
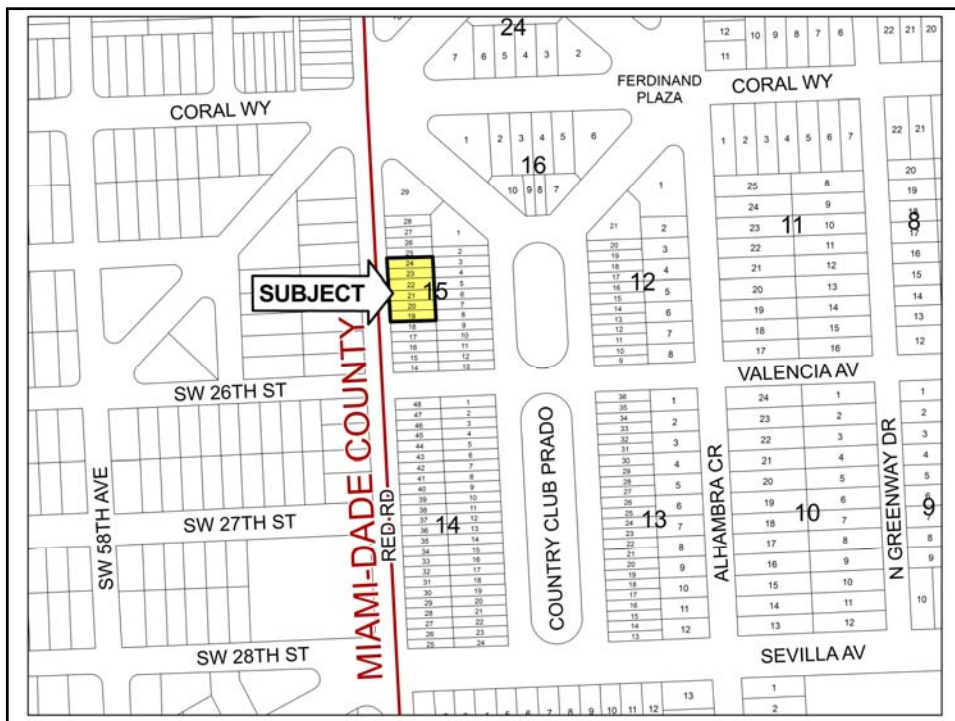


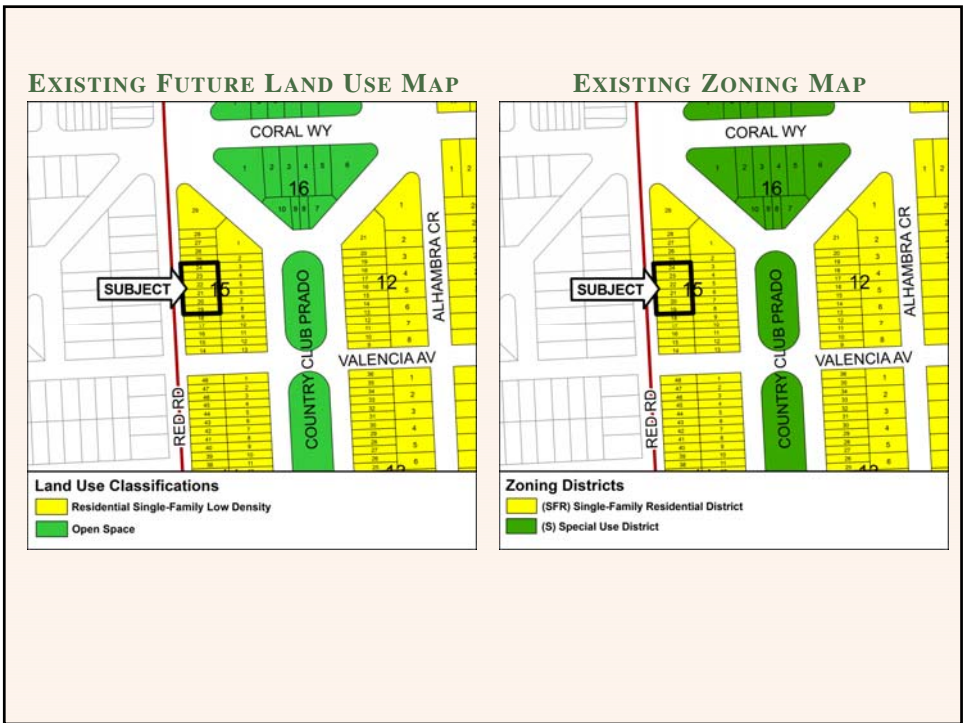
FVP Red Road
 2500 BLOCK OF RED ROAD

BUILDING SITE SEPARATION,
 CONDITIONAL USE SITE
 PLAN REVIEW AND
 ZONING CODE TEXT AMENDMENT

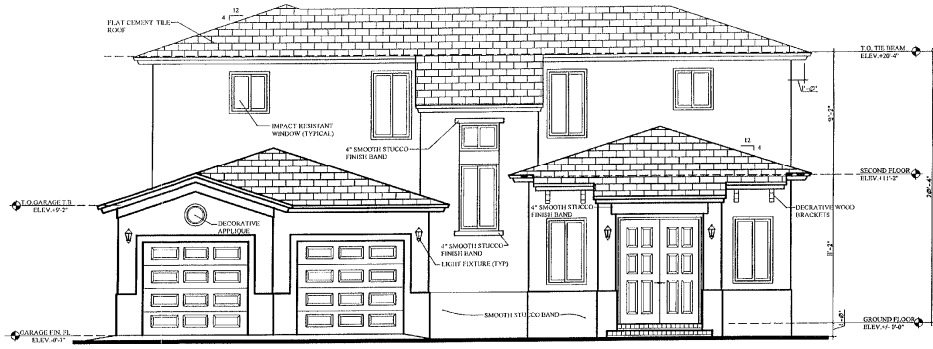
CITY COMMISSION
 MAY 24, 2016

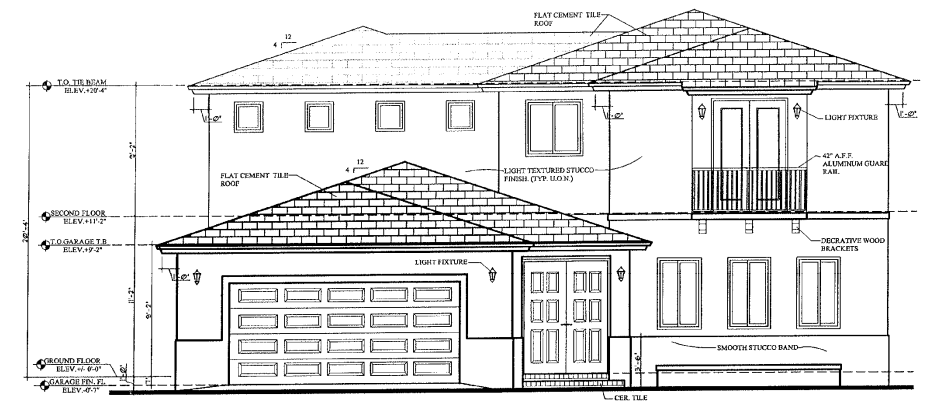




