

Zoning Case #0321-01

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



City Council
August 17, 2021

Aerial Overview



Zoning Pattern and Adjacent Development



Public Notification

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

Notification Area

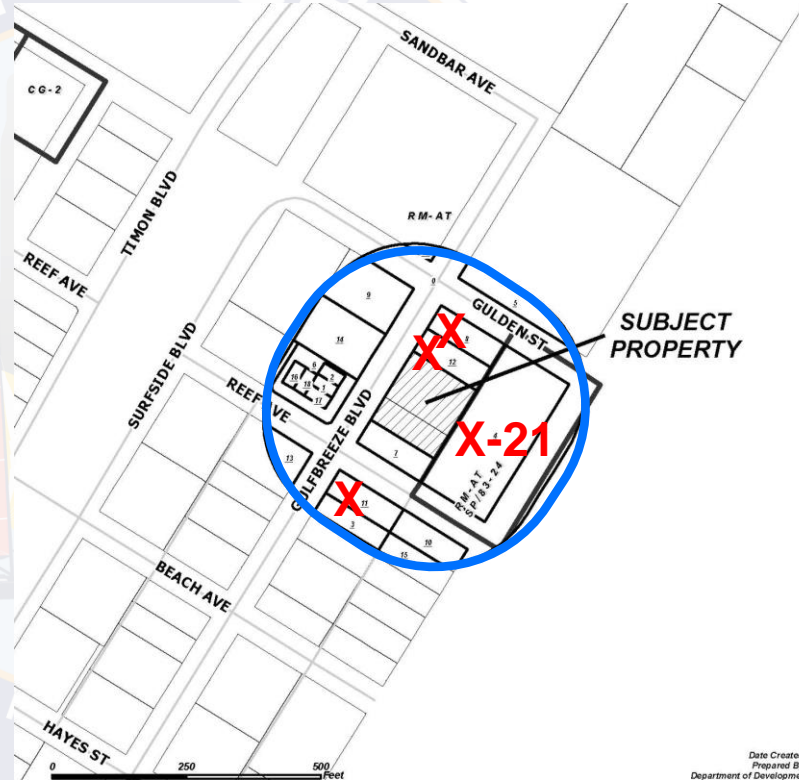
Opposed: 24 (18.30%)
Separate Opposed Owners: 17



In Favor: 0 (0.00%)



*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

ALLEY

5.0' U.E.

CONCRETE DRIVEWAY

20.0' B.L.

LANDSCAPING

PARKING

EXISTING ELECTRICAL BOX VERIFY LOCATION

PROJECT SIGN 2' X 4' X 5'

DEVELOPMENT SIGN 2' X 4' X 5'

TRASH STAGING

SERVICE PARKING

PROPOSED POOL

GATE

CONCRETE DRIVEWAY

RESIDENTIAL GAS LINE

WASTEWATER MAIN

STORM PIPE

FIRE HYDRANT AT THE CORNER OF REEF AVE AND GULFBREEZE BLVD

**LAS CASITAS DEL MAR 4606 GULFBREEZE BLVD
(10 BUILDINGS 14 UNITS)**

AREA SQ. FT.

SLAB (UNITS 1-4)	4750.0 x 8 = 38000
SLAB (UNITS 5-10)	1450.0 x 8 = 11600
TOTAL SLAB	7000.0
TOTAL PLATWORK	8990.0
COMMON AREA & LANDSCAPE	6114.0

TOTAL FLATWORK SQ. FT.

DRIVEWAY PLAT WORK	4480.0
PARKING PLAT WORK	1297.0
ALL OTHERS PLAT WORK	2803.0
TOTAL FLATWORK	8580.0

- | AREA SQ. FT. | |
|-------------------------|-------------------|
| SLAB (UNITS 1-6) | 872.0 X 6 = 5232 |
| SLAB (UNITS 7 - 10) | 1436.0 X 2 = 2872 |
| 30% SLAB | 7096.0 |
| TOTAL FLATWORK | 8296.0 |
| COMMON AREA (LANDSCAPE) | 614.0 |
-
- | TOTAL FLATWORK SQ. FT. | |
|------------------------|--------|
| DRIVEWAY FLAT WORK | 4480.0 |
| PAVING IN FRONT | 1297.0 |
| ALL OTHER FLAT WORK | 2503.0 |
| TOTAL FLATWORK | 8280.0 |

Planning Commission and 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.

Utilities

