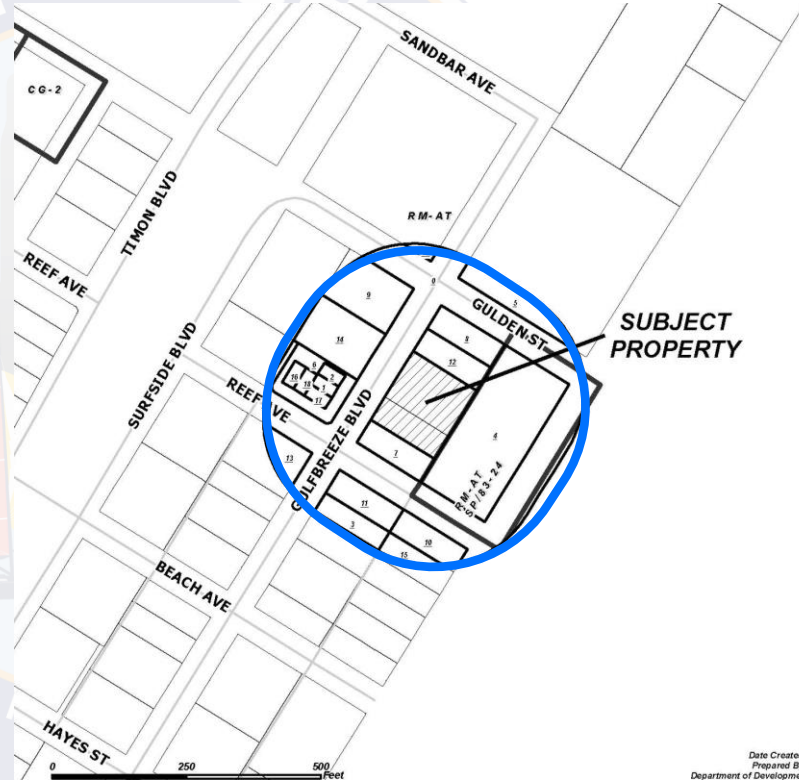
Opposed: 0 (0.00%)
Separate Opposed Owners: 0



In Favor: 0



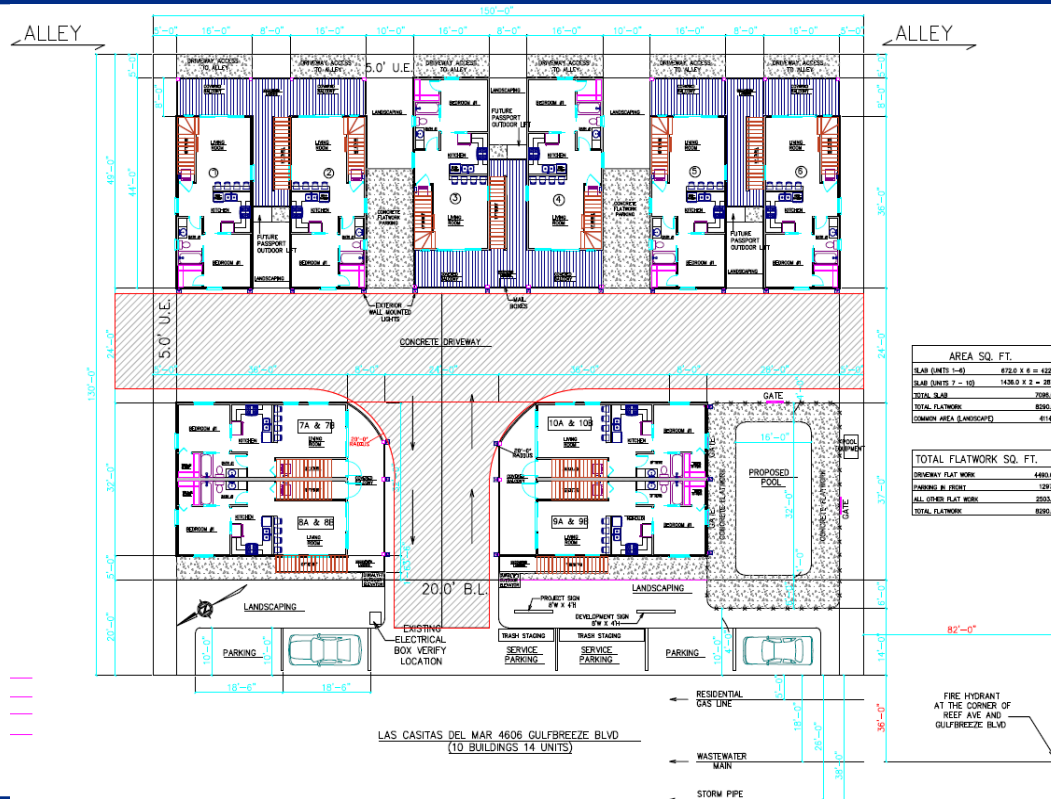
*Notified property owner's land in square feet
/ Total square footage of all property in the
notification area =
Percentage of public opposition*



PUD Deviations

Minimum Dimensions	"RM-AT" District Standards	"RS-TH" District Standards	Proposed PUD	Deviation
Max. Density	18 du/ac	N/A	31 du/ac	<u>Yes</u>
Lot Area	5,000 sf.	1,600 sf.	704 sf.	<u>Yes</u>
Min. Open Space	25%	30%	26%	No
Minimum Lot Width	50 ft.	16 ft.	16 ft.	<u>Yes</u>
Street Yard	20 ft.	10 ft.	5 ft.	<u>Yes</u>
Street 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
Parking Requirement	1.5/ unit(1 bedroom) 2/ unit (2 bedroom) 1/5 units (guests)	1.5/ unit(1 bedroom) 2/ unit (2 bedroom) 1/5 units (guests)	1.5/ unit 1/5 units (guests)	No

Master Site Plan



Staff Recommendation

Approval with conditions:

1. **Planned Unit Development Guidelines and Master Site Plan:** The Owners shall develop the Property in accordance with the Las Casitas del Mar Development (PUD) Guidelines and Master Site Plan and the satisfaction of all Technical Review Committee (TRC) requirements.
 2. **Pedestrian Access:** Sidewalks shall be provided along the frontage of the subject property shared with Gulf Breeze Boulevard in accordance with the Unified Development Code (UDC).
 3. **Private Solid Waste:** A formal request must be made to the Solid Waste Department of the City to exempt the subject property from public refuse collection.
 4. **Other Requirements:** The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
 5. **Time Limit:** An approved development plan shall expire 24 months after the date that the development plan was approved, unless a complete building permit application has been submitted or, if no building permit is required, a certificate of occupancy has been issued.
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Land Use

Existing Land Use



Future Land Use