FRONT ELEVATION; LOTS 22-24



FRONT ELEVATION; LOTS 19-21



REVIEW TIMELINE

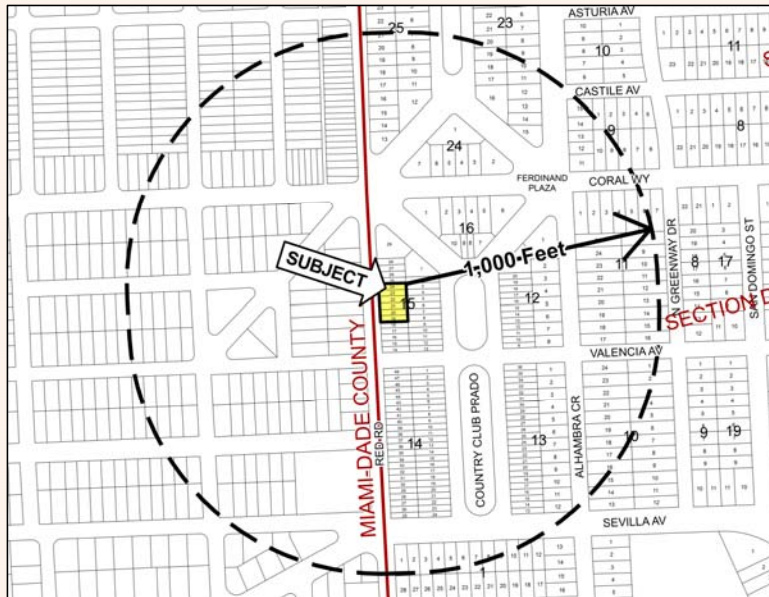
1	DEVELOPMENT REVIEW COMMITTEE: 08.28.15
2	NEIGHBORHOOD MEETING: 01.20.16
3	PLANNING AND ZONING BOARD: 04.13.16
4	CITY COMMISSION 1ST READING: 05.24.16
5	CITY COMMISSION 2ND READING: 06.14.16

