



# AGENDA SUMMARY PAGE

City Council  
Meeting of: May 21, 2025

Agenda Item No.:  
47

**DEPARTMENT: Community Development**

**DISCUSSION**

**DIRECTOR: Seth Floyd**

**SUBJECT:**

24-0640-VAR1 - APPEAL ITEM - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: HARBOR COVE PROPERTIES, LLC - For possible action on an Appeal of the Approval by the Planning Commission on a Land Use Entitlement project request TO ALLOW A PROPOSED FRONT YARD WALL THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR HEIGHT on 0.32 acres at 2980 Harbor Cove Drive (APN 138-16-213-059), R-PD5 (Residential Planned Development - 5 Units per Acre) Zone, Ward 4 (Allen-Palenske). The Planning Commission (7-0 vote) and Staff recommend APPROVAL.

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

**RECOMMENDATION:**

The Planning Commission (7-0 vote) and Staff recommend APPROVAL, subject to conditions

**BACKUP DOCUMENTATION:**

1. Appeal Documentation
2. Location and Aerial Maps
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Documentation Not Vetted - Protest Petitions and Executive Summary of Objections
8. Submitted after Final Agenda - Protest-Support Postcards and Documentation Not Vetted - Telephone Record
9. Submitted at Meeting - Documentation Not Vetted - Harbor Cove HOA Cease & Desist Demand and Declaration of the Board of Directors for the Harbor Cove Homeowners Association In Opposition to Variance Request 24-0640-VAR1 by David Brown
10. Backup Documentation Submitted for the February 11, 2025 Planning Commission Meeting
11. Backup Documentation Submitted for the March 11, 2025 Planning Commission Meeting
12. Backup Documentation Submitted for the April 8, 2025 Planning Commission Meeting