

# **SURFSIDE EQUITIES**

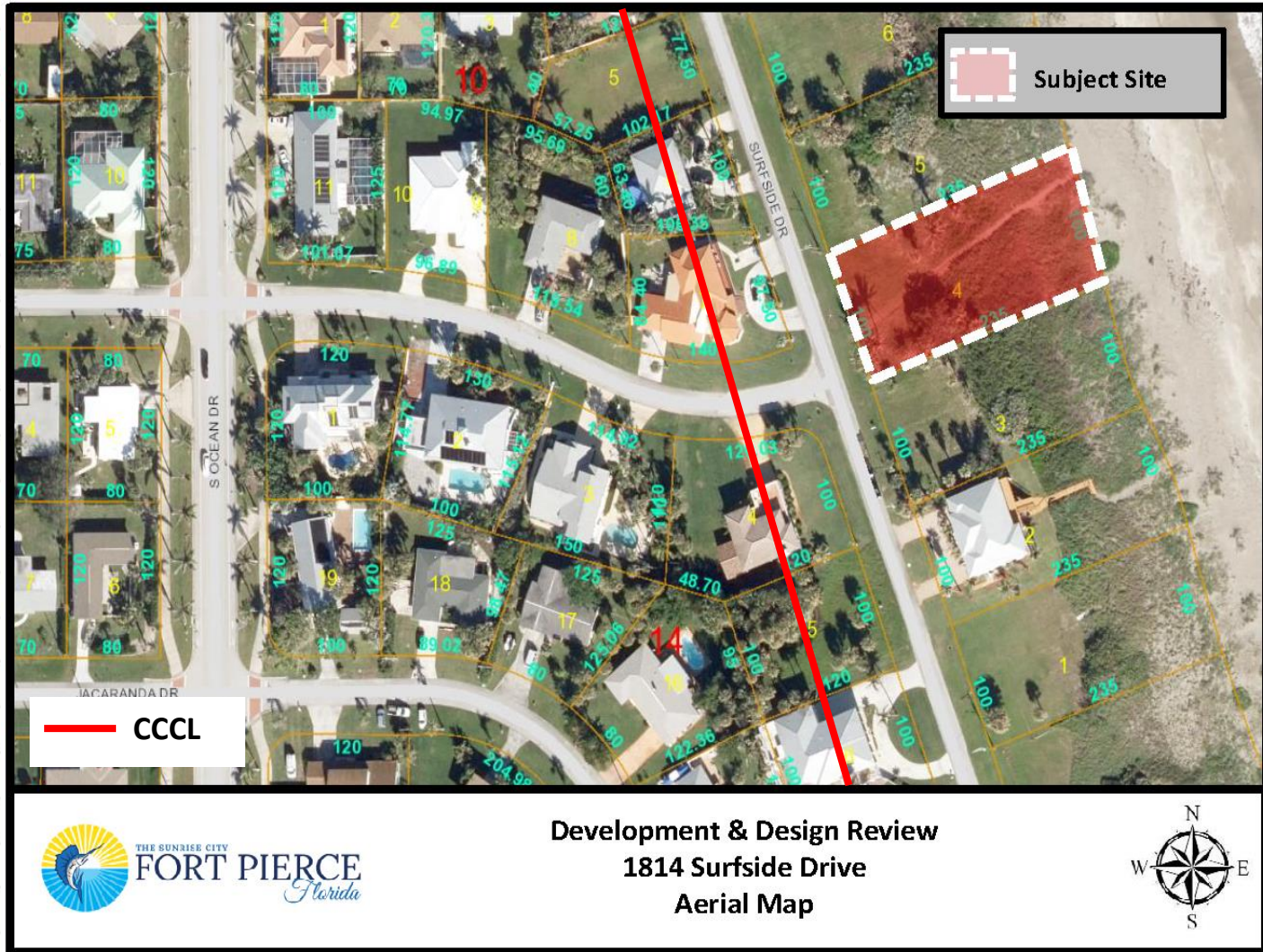
## **CONDITIONAL USE WITH NEW CONSTRUCTION & DESIGN REVIEW**



**1814 Surfside Drive**



# Site Map



— CCCL

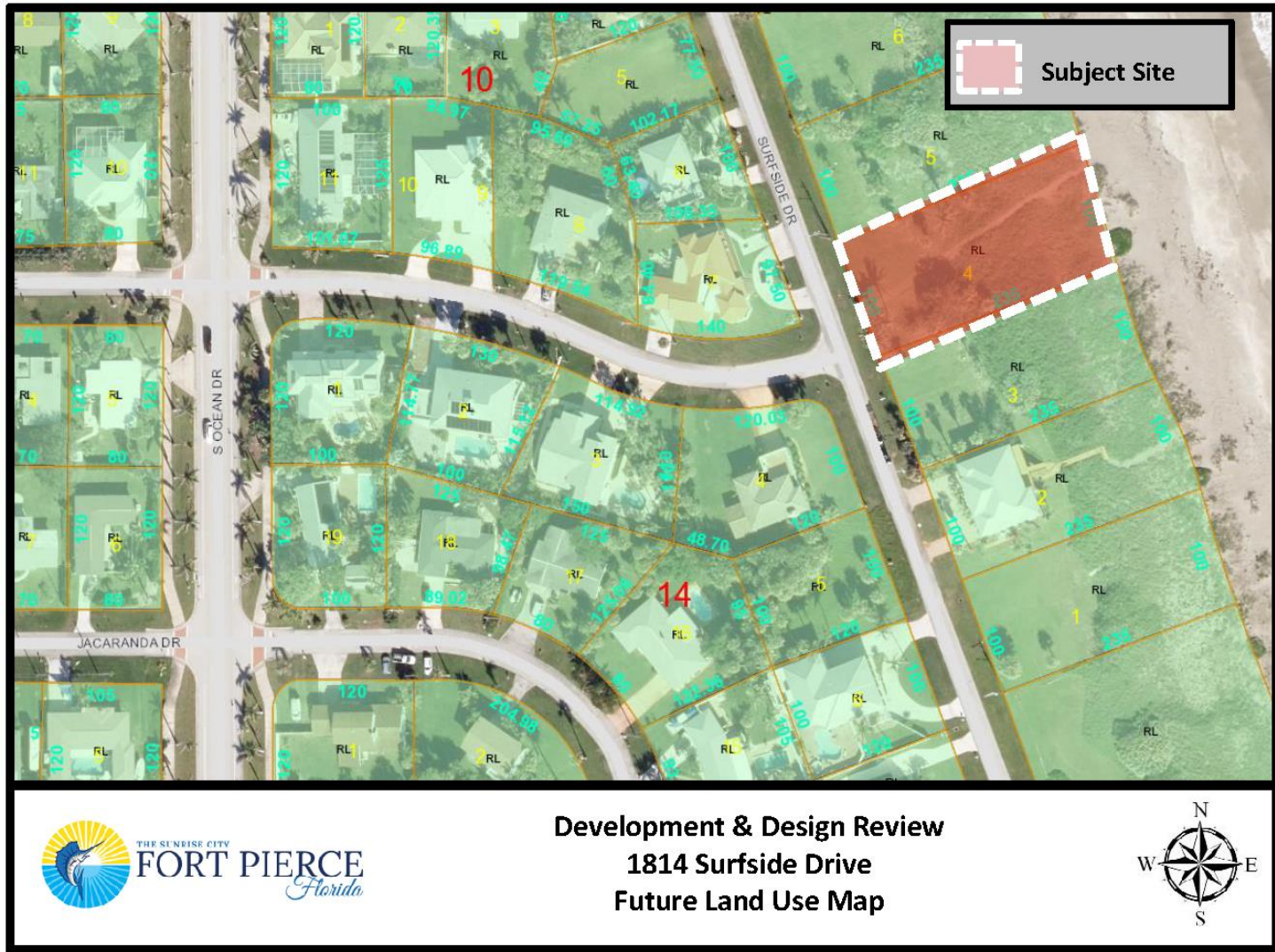
Subject Site



