





TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebeca A. Guerra, AICP, LEED-AP, CPD, Interim Planning Director 

FROM: Vennis Gilmore, Planner 

RE: **Application for Conditional Use with New Construction
 Delpapa Residence
 1655 Thumb Point Drive**

BOARD DATE: June 17, 2019

STAFF REPORT

Property Owner: Roger Delpapa
 10305 Jim Edwards Road
 Haines City, FL 33844

Representative: Terrence J. Brisson
 2106 Bella Vista Way
 Port St. Lucie, FL 34952

Representative's Request: Approval of a Conditional Use with New Construction to construct a new three (3) story – 6,786 sq. ft. single-family home. The applicant is seeking a height extension to build up to 35 feet.

Location(s): 1655 Thumb Point Drive

Parcel ID: 2401-605-0035-000-8

Current Zoning: Single-Family Low Density Zone (R-1)

Future Land Use: Low Density Residential (RL)

Surrounding Zoning:

North	East	South	West
R-2	R-1	A-2/Indian River	R-1

Utilities: FPUA

Staff Analysis:

Request

In accordance with Sections 22-16, 22-24, and 22-76 of the City Code, the applicant is requesting the review and approval of a Conditional Use with New Construction to construct a new three story – 6,786 sq. ft. single-family home at 1655 Thumb Point Drive. The applicant is seeking a height extension to build up to 35 feet. The proposed three story single-family home will consist of 6,786 sq. ft. in gross floor area. The new residence will include three levels of livable space; on all three floors. The first floor will also include a two-car garage, storage, patio and swimming pool. Plans also include first floor and second floor balcony. The representative has submitted a floor plan layout with one Master Bedroom and one Bathroom, two bedrooms, and two bathrooms on the third floor. The subject property is zoned Single-Family Low Density Residential Zone (R-1) with a Future Land Use (FLU) of Low Density Residential.

The property is located just southeast of the intersection of Malabar Avenue and Thumb Point Drive. The subject property is surrounded by single family residences to the north, east, west, and the Indian River to the south. The property features a driveway entrance from Thumb Point Drive.

Zoning & Land Use

The subject site is located within the Single-Family Low Density Residential Zone (R-1) district which is primarily intended to provide for areas of single-family dwellings with an average net density of less than four units per acre for conventional developments. Regulations for the district are designed to promote sound neighborhoods and accommodate compatible nonresidential uses. Water and sewer service should be available. The site has a FLU designation of Low Density Residential.

The Low Density Residential FLU designation is intended for parcels that are best suited for lower density residential uses. The predominant development typology will consist of single-family detached housing, but can also contain duplexes and multifamily residences. Limited commercial uses intended to serve the neighborhood shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools, and daycare facilities shall also be allowed. This land use category ranges in density from 1 to 6.5 dwelling units per acre. This category combines the previously allowed Residential Suburban (RS), Residential Urban (RU), and Low Density Residential (RI) categories.

The subject site is located in the South Beach Overlay District. The purpose of the South Beach Overlay District is to promote good planning and site design that produces quality development that is functional, an asset to the community and in keeping with the general character of South Hutchinson Island. By way of this overlay district, the City seeks to preserve, protect and enhance the unique barrier island environment through regulation of development and redevelopment of lots within the district. The standards allow for and promote design integration of the man-made improvements to the land with the natural elements of the land. All new development and changes to existing development in the district that require site plan or building permit approval are subject to the overlay district requirements in addition to other applicable regulations in this Code.

Conditional Use

Per City Code Section 22-76, the purpose of the Conditional Use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout the particular zoning district, but which, if controlled as to number, area, location or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare.

The authorization of a Conditional Use with New Construction to construct a new three story – 6,786 sq. ft. single-family home with a height extension to build up to 35 feet will provide an opportunity for consistency with the zoning district and land use designation as the use nor the height will adversely affect the public health, safety, comfort, good order, appearance, convenience, or the general welfare of the surrounding residential neighborhood. The Planning Board is encouraged to consider City Code Sections 22-16 – Designation of overlay districts and City Code Section 22-24 - Single-Family Low Density zone (R-1). City Code Sections 22-16 *Height* (b)(1) and 22-24 *Building Heights* (b)(4) states that no building shall exceed a height of twenty-eight (28) feet above grade, except that conditional uses with buildings that have a maximum height of thirty-five feet above grade may be approved.

Technical Review Committee

All affected departments have reviewed the proposed Conditional Use with regards requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided.

Property Owner Response Summary:

A total of 44 notifications of the proposal were mailed to the owners of property located within 500 feet of the subject property. An update will be provided to the City Commission at the public hearing.

Planning Board Recommendation:

The Planning Board, at their May 14th, 2019 meeting, voted unanimously to recommend approval of the request.

Staff Recommendation:

The requested Conditional Use with New Construction is consistent with City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare. Therefore, staff recommends **APPROVAL** of the requested Conditional Use with New Construction for the proposed single-family residence with a height of up to 35 feet.