



# Memorandum

**Meeting Details:** Planning Commission, February 05, 2024

**Prepared For:** Planning Commission

**From:** Community Development Department

**Subject:** Site Plan Application: Don's Dock (SP 2024-01)

**Applicant/Property Owner:** Boardwalk Place Properties LLC

**Subject Property:** 215 Boardwalk Place, Madeira Beach, FL 33708 (15-31-15-00000-410-0200)

**Nature of Request:** Site plan application to build an open structured restaurant.

## **Review:**

### **Section 110-51. - Scope of Review.**

(1) Proposed use:

- a. Primary use. *Met (Sec. 110-287)*
- b. Accessory uses. *N/A*
- c. Special exception use: Approval by special magistrate obtained. *N/A*

(2) Lot restrictions:

- a. Lot size: width, depth, area. *Met (Sec. 110-290)*
- b. Setbacks. *Setbacks indicated on the Site Data Table on the Civil Plans. The front (20 feet) and rear (none) yard setbacks are met, the side yard (5 feet on one side) is not met. Setbacks should be indicated on a plan sheet.*
- c. Lot coverage. *Not indicated on the Site Data Table.*
- d. Impervious surface. *Does not meet. (Sec. 110-294 ISR is 0.85) The Site Data Table on the Civil Plans indicates the ISR is 87.5%, an increase from the existing.*
- e. Green area. *Not indicated on the plans. Should be included on Site Data Table and Landscape Plans.*
- f. Building heights. *Meets requirement (Sec 110-292 34 feet measuring from DFE) (Sec. 110-430(b) allows for elevators, stairways, ornamental towers or spires, to be erected to their height above the allowed building height but may not exceed 20 feet above the maximum building height limit).*

g. Density. *N/A*

(3) Arrangement of structures:

a. Distance between structures. *N/A*

b. Provisions for light, air, privacy and access. *N/A*

c. Location of accessory structures (article VI, division 4 of this chapter). *Cooler walk in must meet all FBC, LDR and FEMA requirements.*

d. Use of open space. *N/A*

e. Transition yard requirements. *N/A*

(4) Impact on surrounding property. *Meets setbacks and special requirements.*

(5) Floodplain regulations (chapter 94):

a. Elevation requirements. *VAR 2023-02 allows for the first story to be built at the same height as the Boardwalk, this is still one foot above BFE.*

b. Use below base flood elevation (BFE). *Meets requirements.*

(6) Parking (article VII of this chapter):

a. Minimum requirements for off-street parking. *Meets requirements with shared parking agreement.*

b. Location of spaces. *Meets requirements.*

c. Circulation. *Meets requirements.*

d. Loading and unloading areas. *Meets requirements.*

e. Handicap facilities. *Must have handicap parking spaces on site. Not provided.*

f. Compact spaces. *Meets requirements.*

g. Remote lots. *Meets requirements.*

(7) Traffic access: *Meets requirements.*

a. Available and allowable street cuts. *Meets requirements.*

b. Use of abutting roadways. *Meets requirements.*

c. Intersection visibility (section 110-423). *Meets requirements.*

d. Emergency vehicle access. *Meets requirements.*

(8) Protection of soil and water resources (chapter 98, article II): *No stormwater retention or drainage direction information provided.*

a. Development requirements.

b. Land alteration plan.

c. Drainage plan:

1. Treatment of stormwater runoff.

2. Protection during construction.

d. Environmentally sensitive area protection plan.

(9) Landscaping (chapter 106, article II): *Landscape Plans not provided.*

- a. Minimum requirements. *Sec. 106-34* Minimum of ten percent landscape areas, exclusive of perimeter landscape buffers. *Not shown on plans*
- b. Perimeter landscaping. *Five ft landscape buffer strip containing one tree for each 35 linear feet on east side (Sec. 106-35(1-2)). Not shown on plans.*
- c. Buffer landscaping. *Not shown on plans.*
- d. Use of existing landscaping. *N/A*
- e. Xeriscape requirements. *N/A*
- f. Irrigation system. *Not shown on plans.*
- g. Intersection restrictions. *Not shown on plans.*
- h. Screening of backflow preventer. *Not shown on plans.*
- i. Protected species (mangroves, sea oats, etc.). *N/A*

(10) Tree protection (chapter 106, article III): *Landscape Plans not provided.*

- a. Minimum requirements. *Not provided (one tree per 400 sq ft Sec. 106-34)*
- c. Use of existing trees. *Not provided*
- d. Removal of exotic species. *N/A*
- e. Protection during construction. *N/A*
- f. Irrigation for the trees. *Not provided*

(11) Lighting (article VI, division 5 of this chapter): *Not provided.*

- a. Impact of indoor and outdoor lighting.
- b. Decorative and accent lighting.
- c. Temporary lighting.
- d. Lighting in beach area.

(12) Sidewalks (chapter 58): *There are no sidewalks on the south side of Boardwalk Pl. Sidewalks are located on the northside of Boardwalk.*

- a. Minimum requirements.
- b. Location and size.
- c. Pedestrian access.

(13) Signs (chapter 102): *No signage proposed. Any future signage must meet the requirements in the Code of Ordinances.*

- a. Type. *N/A*
- b. Location. *N/A*
- c. Size. *N/A*

(14) Recreation areas: *N/A*

- a. Type. *N/A*
- b. Location. *N/A*

(15) Fences and walls (article VI, division 3 of this chapter): *N/A*

a. Location. *N/A*

b. Height. *N/A*

c. Types. *N/A*

(16) Easements (article VI, division 10, subdivision II of this chapter): *Easement on boardwalk stairs.*

a. Utility. *N/A*

b. Pedestrian/beach access. *N/A*

c. Access easements. *Access easements noted on the plans.*

(17) Docks and seawalls (section 110-426 and chapter 14, article V) *Need more information regarding deadmen anchors in structural plans.*

a. Requirements. *N/A*

b. Exemptions. *N/A*

(18) Miscellaneous: *N/A*

a. Laundry facilities. *N/A*

b. Satellite dish antennas (article VI, division 12, subdivision III of this chapter). *N/A*

c. Outdoor storage (article VI, division 9, subdivision I of this chapter). *N/A*

d. Swimming pools (article VI, division 11 of this chapter). *N/A*

e. Solid waste disposal containers and enclosures (section 54-61). *Location and size not provided.*

(19) Concurrency determination (chapter 90).

**Recommendation:** Staff recommends the applicant meets all requirements noted above.

**Attachments:**

- Site Plan application
- Architectural Plans
- Civil Plans
- Survey
- Variance Approval
- Neighborhood meeting mailing
- Parking Agreement
- Property Posting