PUBLIC NOTIFICATIONS

**THE FOLLOWING HAS BEEN COMPLETED TO SOLICIT INPUT
AND PROVIDE NOTICE OF THE APPLICATION**

TYPE	DATE
NEIGHBORHOOD MEETING HELD BY APPLICANT	01.20.16
COURTESY NOTIFICATION – MAILED TO PROPERTY OWNERS WITHIN 1,000 FEET OF THE PROPERTY	04.01.16
POSTING OF PROPERTY	04.01.16
PZB LEGAL ADVERTISEMENT	04.01.16
PZB AGENDA POSTED ON CITY WEB PAGE/CITY HALL	04.01.16
PZB STAFF REPORT POSTED ON CITY WEB PAGE	04.08.16
CITY COMMISSION MEETING AGENDA POSTED ON CITY WEB PAGE	05.20.16

NOTIFICATION RADIUS (1,000 FT)



SITE PLAN INFORMATION

TYPE	EXISTING BUILDING SITE	PROPOSED BUILDING SITE (LOTS 19 - 21)	PROPOSED BUILDING SITE (LOTS 22 - 24)
BUILDING SITE FRONTAGE	150'	75'	75'
BUILDING SITE DEPTH	110'	110'	110'
TOTAL SITE AREA	16,500 SQ. FT.	8,250 SQ. FT.	8,250 SQ. FT.
BUILDING FLOOR AREA (FAR) (MAX. PERMITTED)	6,100 SQ. FT.	3,538 SQ. FT.	3,538 SQ. FT.
BUILDING HEIGHT (MAX. PERMITTED)	2 STORIES/ 29'-0"	2 STORIES/ 29'-0"	2 STORIES/ 29'-0"

REVIEW OF ZONING CODE CRITERIA

ZONING CODE SECTION 3-206(F) PROVIDES THAT THE APPLICATION MUST SATISFY AT LEAST 4 OF THE 6 FOLLOWING BUILDING SITE DETERMINATION CRITERIA:

1. EXCEPTIONAL OR UNUSUAL CIRCUMSTANCES EXIST, THAT ARE SITE SPECIFIC OR ARE CODE SPECIFIC WHICH WOULD WARRANT THE SEPARATION OF A BUILDING SITE(S).

❖ THE PROPERTY HAS CODE SPECIFIC LANGUAGE IN THE FORM OF ZONING CODE SITE SPECIFIC REGULATIONS LIMITING THE DEVELOPMENT OF THE PROPERTY.

THE APPLICATION **SATISFIES** THIS CRITERION.

REVIEW OF ZONING CODE CRITERIA

2. BUILDING SITE(S) CREATED WOULD BE EQUAL TO OR LARGER THAN MAJORITY OF EXISTING BUILDING SITE FRONTAGES OF THE SAME ZONING DESIGNATION WITHIN 1,000 FOOT RADIUS.

FRONTAGE	0' TO 75'	+75'	TOTAL
NUMBER OF SITES	46	51	97
PERCENTAGE	47.42%	52.58%	100%

❖ PROPOSED BUILDING SITES WOULD HAVE A 75 FOOT STREET FRONTAGE THAT WOULD BE EQUAL TO OR LARGER THAN 47.42% OF BUILDING SITES WITHIN 1,000 FEET.

THE APPLICATION **DOES NOT SATISFY** THIS CRITERION.

REVIEW OF ZONING CODE CRITERIA

3. *BUILDING SITE SEPARATION WOULD NOT RESULT IN ANY EXISTING OR PREVIOUSLY DEMOLISHED STRUCTURES BECOMING NON-CONFORMING.*

- ❖ THE SUBJECT PROPERTY DOES NOT HAVE ANY EXISTING STRUCTURES, OR PREVIOUSLY DEMOLISHED STRUCTURES, THAT WOULD RESULT IN NON-COMPLIANCE WITH THIS CRITERION.

THE APPLICATION SATISFIES THIS CRITERION.

