

CONDITIONAL USE WITH NEW CONSTRUCTION & DESIGN REVIEW



Parcel ID
2412-501-0123-000-7

Site Map



Conditional Use & Design Review
2412-501-0123-000-7
Aerial Map



Zoning Map



Conditional Use & Design Review
2412-501-0123-000-7
Zoning Map

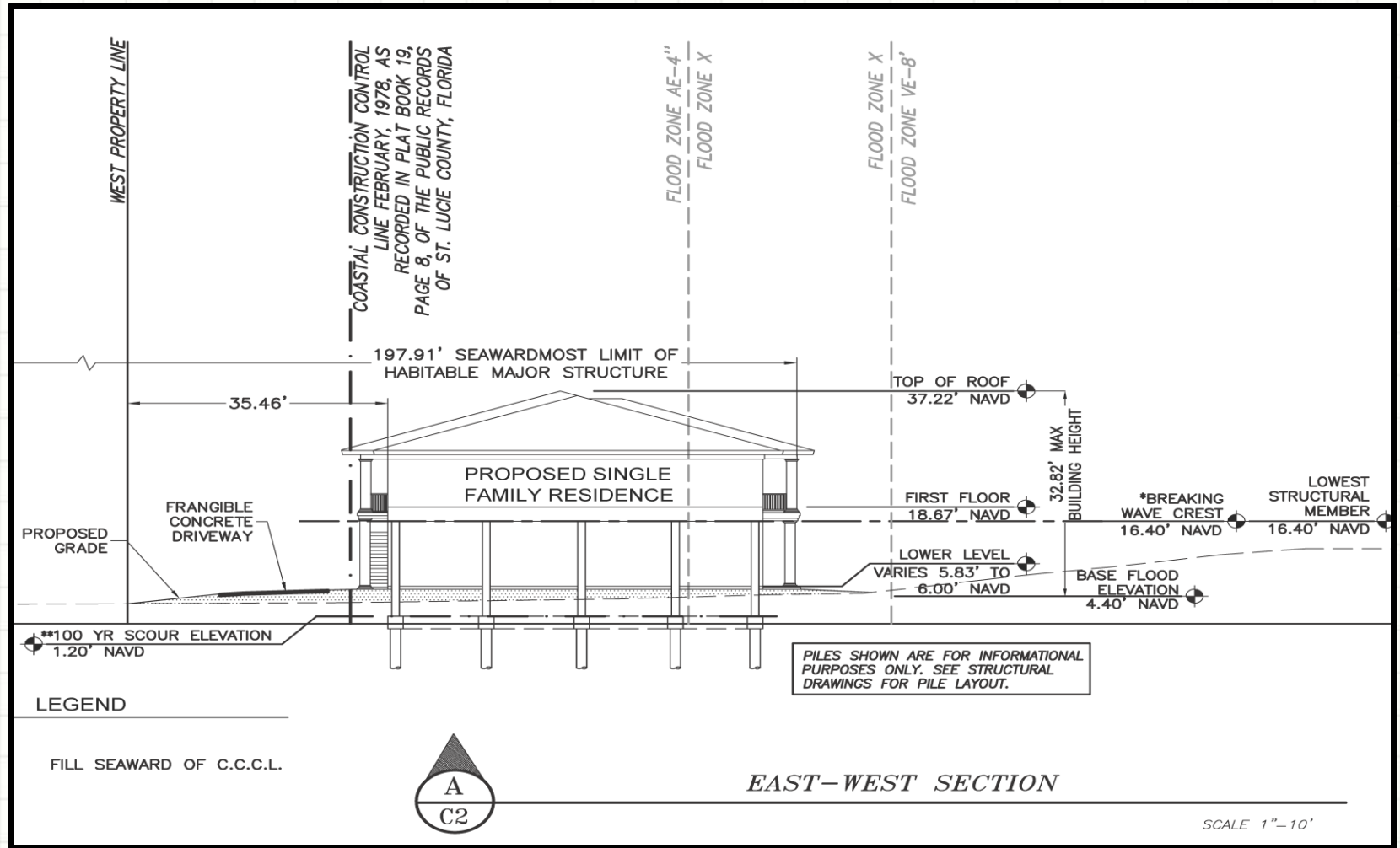


Conditional Use & Design Review

Conditional Use & Design Review for the construction of a single-family home seaward of the Coastal Construction Control Line (CCCL) and for the structure to be built up to 32.82 Feet.

- 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 Voted 7-0 to Approve

South Beach Overlay District Height Requirement



- City Code Section 125-157(c)(2) specifies that the maximum allowable height for a single-family home in the R-1 district is 35 feet with a Conditional Use.
- Height in the South Beach Overlay District is measured from FEMA based Flood Elevation and not from existing grade

Design Review



Public Notification

35 letters were sent to property owners within 500 feet of the subject property.

Planning Board

The Planning Board, at their October 13, 2020 meeting, voted 7 to 0 to recommend Approval of the request as presented.

Staff Recommendation

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

1. Obtain the approval of the Florida Department of Environmental Protection for construction activities seaward of the Coastal Construction Control Line before construction activities can commence.

CC Recommendations

Possible actions of the City Commission:

- **APPROVE** the proposed Conditional Use and Design Review with no changes
 - Staff recommends approval of the request with one conditions.
 - The Planning Board Voted 7-0 to Approve
- **APPROVE** the proposed Conditional Use & Design Review with changes.
- **DISAPPROVE** the proposed Conditional Use & Design Review.

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