

PLANNING AND ZONING BOARD/ LOCAL PLANNING AGENCY MEMORANDUM #19-041

DATE: September 9, 2019

TO: City Commission

FROM: Planning and Zoning Board/ Local Planning Agency

SUBJECT: REZONING – B-3/PCD (General Business/Planned Commercial/Industrial District) and M-1/PCD (Marine Business/Planned Commercial/Industrial District) to PD-I (Planned Development-Infill)
1490, 1500, 1520, 1530, 1540, 1542, 1544, 1550, 1552, 1554, & 1590 N. Federal Highway;
2300 NE 16th Street; 1550, 1580, & 1590 NE 23rd Avenue
P & Z #19-13000002 – Hidden Harbour

At the meeting of the Planning and Zoning Board/ Local Planning Agency held on August 28th, 2019, the Board considered the request by **GRAHAM PENN** on behalf of **AMP IV-HIDDEN HARBOUR, LLC** requesting the REZONING of the above referenced property.

With a 6-1 vote, the Board finds that the proposed rezoning is consistent with the goals, objectives, and policies of the Comprehensive Plan therefore it is the recommendation of the Board that the REZONING request be approved with the nine (9) conditions provided in the Staff Report, and with the following conditions:

The following conditions must be addressed prior to placement on the City Commission hearing agenda:

1. Agreement for construction within and over City ROW.

- a. Agreement is required detailing the work to be completed within the ROW as well as the construction taking place over the ROW with review and approval by the necessary City agencies.

2. Revisions for consistency

- a. Provide revised PD-I Master Plan Data sheet reducing proposed height to match the 9-story height maximum consistent with the revised PD-I Master Plan.
- b. Provide revised renderings and other applicable drawings to be consistent with the revised PD-I Plan.

3. Gross Acreage / Pervious Calculations

- a. Applicant shall provide a calculation based on the gross acreage for this project.
- b. Revise pervious area calculation to reflect Zoning Code's definition: total land area covered by pervious surfaces.

4. Unity of Control

- a. Unified control of the development shall be provided as part of this rezoning application. This may be processed on the same agenda as the rezoning ordinance.

PM

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The following conditions must be addressed prior to Site Plan approval:

1. Landscaping

- a. Work with the City's Urban Forrester to provide maximum landscaping for the site.
- b. Plant one tree per thirty linear feet where feasible, utilizing tree grates, suspended pavement systems, structured soils, etc. to accommodate for shade trees.

2. Private Park

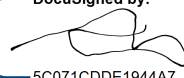
- a. Provide overall design of park.

3. Air Park Obstruction Permit

- a. Obtain Air Park Obstruction Permit approval from the Planning & Zoning Board.

4. Roadway and access circulation

- a. Conduct a traffic operations analysis at the intersections of NE 14th Street/NE 23rd Avenue and Federal Highway/NE 14th Street including level of service, delays, and queue lengths. The analysis shall include weekday period field reviews and queue measurements and intersection blockages. The methodology and operations analysis shall be submitted to and approved by the City's Traffic Engineering Consultant. If deficiencies are identified the applicant shall construct improvements to address those deficiencies.
- b. Conduct a maneuverability analysis subject to review of the City's Traffic Engineering Consultant for the proposed development. The analysis shall utilize the appropriate AASHTO design vehicles for parking areas, loading areas, and garbage truck operations. If conflicts are identified the applicant shall revise plans to provide for efficient and safe traffic circulation.

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Fred Stacer

Chairman

Planning and Zoning Board/ Local Planning Agency