REVIEW OF ZONING CODE CRITERIA

4. *NO RESTRICTIVE COVENANTS, ENCROACHMENTS, EASEMENTS, OR THE LIKE EXIST WHICH WOULD PREVENT THE SEPARATION OF THE SITE, INCLUDING PREVIOUSLY DEMOLISHED STRUCTURES.*

- ❖ A RESTRICTIVE COVENANT EXISTS TYING LOTS 19-21 TOGETHER. THE APPLICANT'S PROPOSAL IS TO HAVE LOTS 19-21 BECOME A BUILDING SITE; THEREFORE, THE EXISTING RESTRICTIVE COVENANT IS IN COMPLIANCE WITH THIS CRITERION. THE SUBJECT PROPERTY DOES NOT HAVE ANY PREVIOUSLY DEMOLISHED STRUCTURES THAT WOULD RESULT IN NON-COMPLIANCE WITH THIS CRITERION.

THE APPLICATION SATISFIES THIS CRITERION.

REVIEW OF ZONING CODE CRITERIA

5. *PROPOSED BUILDING SITE(S) MAINTAINS AND PRESERVES OPEN SPACE, PROMOTES NEIGHBORHOOD COMPATIBILITY, PRESERVES HISTORIC CHARACTER, MAINTAINS PROPERTY VALUES AND ENHANCES VISUAL ATTRACTIVENESS OF THE AREA.*

❖ BOTH BUILDING SITES CAN BE DEVELOPED IN COMPLIANCE WITH THE ZONING CODE. SPECIMEN TREES ARE BEING PRESERVED ON SITE. THE PROPOSED BUILDING SITES WOULD HAVE A GREATER STREET FRONTAGE AND SITE AREA THAN ALL DEVELOPED BUILDING SITES FRONTING RED ROAD WITHIN 1,000'. AS A RESULT, STAFF HAS DETERMINED THAT THE PROPOSED BUILDING SITES WOULD BE COMPATIBLE WITH THE SURROUNDING NEIGHBORHOOD.

THE APPLICATION SATISFIES THIS CRITERION.

REVIEW OF ZONING CODE CRITERIA

6. *THAT THE BUILDING SITE(S) CREATED WAS PURCHASED AS A SEPARATE BUILDING(S) BY THE CURRENT OWNER PRIOR TO SEPTEMBER 17, 1977.*

❖ THE PROPERTIES WERE PURCHASED IN 2015.

THE APPLICATION DOES NOT SATISFY THIS CRITERION.

REQUEST #1: SEPARATION OF A BUILDING SITE AND CONDITIONAL USE SITE PLAN REVIEW

STAFF RECOMMENDATION:

STAFF RECOMMENDS APPROVAL OF THE REQUEST SINCE THE APPLICATION SATISFIES FOUR (4) OF THE SIX (6) CRITERIA AS REQUIRED BY THE ZONING CODE.

REQUEST #2: ZONING CODE TEXT AMENDMENT

THE REQUESTED ZONING CODE TEXT AMENDMENT IS SHOWN BELOW WITH PROPOSED CHANGES IN ~~STRIKETHRU~~/UNDERLINE FORMAT.

SECTION A-38 – SECTION D

A. BUILDING SITES.

2. LOTS 3 THROUGH 8, INCLUSIVE, AND ~~19 THROUGH 24, INCLUSIVE,~~ BLOCK 15, SHALL BE CONSIDERED ~~TWO (2)~~ ONE (1) BUILDING SITES AS FOLLOWS: ~~(2761)~~.

A. ~~ONE (1) BUILDING SITE TO CONSIST OF LOTS 3 THROUGH 8, INCLUSIVE.~~

B. ~~ONE (1) BUILDING SITE TO CONSIST OF LOTS 19 THROUGH 24, INCLUSIVE.~~

C. SETBACKS-MINIMUM FRONT.

1. FACING UPON CORAL WAY-FIFTY (50) FEET.
2. ~~LOTS 19 THROUGH 24, INCLUSIVE, BLOCK 15 SEVENTY FIVE (75) FEET. (3309)~~

REQUEST #2: ZONING CODE TEXT AMENDMENT

STAFF RECOMMENDATION:

STAFF RECOMMENDS APPROVAL OF THE REQUESTED ZONING CODE TEXT AMENDMENT TO REMOVE SITE SPECIFIC REGULATIONS IN ORDER TO ALLOW FOR THE SEPARATION OF THE BUILDING SITE.

