

SUPINA/TWOEY RESIDENCE CONDITIONAL USE WITH NEW CONSTRUCTION & DESIGN REVIEW



1912 Surfside Drive



Site Map



Future Land Use Map



Zoning Map



Development & Design Review
1912 Surfside Drive
Zoning Map

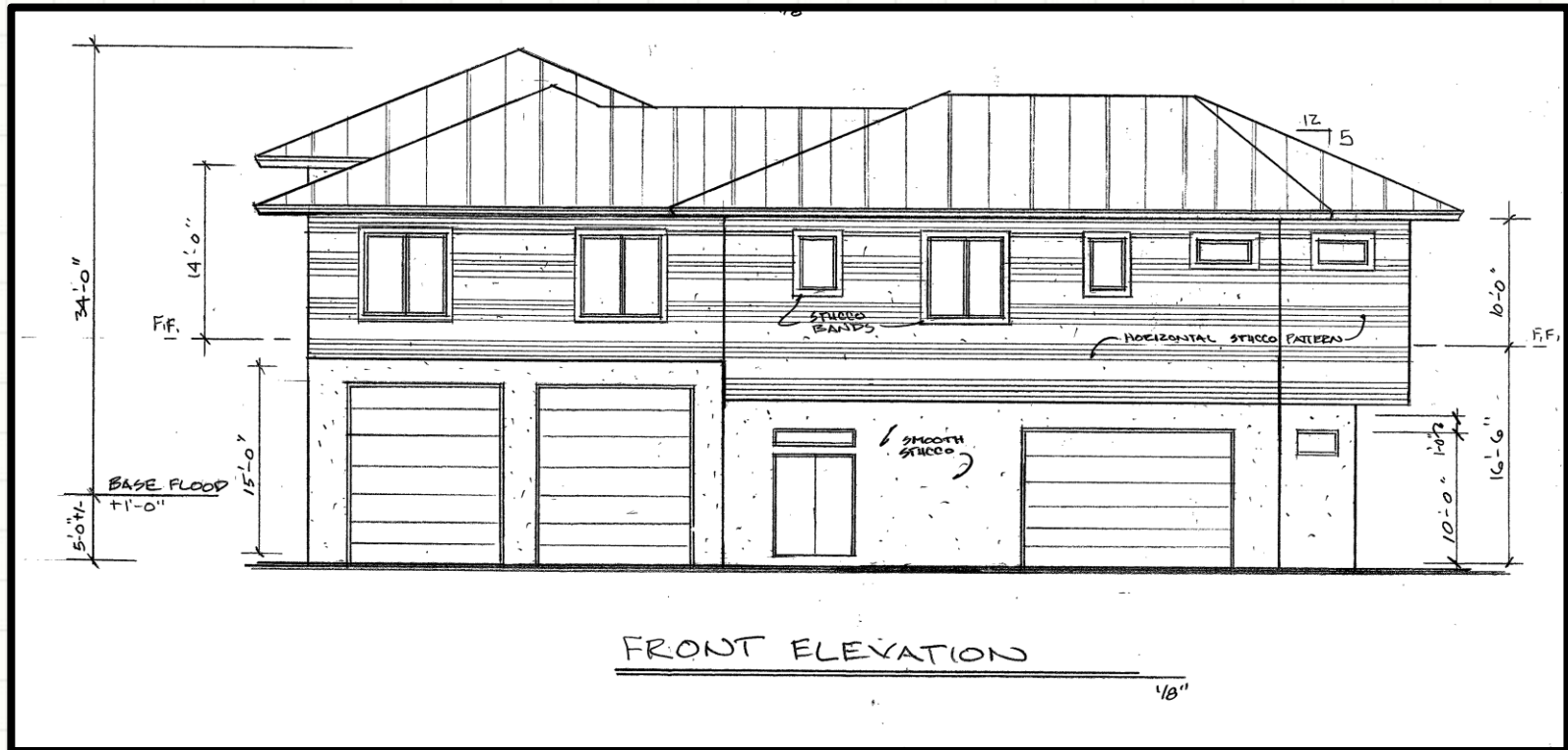


Conditional Use & Design Review

Conditional Use & Design Review for the construction of a single-family home seaward of the Coastal Construction Control Line (CCCL) & approval for the structure to be 34 feet in height.

