

Public Hearing I: Special Use Permit Hotel



Matt Kirkland, AICP, CZO, CFM
Planning Director
February 13, 2023

Background

- Demarest Company Landscape Architects, PLLC has applied for a Special Use Permit to allow a hotel within the Community Business (CB) zoning district
- The proposed hotel is located on the northwest corner of E. Dolphin Drive and 3rd Place East, tax parcel ID 234MB002
- The proposed hotel includes 106 rooms and approximately 50,000 square feet



Special Use Permit Standards

- Applicant has the burden of producing competent, substantial evidence tending to establish the facts and conditions
- The Court of Appeals has approved the use of four general standards for considering and approving Special Use Permits
 1. Does not materially endanger the public health or safety
 2. Meets all required conditions and specifications
 3. Will not substantially injure the value of adjoining property
 4. Will be in harmony with the area in which it is located and in general conformity with the comprehensive plan

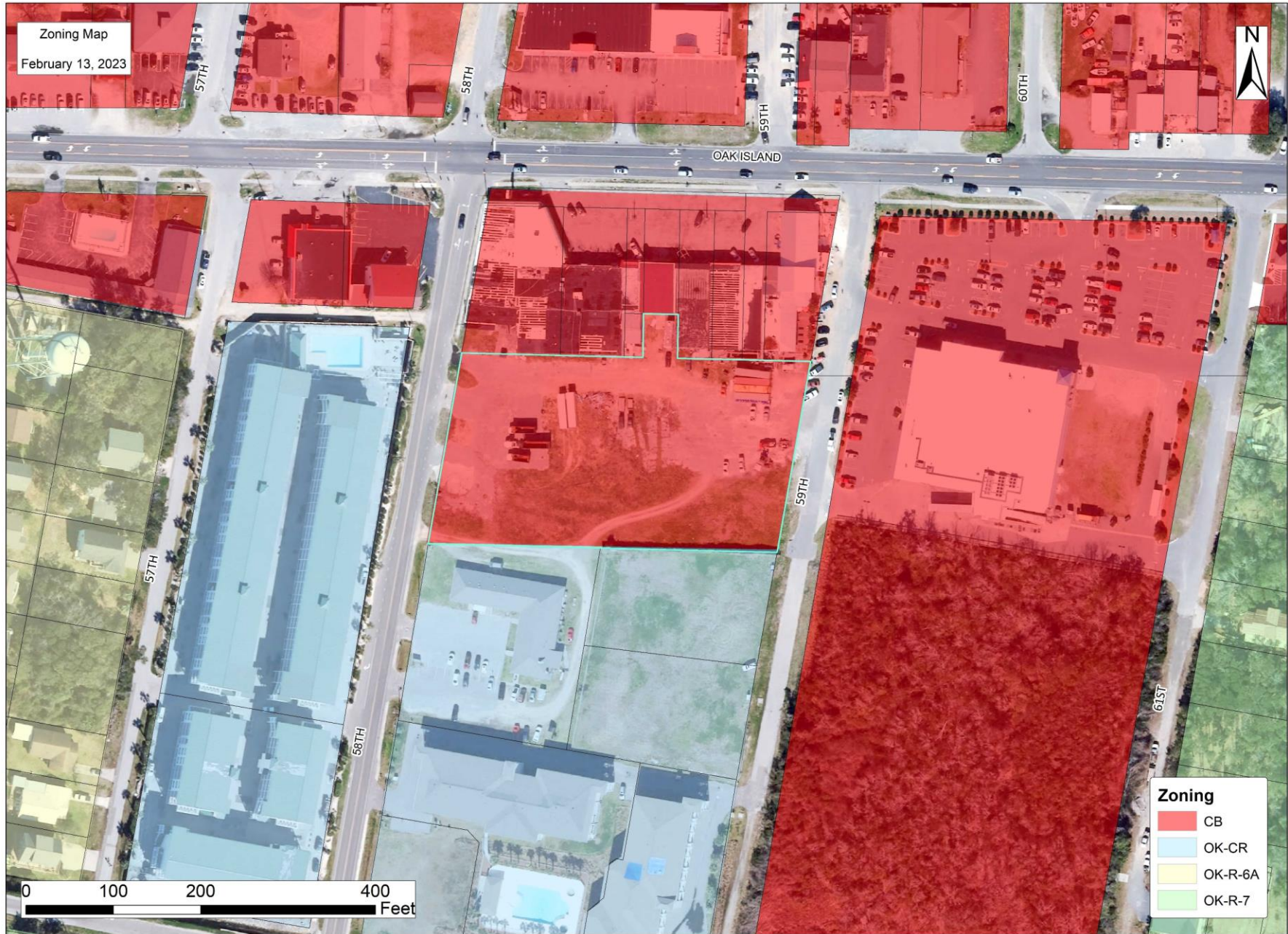
Public Hearing II: Special Use Permit Mini-Golf



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Background

- Rafi Adi has applied for a Special Use Permit to allow a mini-golf within the Community Business (CB) zoning district
- The proposed mini-golf is located between SE 58th St and SE 59th St, tax parcel ID 250AG00809
- The proposed mini-golf is approximately 18,590 square feet



Special Use Permit Standards

- Applicant has the burden of producing competent, substantial evidence tending to establish the facts and conditions
- The Court of Appeals has approved the use of four general standards for considering and approving Special Use Permits
 1. Does not materially endanger the public health or safety
 2. Meets all required conditions and specifications
 3. Will not substantially injure the value of adjoining property
 4. Will be in harmony with the area in which it is located and in general conformity with the comprehensive plan