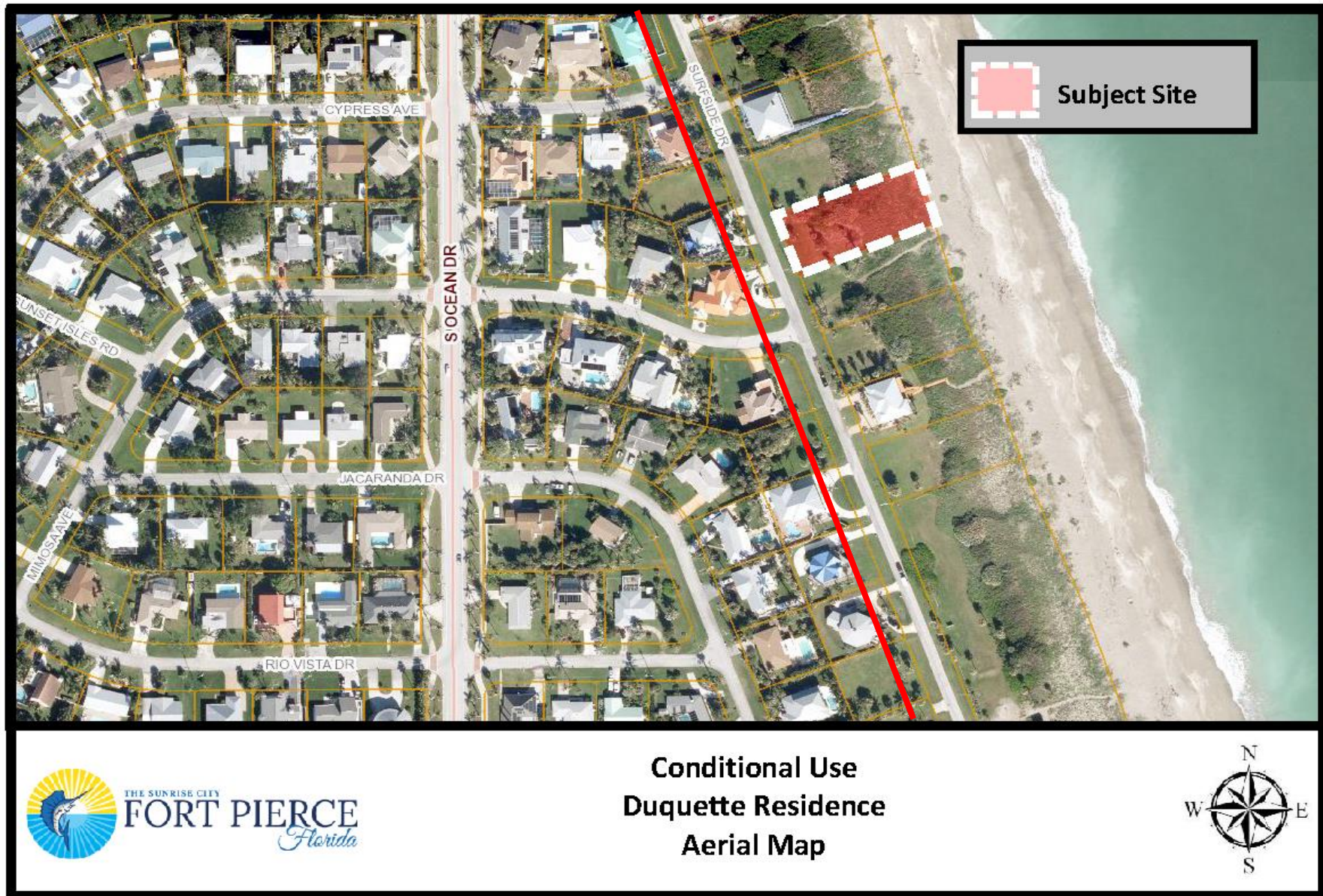


# CONDITIONAL USE WITH NEW CONSTRUCTION & DESIGN REVIEW



**Parcel ID**  
**2412-501-0125-000-1**

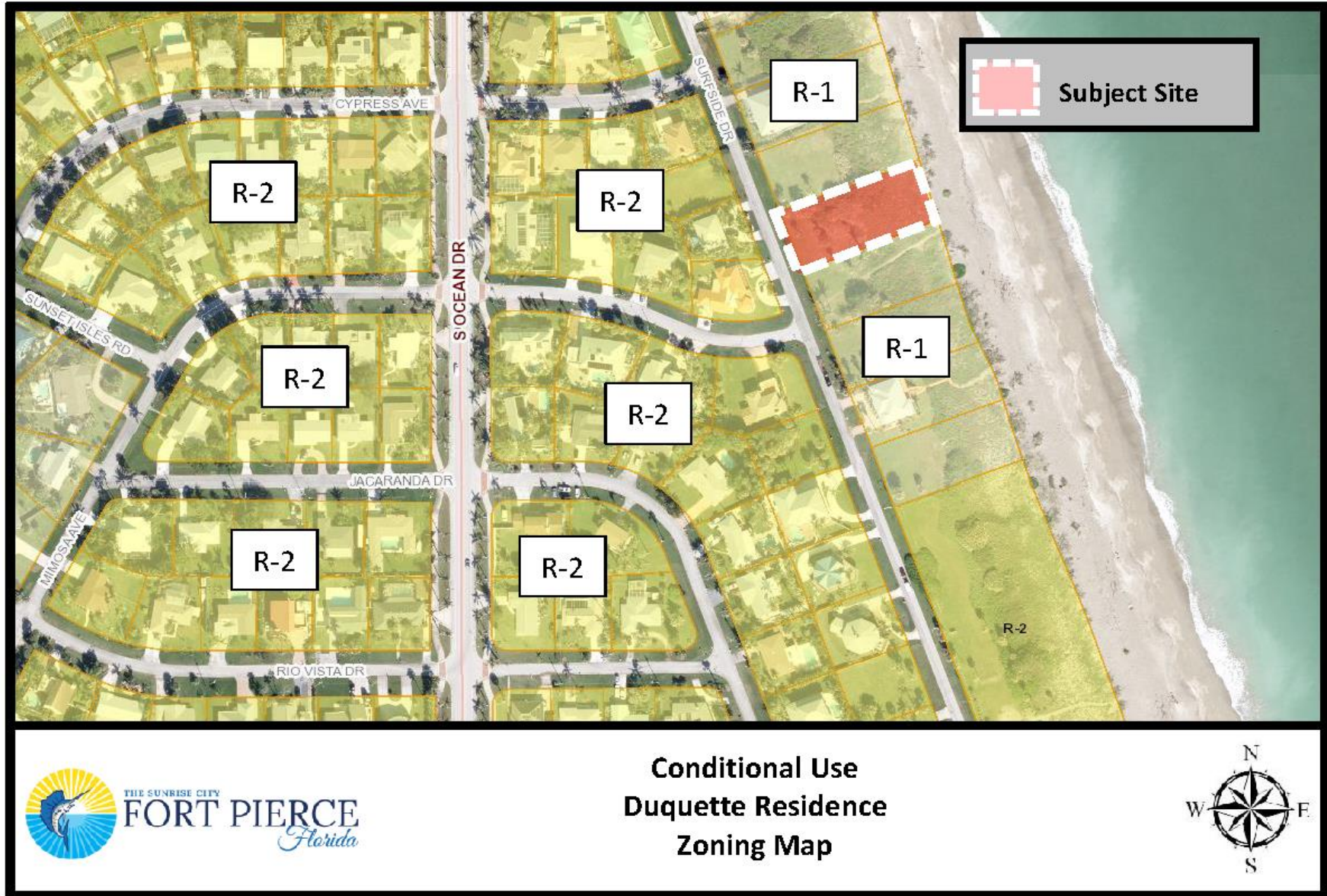
# Site Map



**Conditional Use**  
**Duquette Residence**  
**Aerial Map**



# 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 34.40 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.
  - Planning Board voted 6-0 to recommend approval.

# 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 out to property owners within 500 feet of the subject property for the Application for Conditional Use.

# Planning Board Recommendation

The Planning Board their meeting on November 10, 2020 voted 6-0 to recommend approval of the Conditional Use 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.

# City Commission Possible Actions

- **APPROVE** of the proposed Conditional Use and Design Review with no changes
  - Staff recommends approval of the request with one 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.

# Conditional Use with New Construction & Design Review



**Parcel ID**  
**2412-501-0125-000-1**