Development & Design Review  
1814 Surfside Drive  
Aerial Map



# Future Land Use Map



Development & Design Review  
1814 Surfside Drive  
Future Land Use Map



# Zoning Map



Development & Design Review  
1814 Surfside Drive  
Zoning Map

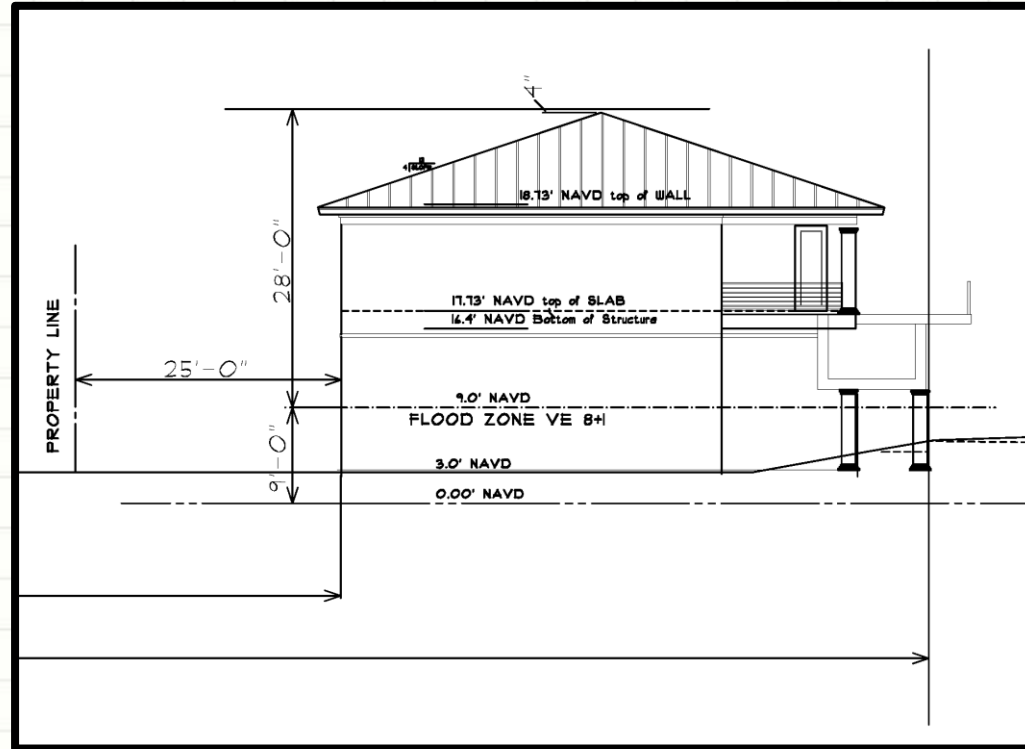


# Conditional Use & Design Review

Conditional Use with Design Review for the construction of a single-family home seaward of the Coastal Construction Control Line (CCCL).

