

AGENDA ITEM SUMMARY SHEET
Planning Zoning and Design Board
September 14, 2021

Agenda Item:

Via Coconut Rezoning and Right-of-Way Vacation
DCI2019-E003 and VAC2019-E001

Description:

This case was heard by the Planning, Zoning and Design Board on August 24, 2021 and was continued to review revised conditions of approval. Revised conditions are attached, based on comments and discussion from the Board.

The revisions are highlighted in yellow and include:

- Elimination of townhomes, and substitution of commercial uses (including office) instead (Condition 2)
- Clarification of bar, consumption on premises, and live entertainment (Conditions 4, 22 and 23)
- Revision to Condition 7 to prohibit pile driving in addition to blasting
- Clarification of Pattern Book (Condition 9) to allow minor color modifications at the time of development order, and add bike rack at fishing pier with “no parking” signage or paint (See applicant’s color modification attached)
- Addition of language to Condition 11, Buffers, to clarify the buffer to be provided adjacent to the railroad right-of-way
- Addition of language to Condition 12 to clarify that the 1-acre park will be constructed by the developer
- Revisions to the phasing Condition 14 to omit dog park and pocket park, add executed lease and 50% occupancy language
- Addition of a condition offered by applicant addressing short-term and vacation rentals by requiring 6-month minimum leases (new Condition 24)
- Addition of a condition clarifying the public easements (new Condition 25)

Action Requested:

Recommend to Council to approve rezoning with the revised conditions in the attached document dated September 1, 2021, and approve the right-of-way vacation.

Attachment:

1. Via Coconut EPD Revised Zoning Conditions
2. Applicant’s Optional Additional Color Palette