

**PLANNING AND ZONING BOARD/ LOCAL PLANNING AGENCY
MEMORANDUM #17-059**

DATE: January 4, 2018

TO: City Commission

FROM: Planning and Zoning Board/ Local Planning Agency

SUBJECT: REZONING – From RM-45 (Multiple-Family Residence 45) to PD-I (Planned Development Infill)
1508 N Ocean Boulevard
P & Z #16-13000001 MOUNT VERNON PROPERTY HOLDINGS, LLC / OCEAN PARK BEACH RESIDENCES

At the meeting of the Planning and Zoning Board/ Local Planning Agency held on December 20, 2017, the Board considered the request by **Mount Vernon Property Holdings, LLC** requesting REZONING of the above referenced property.

It is the unanimous recommendation of the Board that the proposed rezoning be DENIED as the Board finds that this rezoning request needs additional information to demonstrate consistency with the following pertinent Future Land Use goals, objectives, and policies, and the purpose of the Planned Development and Planned Development - Infill (PD-I) district.

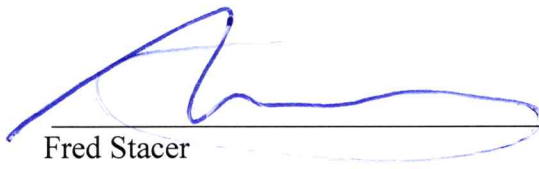
- 01.00.00** The attainment of a living environment which provides the maximum physical, economic and social well-being for the City and its residents through the thoughtful and planned use and control of the natural and man-made environments that discourages urban sprawl, is energy efficient and reduces greenhouse gas emissions.
- 01.03.05** All Land Use Plan Map amendments and rezonings shall provide for the orderly transition of varying residential land use designations.
- 01.03.07** Require the provision of decorative structural or vegetative buffers between different density residential land uses, and residential and non-residential land uses unless the applicant can demonstrate by evidence that the proper buffer is provided.
- 01.03.11** Consider the compatibility of adjacent land uses in all Land Use Plan amendments and rezonings.
- 01.03.12** The following criteria may be used in evaluating rezoning requests:
1. Density;
 2. Design;
 3. Distance to similar development;
 4. Existing adjoining uses;
 5. Proposed adjoining uses;

6. Readiness for redevelopment of surrounding uses; and.
7. Proximity to mass transit.

11.04.05 To maintain and enhance the existing recreational facilities which provide physical or visual access to the water.

155.3607. A. Purpose of the Planned Development - Infill (PD-I) district

The Planned Development - Infill (PD-I) district is established and intended to accommodate small-site infill development within the city's already developed areas. The PD-I district is intended to provide the flexibility to enable high-quality, mixed-use development on relatively small sites, yet require design that ensures infill development is compatible with both surrounding existing development and available public infrastructure. PD-I districts are generally appropriate in most of the Land Use Plan's land use classifications, consistent with the adopted objectives and policies for the classification.



Fred Stacer
Chairman
Planning and Zoning Board/ Local Planning Agency