



# Memorandum

**Meeting Details:** Planning Commission, March 4, 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.**

The city manager or his designee will conduct a detailed review of proposed intermediate and major development (which shall consist of a complete new development on the site) to insure compliance with the current land development regulations. This review will include, but not be limited to, the following areas:

#### (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. Note: The approved construction plans will include a revised site data table showing the front setback as north, the rear setback as the south, and side setbacks as east and west.*
- c. Lot coverage. *Met (Sec. 110-293) per Site Data Table.*
- d. Impervious surface. *Met. (Sec. 110-294 ISR is 0.85) The Site Data Table on the Civil Plans indicates the ISR will be 82.9%.*

- e. Green area. *Met. Review in conjunction with #9 & review of 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). *Walk in coolers will be required to meet all FBC (Florida Building Code), LDR (Land Development Regulations) and FEMA (Federal Emergency Management Agency) requirements.*
- d. Use of open space. *N/A*
- e. Transition yard requirements. *N/A*

(4) Impact on surrounding property. *In line with adjacent property usage.*

(5) Floodplain regulations (chapter 94):

- a. Elevation requirements. *VAR 2023-02 allowed for reduction of the city LDR freeboard of four feet. The reduction allows for the first story to provide "walk out" access to the Boardwalk. The base flood elevation, as reduced, is still compliant with the FBC. Met.*
- b. Use below base flood elevation (BFE). *Met.*

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

- a. Minimum requirements for off-street parking. *Meets requirements with shared parking agreement.*
- b. Location of spaces. *Met.*
- c. Circulation. *Met.*
- d. Loading and unloading areas. *Met.*
- e. Handicap facilities. *ADA parking and accessible access depicted in Civil Plans.*
- f. Compact spaces. *Met.*
- g. Remote lots. *Met.*

(7) Traffic access: *Met.*

- a. Available and allowable street cuts. *Met.*
- b. Use of abutting roadways. *Met.*
- c. Intersection visibility (section 110-423). *Met.*
- d. Emergency vehicle access. *Met.*

(8) Protection of soil and water resources (chapter 98, article II): *See Civil Plans*

- a. Development requirements. *Met.*
- b. Land alteration plan. *Met.*

c. Drainage plan:

1. Treatment of stormwater runoff. *The Civil Plans address stormwater and a drainage report was provided and calculations under review. The approved for construction plans will adhere to LDR and all water management district requirements.*

2. Protection during construction. *A stormwater pollution prevention plan sheet has been provided within the Civil Plans.*

d. Environmentally sensitive area protection plan. *The Civil Plans provide for silt fencing along the property adjacent to Johns Pass.*

(9) Landscaping (chapter 106, article II): *Requirements a) through i) met, see attached landscape plans.*

a. Minimum requirements.

b. Perimeter landscaping.

c. Buffer landscaping.

d. Use of existing landscaping. *N/A*

e. Xeriscape requirements. *N/A*

f. Irrigation system.

g. Intersection restrictions.

h. Screening of backflow preventer. *Not*

i. Protected species (mangroves, sea oats, etc.). *N/A*

(10) Tree protection (chapter 106, article III): *See provided Landscape Plans for a) through f).*

a. Minimum requirements. *Met*

c. Use of existing trees. *Met*

d. Removal of exotic species. *N/A*

e. Protection during construction. *Trees to remain identified.*

f. Irrigation for the trees. *Met*

(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. This will be provided during demolition activities which is consistent with construction practices on a site expected to have a significant amount of below ground obstacles that need to be accurately located, but cannot be accurately located until excavation commences.*

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 approval with the conditions that the applicant must meet all requirements noted above.

**Attachments:**

- Site Plan Application
- Architectural Plans
- Civil Site Plans

- Landscape & Irrigation Plans
- Survey
- Variance Approval
- Neighborhood Workshop Meeting
- Parking Agreement