

**PLANNING AND ZONING BOARD/ LOCAL PLANNING AGENCY  
MEMORANDUM #17-022**

**DATE:** October 11, 2017

**TO:** City Commission

**FROM:** Planning and Zoning Board/ Local Planning Agency

**SUBJECT:** REZONING – PD-I (Planned Development-Infill) from B-3 (General Business)  
2507 N Ocean Blvd and 2629 N Riverside Drive  
P & Z #16-13000003 GC HILLSBORO SHORES LLC

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At the meeting of the Planning and Zoning Board/ Local Planning Agency held on April 26, 2017, the Board considered the request by **GC HILLSBORO SHORES LLC**, requesting REZONING of the above referenced property.

As it is consistent with the goals, objectives, and policies of the Comprehensive Plan stated in Administrative Report 17-143, it is the unanimous recommendation of the Board that the REZONING request be approved with the following five (5) conditions of staff that must be addressed prior to placement on the City Commission hearing agenda:

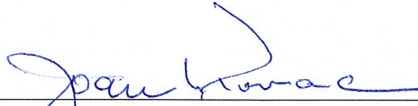
**1. Clarify the following statement within the PD-I documents and plans:**

- a. Additional docks are illustrated on the PD-I plan, which conflicts with the notation provided on page 7, PD-I document.
- b. The proposed land use designation of High Residential-Irregular (35.7 du/ac) is stated on page 10, PD-I document, whereas the Planning and Zoning Board recommended approval of Irregular (29 du/ac) via Memorandum # 16-067. Or this rezoning application must provide approval of the land use amendment of High Residential-Irregular (35.7 du/ac) prior to placement on a City Commission agenda.
- c. Location of loading berths or service lanes to support the proposed commercial and residential uses shall be identified on PD plans.
- d. Statements of ‘On-Site Public Facilities’ and ‘Community Benefits and Amenities’ including boat slips must be listed on PD plans.
- e. Define the address for this rezoning application and the front lot line on plans and documents.

**2. Correct the following errors within the PD-I documents and plans:**

- a. All plans in the PD-I document shall be referenced as an exhibits.
- b. Revise the FARs to include the gross building areas under Intensity and Dimensional Standards.
- c. Correct ‘Individual Building Size, Maximum’ to ‘Gross Building Area, Maximum’.
- d. Remove notations of Dimensional Standards under Development Standards on page 15 and 17, PD-I document.
- e. Remove ‘Site Plan Conditions’ from the PD-I document.

- f. Correct the area of the proposed commercial use to be 5,200 square feet in the Master Parking Requirements table (page 17, PD-I document) and PD-1 & PD-4 plans.
  - g. Add full Code Sections including titles in the PD-I document, instead of referring to 'Zoning Code' for clarifications of this rezoning application.
  - h. Provide Code Sections and detailed classifications of listed uses on the PD-4 plan.
  - i. Correct 'Public Easement' to 'Public Access Easement' on the PD-1 plan.
  - j. Identify the commercial use areas on the PD-1 plan.
  - k. Provide a statement in regards to innovative and sustainable site and landscape designs shall be offered with this rezoning in order to meet the intent of the PD-I zoning.
  - l. Provide a total building footprint to verify the lot coverage.
  - m. Revise notes of the rear yard setback, which is subject to the height of the portion of the structure that exceeds 50 feet.
- 3. Provide graphics demonstrating the impacts to view corridors of any adjacent properties of natural resources, including but not limited to, beaches, shores, waterways, recreation spaces and conservation spaces.**
- 4. Unified control of the development shall be provided as a part of this rezoning application. Note that this may be processed on the same agenda as the Rezoning Ordinance.**
- 5. Public access easement shall be established and recorded prior to site plan approval.**

  
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Joan Kovac  
Vice Chairman  
Planning and Zoning Board/ Local Planning Agency