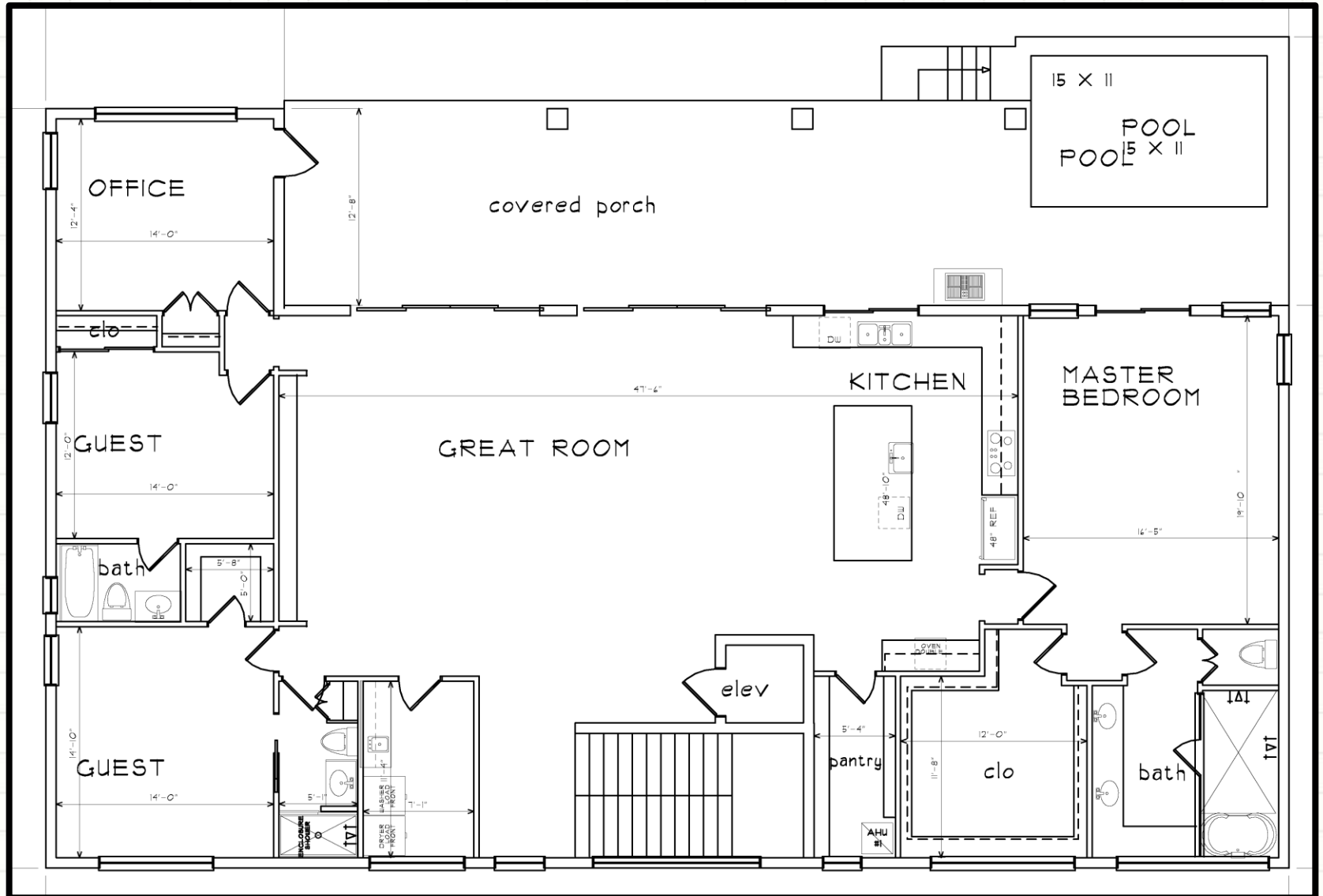
- Staff recommends **Approval** of the request
  - Consistent with the City Code & the Comprehensive Plan.
  - Does not adversely affect the public health, safety, convenience and general welfare.
  - As proposed will not cause an adverse effect to the dune system.
  - The Planning Board recommends approval

# South Beach Overlay District Height Requirement



- City Code Section 22-16 (3) (b.) specifies that the maximum allowable height for a single-family home in the R1 district is 28 feet. The height of a structure may extend up to 35 feet with a Conditional Use approval.
- The home has been designated at a maximum height of 28 feet. Height in the South Beach Overlay District is measured from FEMA based Flood Elevation and not from existing grade

# Floor Plan



# Design Review



# Staff Recommendation

Staff recommends **APPROVAL** of the request with one condition.

1. Prior to construction activities the applicant shall obtain approval from the FDEP for construction activities seaward of the Coastal Construction Control Line.