CONDITIONS OF APPROVAL

1. THE NEW SINGLE-FAMILY RESIDENCES CONSTRUCTED ON THE TWO (2) BUILDING SITES SHALL MEET ALL APPLICABLE REQUIREMENTS OF THE ZONING CODE, AND NO VARIANCES SHALL BE REQUIRED OR REQUESTED.
2. THE TOTAL SQUARE FOOTAGE OF THE TWO (2) RESIDENCES SHALL BE EQUAL TO OR LESS THAN 6,100 SQUARE FEET, WHICH IS THE MAXIMUM PERMITTED SIZE OF A RESIDENCE THAT COULD BE CONSTRUCTED ON THE PROPERTY IF DEVELOPED AS A SINGLE BUILDING SITE.
3. EXISTING TREES LABELED AS NUMBERS 5, 14 AND 31 ON THE TREE DISPOSITION PLAN MUST REMAIN ON SITE.



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CITY COMMISSION
MAY 24, 2016



REVIEW OF NEW LOT SPLIT CRITERIA

ON APRIL 12, 2016 THE CITY COMMISSION ADOPTED REVISED CRITERIA FOR REVIEWING AND APPROVING LOT SPLITS. THE NEW CRITERIA ARE AS FOLLOWS:

ZONING CODE SECTION 3-206(F) PROVIDES THAT LOT SPLIT APPLICATIONS MUST SATISFY THE FOLLOWING CRITERIA:

1. THAT THE BUILDING SITE(S) CREATED WOULD HAVE A LOT AREA EQUAL TO OR LARGER THAN THE MAJORITY OF THE EXISTING BUILDING SITES WITHIN 1,000 FEET OF THE SUBJECT PROPERTY. THE COMPARISON OF BUILDING SITES WITHIN 1,000 FEET OF THE SUBJECT PROPERTY SHALL BE BASED ON ONE (1) OR MORE OF THE FOLLOWING:

- ❖ BUILDING SITES LOCATED ON THE SAME STREET AS THE SUBJECT PROPERTY;
- ❖ BUILDING SITES WITH SIMILAR CHARACTERISTICS SUCH AS GOLF COURSE OR WATER FRONTAGE; AND
- ❖ BUILDING SITES WITHIN THE SAME PLATTED SUBDIVISION.

- ❖ THE PROPERTY HAS A LOT AREA GREATER THAN ALL BUILDING SITES FRONTING THE SAME STREET, RED ROAD, WITHIN 1,000 FEET.

THE APPLICATION SATISFIES THIS CRITERION.

DEVELOPED BUILDING SITES FACING RED ROAD

PROPOSED BUILDING SITES:

LOT FRONTAGE: 75'

LOT AREA: 8,250 SQ. FT.

TOTAL BUILDING SITES: 16

AVG. LOT FRONTAGE: 53.75'

AVG. LOT AREA: 6,009 SQ. FT.



REVIEW OF NEW LOT SPLIT CRITERIA

2. *THAT EXCEPTIONAL OR UNUSUAL CIRCUMSTANCES EXIST THAT ARE SITE SPECIFIC OR ARE CODE SPECIFIC WHICH WOULD WARRANT THE SEPARATION OR ESTABLISHMENT OF A BUILDING SITE(S).*

❖ THE PROPERTY HAS CODE SPECIFIC LANGUAGE IN THE FORM OF ZONING CODE SITE SPECIFIC REGULATIONS LIMITING THE DEVELOPMENT OF THE PROPERTY.

THE APPLICATION SATISFIES THIS CRITERION.

REVIEW OF NEW LOT SPLIT CRITERIA

3. *THAT THE PROPOSED BUILDING SITE(S) MAINTAINS AND PRESERVES OPEN SPACE AND SPECIMEN TREES, PROMOTES NEIGHBORHOOD COMPATIBILITY, PRESERVES HISTORIC CHARACTER, MAINTAINS PROPERTY VALUES AND ENHANCES VISUAL ATTRACTIVENESS OF THE AREA.*

❖ BOTH BUILDING SITES CAN BE DEVELOPED IN COMPLIANCE WITH THE ZONING CODE. SPECIMEN TREES ARE BEING PRESERVED ON SITE. THE PROPOSED BUILDING SITES WOULD HAVE A GREATER STREET FRONTAGE AND SITE AREA THAN ALL DEVELOPED BUILDING SITES FRONTING RED ROAD WITHIN 1,000'. AS A RESULT, STAFF HAS DETERMINED THAT THE PROPOSED BUILDING SITES WOULD BE COMPATIBLE WITH THE SURROUNDING NEIGHBORHOOD.

