Legislation Details

File #:	26-5236	**Version:** 1	**Name:**	Zoning Map Interpretation - 2407 N. Roosevelt Blvd.	
Type:	Resolution		**Status:**	Withdrawn	
File created:	3/17/2026		**In control:**	City Commission	
On agenda:	9/3/2026		**Final action:**	9/4/2026	

Title: Withdrawn: Zoning Map Interpretation - 2407 N. Roosevelt Blvd. (RE# 00002280-000100), also known as Happy Landings Marina - Finding that an interpretation of the Official Zoning Map pursuant to Section 122-94(7) of the Land Development Regulations as it applies to the property located at 2407 North Roosevelt Boulevard (Happy Landings Marina) is required due to the differing physical features on the ground compared to the Zoning Map and existing uncertainties; Clarifying the zoning district boundaries between Commercial General (CG), Conservation Mangrove (CM), and Conservation - Outstanding Waters of the State (C-OW); Clarifying the intent of the Official Zoning Map based on physical site conditions, historical development patterns, and applicable regulatory provisions, not constituting a rezoning of the property.

Sponsors: Brian L. Barroso

Indexes:

Code sections:

Attachments: 1. Resolution, 2. Cover Memo (Planning), 3. 1995 Letter from City Attorney, 4. 2014 City Commission Res No. 14-316, 5. 2022 Zoning Verificatin Letter 2407 N. Roosevelt Blvd., 6. 2023 Minor Modification 2407 N. Roosevelt, 7. 2024 Denial of Major Modification Request, CC Resolution 24-013, 8. Ex. A. 2407 N. Roosevelt Blvd. ZVL letter 3.17.22, 9. Ex. B. 1995 Letter from Covan, 10. Ex. C. Mannix-Lachner Letter, 11. Ex. D. Conservation. Pages from Ord. 97-10, 12. 2025 Request for ZVL by Happy-Landings, 13. Ex. E. HLM Habitat rev, 14. Ex. F. 1998.99 Letters re Use, 15. Ex. G. Letter to Covan 1995, 16. Public Comment - Smith, 17. Public Comment - Robles

Date	Ver.	Action By	Action	Result
9/3/2026	1	City Commission	Withdrawn	
7/1/2026	1	City Commission	Withdrawn	
6/4/2026	1	City Commission	Postponed	Pass
5/7/2026	1	City Commission	Postponed	Pass
4/1/2026	1	City Commission	Postponed	Pass

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