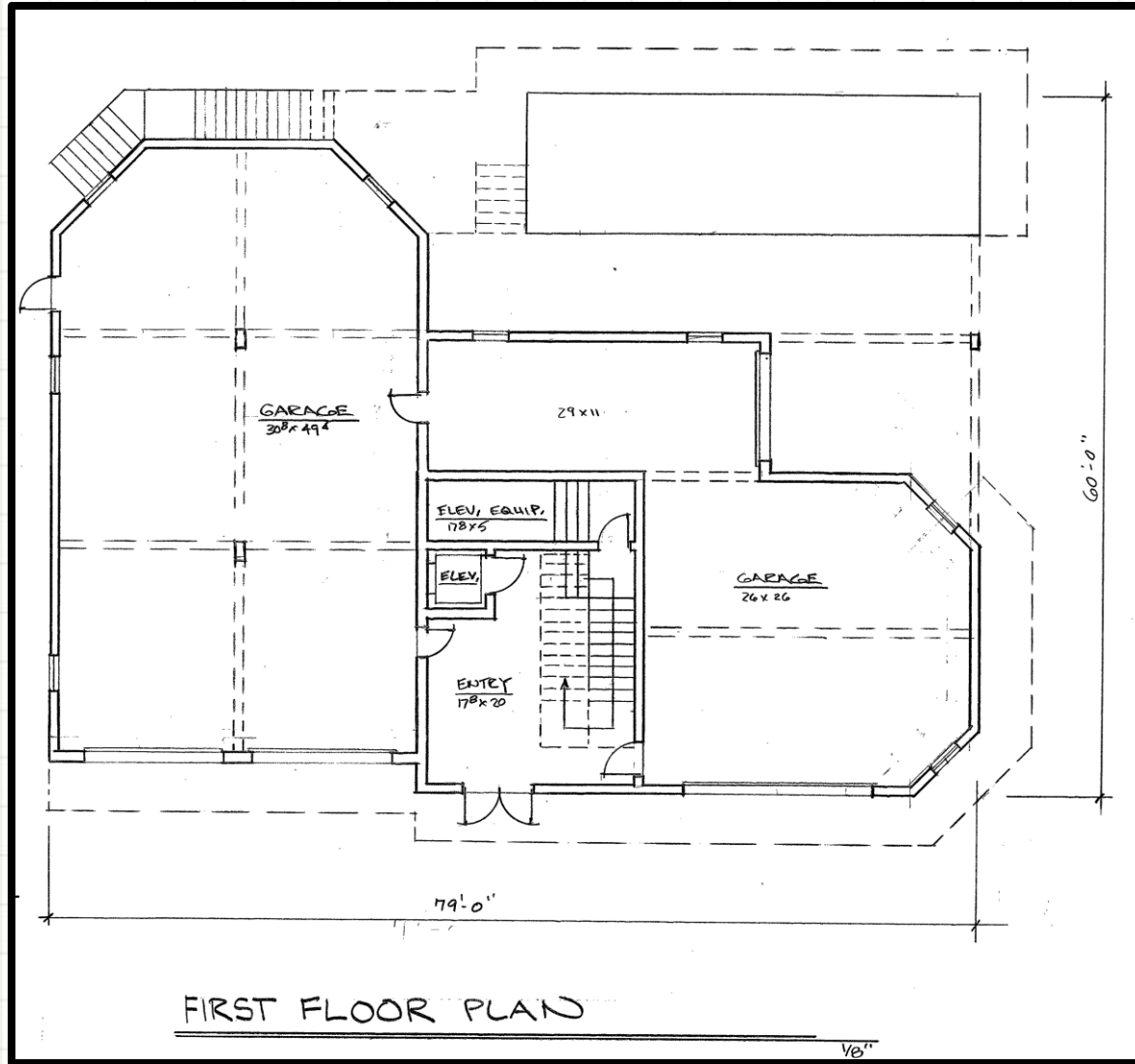
- Staff recommends **Approval** of the request
 - Consistent with the City Code & the Comprehensive Plan.
 - Does not adversely affect the public health, safety, convenience and general welfare.
 - As proposed will not cause an adverse effect to the dune system.
 - The Planning Board recommends approval