# CC Recommendations (Conditional Use & Design Review)

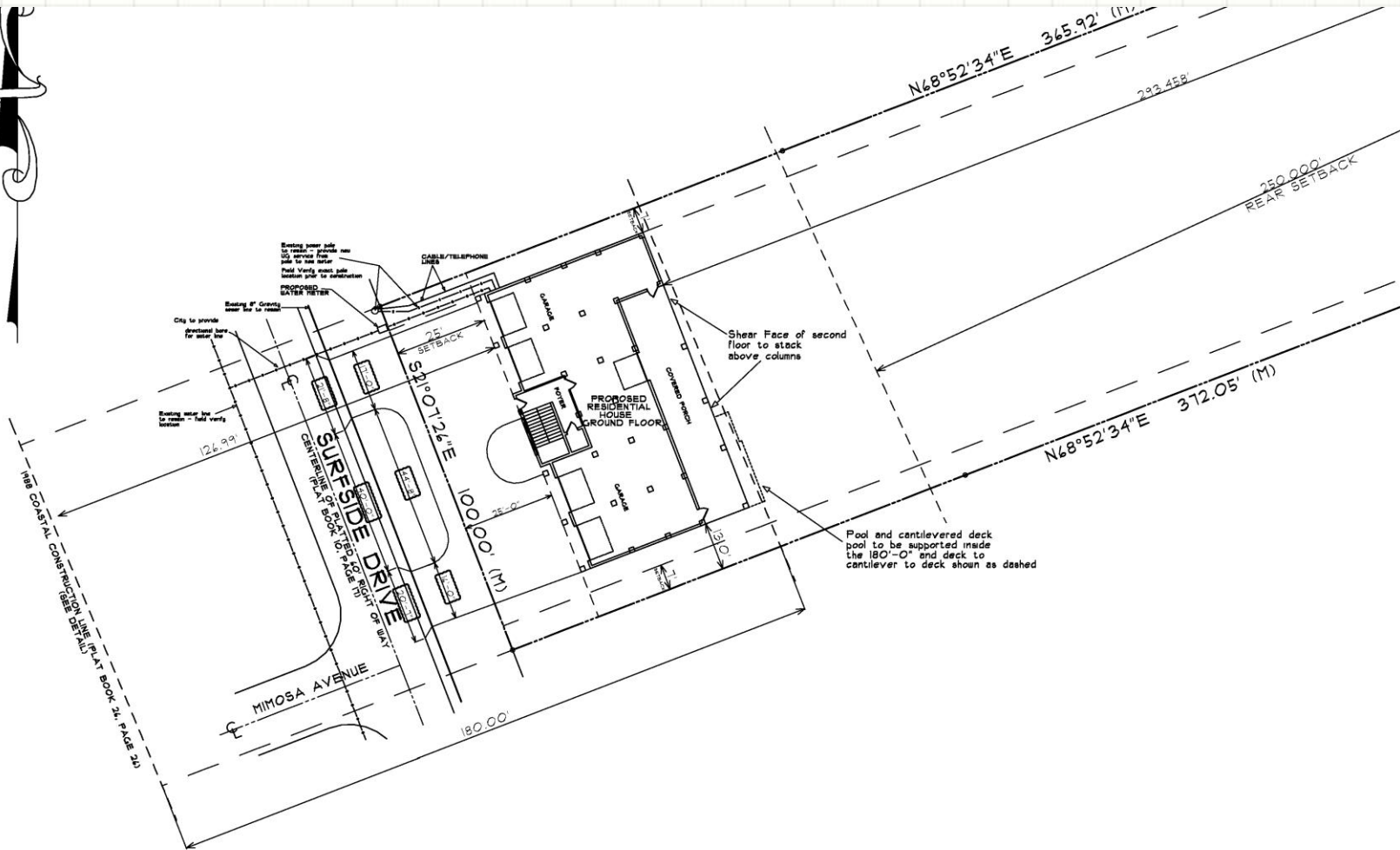
## Possible actions of the City Commission:

- **APPROVE** the proposed Conditional Use & Design Review with no changes
  - Staff recommends approval of the request with one condition.
  - Planning Board voted 6-0 to recommend approval
- **APPROVAE** the proposed Conditional Use & Design Review with changes.
- **DISAPPROVE** the proposed Conditional Use & Design Review.

# **Surfside Equities Conditional Use with New Construction & Design Review**



**1814 Surfside Drive**



SITE PLAN

Scale 1:20