



**TO:** Mayor Craft & Members of the City Council

**FROM:** Lee Jones, Director of Planning & Community Development

**SUBJECT:** ZA19-000048 Coastal Resort Properties PUD Master Plan  
ZA19-000050 Coastal Resort Properties Rezoning

**DATE:** November 4, 2019

**REQUEST:** The applicant seeks two approvals for 218 acres of property located north of the Intracoastal Waterway and east of Waterway East Boulevard:

1. Rezone 218 acres from ICW-N to BT-1N and
2. Apply a Planned Unit Development (PUD) Master Plan Overlay.

These zoning actions are being requested to better align future development on the property with the approved Army Corps of Engineers Intracoastal Waterway Environmental Impact Study. The City Council shall take separate actions on the BT-1 North rezoning application and on the PUD Master Plan application.

**BACKGROUND:** Intracoastal Waterway EIS – In 2009 The U.S. Army Corps of Engineers (USACE) prepared an environmental impact statement (EIS) to evaluate the potential environmental and socioeconomic consequences of granting permits for developing marinas along the Intracoastal Waterway (ICW). The EIS study approved 15 mixed-use developments along the ICW consisting of the following: 17 marinas, 16,700 condominium units, 1,722 wet boat slips, 1,742 dry boat storage spaces, various commercial establishments, support facilities, and resort amenities. The purpose for the EIS study was to provide private marinas for condominium residents' and tourists' watercraft.

The Coastal Resort Property (Summerdance) was part of the EIS study, and was approved with the following development components:

- Approximately 3,175 condominium units;
- Amenities such as swimming pools, tennis courts, and a clubhouse;
- Approximately 27,000 square feet of retail and commercial space in the development, including restaurants and convenience stores;
- 100 acres of green space, with parks, lakes, and boardwalks; and
- Three marinas containing a total of 318 boat slips and 490 dry boat slips.

Planning Commission – At the October 22, 2019 meeting the Commission voted 8-0 to recommend approval for both the zone change application and the PUD Master Plan application for Coastal Resort Properties.

### **PROPOSED CONCEPT PLAN**

The proposed Coastal Resort Properties (CRP) Planned Unit Development (PUD) Master Plan was conceived to address elements of all of the City's Major Land Use Components, Policies, and Implementation Opportunities as outlined in the Future Land Use Plan Element of the City's

Comprehensive Plan. The plan features three marinas, two mixed use activity centers, mixed residential uses, two areas proposed for corridor commercial uses, formal and informal open spaces, a multi-use linear greenway along the ICW and will provide for the extension of Waterway East Boulevard. Proposed density is capped at 21 units per acre for the Activity Centers and 16 units per acre in the Mixed Residential, Neighborhood Mixed Use, and Commercial Corridor areas.

**FACTS TO BE CONSIDERED**

1. The rezoning and PUD Master Plan reduces the amount of density allowed on the property by more than 275% versus the existing zoning allowances and cap building heights to 4 stories for residential structures and 6 stories for commercial structures as compared with a maximum of 8 stories permitted by the ICW-North zoning.
2. The proposal complies with and promotes several goals of the Future Land Use Plan:
  - a. The creation of a compact, interconnected activity center on the property complies with Land Use Plan;
  - b. The extension of Waterway East Boulevard furthers the goals of the Transportation and Accessibility component of the Land Use Plan.

**RECOMMENDATION:** Staff recommends the City Council approve the rezoning application and PUD Master Plan for Coastal Resort Properties.

**ATTACHMENTS:** Staff Report, Applicant Narrative and Master Plans