

PLANNING AND ZONING BOARD/ LOCAL PLANNING AGENCY
MEMORANDUM #16-048

DATE: August 16, 2016

TO: City Commission

FROM: Planning and Zoning Board/ Local Planning Agency

SUBJECT: REZONING – Amended RPUD (Residential Planned Unit Development) from
RPUD (Residential Planned Unit Development)
450 East Atlantic Boulevard
P & Z #15-13000010 Myelin Group, LLC / Koi Residences and Marina Rezoning

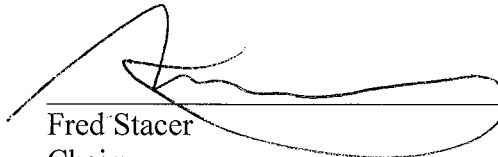
At the meeting of the Planning and Zoning Board/ Local Planning Agency held on July 27, 2016, the Board considered the request by **MICHAEL VONDER MEULEN** on behalf of **MYELIN GROUP, LLC** requesting REZONING of the above referenced property.

As it is consistent with the goals, objectives, and policies of the Comprehensive Plan stated in Administrative Report 16-336, it is the recommendation of the Board, with a 4-3 vote (Jerry Mills, Walter Syrek, and Fred Stacer dissenting), that the REZONING request be approved subject to the following conditions that must be addressed prior to placement on the City Commission hearing agenda:

- A) Correct the following errors within the RPUD amendment documents and plans:
 - 1. The minimum setback of POD B to be 10 feet
 - 2. Remove references to PD-I
 - 3. The site area stated in General Purpose on the RPUD amendment document
 - 4. Delete the Townhouses with 1 – 2 Bedrooms from the Required Parking Table
 - 5. List the correct parking requirements for the community building per Ordinance 2013-57
 - 6. Revise Exhibit ‘B-4’ to reflect POD B proposed with this amendment request on LD-1 plan
 - 7. Illustrate the proposed Upper Level Pedestrian Circulation legibly on PD-2

- B) In order to achieve the intent and purpose of the RPUD District, the project shall demonstrate innovative and creative design to provide a mix of different residential uses, while providing an efficient use of open space. Revise the RPUD amendment documents and plans as follows:
 - 1. Increase the required parking space for Loft to be 1.5 spaces per unit.
 - 2. Provide Guest Parking spaces for POD B and identify them on the Master Parking Plan on PD-4 plan and the RPUD amendment document.
 - 3. Increase the minimum setback and perimeter landscape width for POD B to be 10 feet
 - 4. Increase the landscape area width to be 10 feet on the Buffer Detail and Landscape Deviation Table for POD B on LD-1 plan
 - 5. Increase the width of the walkways and sidewalk to be a minimum of five feet and the fitness trail to be a minimum of seven feet wide

- C) The following notes shall be added to the RPUD amendment documents and plans:
1. Landscape deviations illustrated and described on LD-1 plan, relevant to POD B, require new approval as part of the Major Site Plan
 2. POD B's landscape design shall be innovative and sustainable to meet the intent and purpose of the PD District.
 3. The proposed POD B shall demonstrate innovative solutions for stormwater management.
 4. The vehicular access clearance height for the proposed pedestrian bridge shall be approved as part of the Major Site Plan.
- D) Provide the following documents to the Development Services Department:
1. Revised Plans per A, B, and C above
 2. Modified HOA documents (language must be consistent with the proposed development)
 3. Exhibits listed in the PRUD amendment document
- E) Clarify the proposed uses for the Community Center Building. Prior plans have shown a restaurant while other plans have shown a fitness room.
- F) The applicant will take the necessary steps to achieve the stepping, to preserve the privacy of the neighbors as well as improve Atlantic Boulevard as much as possible with this project.



Fred Stacer
Chairman
Planning and Zoning Board/ Local Planning Agency