THE APPLICATION SATISFIES THIS CRITERION.

REVIEW OF NEW LOT SPLIT CRITERIA

4. *THAT THE APPLICATION SATISFIES AT LEAST THREE (3) OF THE FOLLOWING FOUR (4) CRITERIA:*

A. *THE BUILDING SITE(S) CREATED WOULD HAVE A STREET FRONTAGE, EQUAL TO OR LARGER THAN THE MAJORITY OF THE EXISTING BUILDING SITES WITHIN 1,000 FEET OF THE SUBJECT PROPERTY.*

FRONTAGE	0' TO 75'	+75'	TOTAL
NUMBER OF SITES	16	0	16
PERCENTAGE	100%	0%	100%

THE APPLICATION SATISFIES THIS CRITERION.

REVIEW OF NEW LOT SPLIT CRITERIA

B. THAT THE BUILDING SITE(S) SEPARATED OR ESTABLISHED WOULD NOT RESULT IN ANY EXISTING STRUCTURES BECOMING NON-CONFORMING. THE VOLUNTARY DEMOLITION OF A BUILDING OR STRUCTURE WITHIN THE LAST TEN (10) YEARS WHICH ELIMINATES ANY OF THE CONDITIONS IDENTIFIED IN THIS CRITERION SHALL RESULT IN NON-COMPLIANCE WITH THIS CRITERION.

- ❖ THE SUBJECT PROPERTY DOES NOT HAVE ANY EXISTING STRUCTURES, OR PREVIOUSLY DEMOLISHED STRUCTURES, THAT WOULD RESULT IN NON-COMPLIANCE WITH THIS CRITERION.

THE APPLICATION **SATISFIES** THIS CRITERION.

REVIEW OF NEW LOT SPLIT CRITERIA

B. BUILDING SITE SEPARATION WOULD NOT RESULT IN ANY EXISTING OR PREVIOUSLY DEMOLISHED STRUCTURES BECOMING NON-CONFORMING.

- ❖ THE SUBJECT PROPERTY DOES NOT HAVE ANY EXISTING STRUCTURES, OR PREVIOUSLY DEMOLISHED STRUCTURES, THAT WOULD RESULT IN NON-COMPLIANCE WITH THIS CRITERION.

THE APPLICATION **SATISFIES** THIS CRITERION.

REVIEW OF NEW LOT SPLIT CRITERIA

C. NO RESTRICTIVE COVENANTS, ENCROACHMENTS, EASEMENTS, OR THE LIKE EXIST WHICH WOULD PREVENT THE SEPARATION OF THE SITE, INCLUDING PREVIOUSLY DEMOLISHED STRUCTURES.

❖ A RESTRICTIVE COVENANT EXISTS TYING LOTS 19-21 TOGETHER. THE APPLICANT'S PROPOSAL IS TO HAVE LOTS 19-21 BECOME A BUILDING SITE; THEREFORE, THE EXISTING RESTRICTIVE COVENANT IS IN COMPLIANCE WITH THIS CRITERION. THE SUBJECT PROPERTY DOES NOT HAVE ANY PREVIOUSLY DEMOLISHED STRUCTURES THAT WOULD RESULT IN NON-COMPLIANCE WITH THIS CRITERION.

THE APPLICATION SATISFIES THIS CRITERION.

REVIEW OF NEW LOT SPLIT CRITERIA

D. THAT THE BUILDING SITE HAS BEEN OWNED BY THE CURRENT OWNER CONTINUOUSLY FOR A MINIMUM OF TEN (10) YEARS PRIOR TO THE APPLICATION SUBMITTAL.

❖ THE PROPERTIES WERE PURCHASED IN 2015.

THE APPLICATION DOES NOT SATISFY THIS CRITERION.

REVIEW OF NEW LOT SPLIT CRITERIA

STAFF RECOMMENDATION:

STAFF'S RECOMMENDATION OF THE REQUEST, IF IT WERE REVIEWED UNDER THE NEW LOT SPLIT CRITERIA, WOULD BE **APPROVAL** SINCE THE APPLICATION SATISFIES THE REQUIRED LOT AREA, EXCEPTIONAL OR UNUSUAL CIRCUMSTANCES, AND NEIGHBORHOOD COMPATIBILITY CRITERIA, AS WELL AS THE ADDITIONAL THREE (3) OF FOUR (4) CRITERIA AS REQUIRED BY THE ZONING CODE.



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BUILDING SITE SEPARATION,
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