South Beach Overlay District Height Requirement

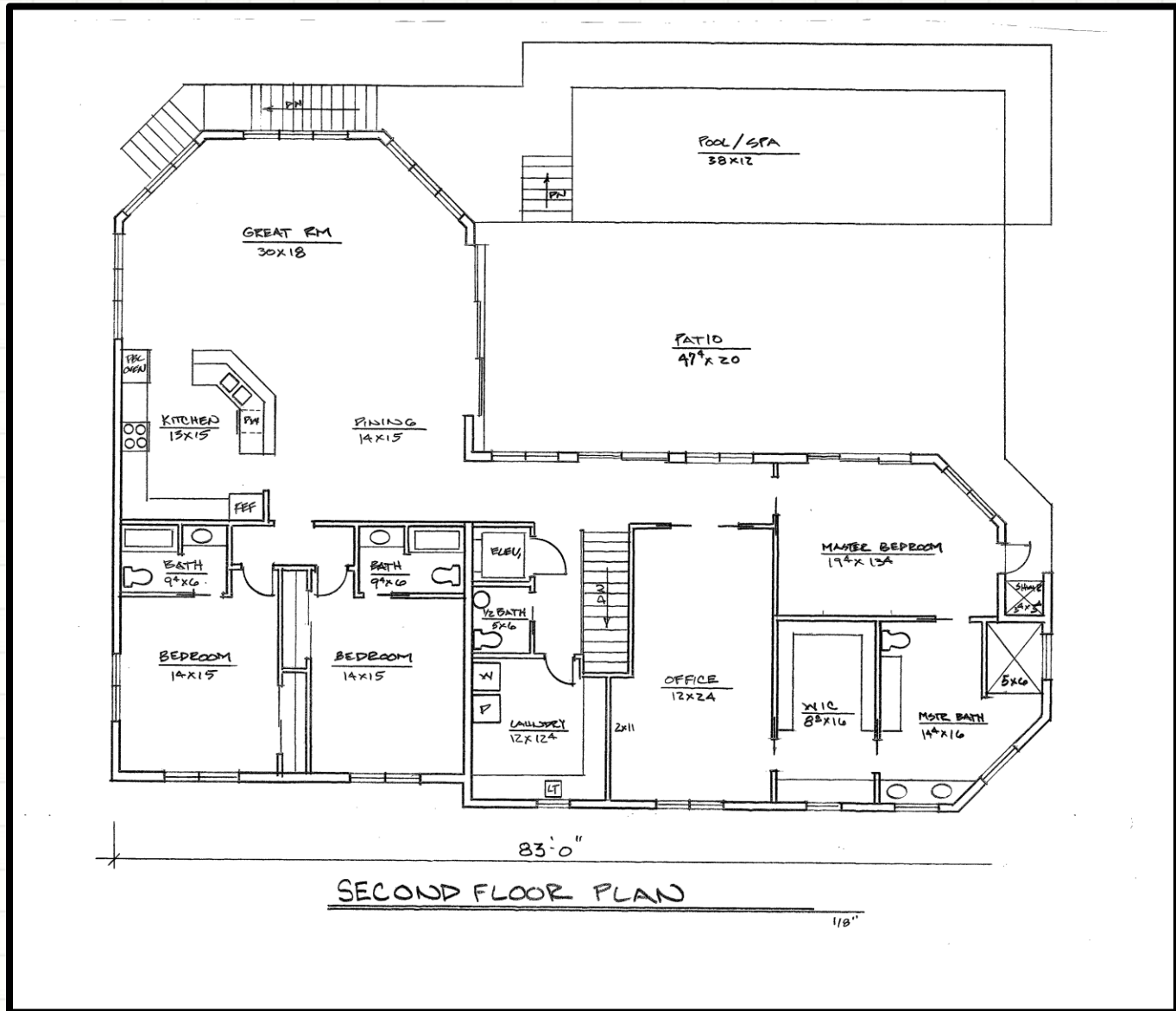


- City Code Section 22-16 (3) (b.) specifies that the maximum allowable height for a single-family home in the R1 district is 28 feet. The height of a structure may extend up to 35 feet with a Conditional Use approval.
- Height in the South Beach Overlay District is measured from FEMA based Flood Elevation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

Floor Plan 1st Floor



Floor Plan 2nd Floor



Design Review



Staff Recommendation

Staff recommends **APPROVAL** of the request with three conditions.

1. A landscape plan that demonstrates compliance with City Code 22-186 shall be submitted with the building permit.
2. A lighting plan or photometric survey that demonstrates compliance with City Code 5-375 shall be submitted with the building permit.
3. Prior to construction activities the applicant shall obtain approval from the FDEP for construction activities seaward of the Coastal Construction Control Line.

PB Recommendations (Conditional Use & Design Review)

Possible actions of the Planning Board:

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

Supina/Twoey Residence Conditional Use with New Construction & Design Review



1814 Surfside Drive

