

**TAB 8**



# City of Palmetto Agenda Item

**Meeting Date**

11/21/11

**Presenter:** Lorraine Lyn

**Department:** Planning

**Title:**

**Roy Family Ranches  
2007 & 2011 21st Street W  
Annexation, Small Scale Plan Amendment and Rezoning/GDP (revised from 8 to 6 SF units)  
AN/PA/Z/GDP 2011-03**

This covers public hearings continued from 10/3/2011 and 11/7/2011 for the following petitions filed by property owners, Charles A. and Pamela G. Roy and Brian T. and Heidi A. Allwood:

- To annex a 4.3 acre tract located at 2007 21st Street W into the City of Palmetto;
- To change the Plan category of this annexed parcel from a County designation (RES-3) to a City designation (RES-4);
- To rezone 2 tracts; 1 zoned ER in the City and the other zoned A-1 in the County to PD-H;
- To approve a General Development Plan for 6 single family lots which will serve as a preliminary subdivision plat

The existing family compound consists of 2 large parcels; 4.3 acres in the City and 3.7 acres in the county, each containing an existing SF residence and accessory uses accessed from a private, tree lined driveway on the south side of 21<sup>st</sup> Street W. The owners are requesting subdividing 8 acres into 6 single family lots using the existing driveway.

Staff finds that the proposed single-family residential development is consistent with the City's 2030 Comprehensive Plan in terms of its use and density and is consistent with the surrounding uses and the general area and recommends approval with the following conditions:

- The maximum number of lots shall not exceed 6 lots.
- The minimum lot size shall be at least one acre in size.

Given the proposal for a single family subdivision, several deviations from guidelines outlined in Sec. 8.5 are being proposed for city commission approval.

At its hearing on August 18, 2011, the Planning and Zoning Board voted unanimously to recommend APPROVAL of the annexation (AN 2011-03); plan amendment from Residential-3 (County) to Residential-4 (City) (PA 2011-03); rezoning from E-R (City) and A-1 (County) to PD-H (Z 2011-03) and GDP and preliminary subdivision plat for 8 single family detached units on 8.01 acres at a density of 1 du/ac. The applicant has since revised the number of SF lots to 6 for a gross density of 0.75 du/ac.

<b>Budgeted Amount:</b>	\$0.00	<b>Budget Page No(s):</b>		<b>Available Amount:</b>	\$0.00	<b>Expenditure Amount:</b>	\$0.00
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**Additional Budgetary Information:**

<b>Funding Source(s):</b>		<b>Sufficient Funds Available:</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No	<b>Budget Amendment Required:</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No	<b>Source:</b>	
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<b>City Attorney Reviewed:</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<b>Advisory Board Recommendation:</b>	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> N/A	<b>Consistent With:</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Palmetto 2030 Comprehensive Plan
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**Potential Motion/Direction Requested:** The City Commission shall APPROVE, APPROVE WITH CONDITION(S) or DENY the proposed Annexation, Small Scale Plan Amendment and Rezoning/GDP; AN/PA/Z/GDP 2011-03

<b>Staff Contact:</b>	Lorraine Lyn	City Planner	723-4580 Ext. 2135
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**Attachments:**

**CITY OF PALMETTO  
ORDINANCE NO. 2011-21**

**AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA, PROVIDING FOR FINDINGS OF FACT; ANNEXING APPROXIMATELY 4.3 ACRES OF REAL PROPERTY INTO THE CITY OF PALMETTO GENERALLY LOCATED AT 2007 21<sup>st</sup> STREET WEST, PALMETTO; AND MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR AMENDMENT OF CITY BOUNDARIES; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (AN #2011-03 Applicants: Pamela Roy, Brian and Heidi Allwood)**

**WHEREAS**, Article VIII, Section 2 of the Florida Constitution provides that municipalities shall have governmental, corporate and proprietary powers to enable municipalities to conduct municipal government, perform municipal functions, and render municipal services; and

**WHEREAS**, Chapter 166, Florida Statutes, the “Municipal Home Rule Powers Act,” authorizes municipalities to exercise any power for municipal purposes, except when expressly prohibited by law and to enact ordinances in furtherance thereof; and

**WHEREAS**, Section 171.044, Florida Statutes, provides for the voluntary annexation of reasonably compact, contiguous real property to a municipality; and

**WHEREAS**, the property described in **Exhibit A**, attached hereto and incorporated herein (the “Property”), is reasonably compact and contiguous to the City of Palmetto; and

**WHEREAS**, the Property is owned by Pamela Roy, Brian Allwood and Heidi Allwood (“Applicants”); and

**WHEREAS**, the Applicants have filed a petition with the City requesting that the Property be annexed into the City of Palmetto, and the City Commission has determined that such petition bears the signatures of all of the owners the Property; and

**WHEREAS**, notice of said annexation, a copy of which is attached hereto and incorporated

herein as **Exhibit B**, has been sent to the Board of County Commissioners for Manatee County and published as required and provided under Section 171.044, Florida Statutes; and

**WHEREAS**, annexation of the land described in **Exhibit A** does not result in the creation of any enclaves; and

**WHEREAS**, the City Commission has determined that it is necessary, desirable and in the best interest of the citizens of the City of Palmetto to adopt this Ordinance.

**NOW, THEREFORE, BE IT FURTHER ORDAINED**, by the City Commission of the City of Palmetto, Florida, as follows:

**Section 1.**     **Findings of Fact.** The above “whereas” clause are adopted herein as findings of fact.

**Section 2.**     **Annexation of Land.** The Property, as legally described in **Exhibit A**, and as generally depicted on the sketch attached hereto as **Exhibit C**, is hereby annexed into and incorporated within the City of Palmetto as fully and effectually as if the same were included within the boundary of the City of Palmetto, as set forth in its Charter.

**Section 3.**     **Amendment of City Boundaries.** The legal description of the City of Palmetto, kept on file in the City Clerk’s office, is hereby amended to reflect this annexation. The City Clerk is hereby directed to undertake measures necessary to affect such amendment consistent herewith, and to make the filings required under Section 171.044, Florida Statutes.

**Section 4.**     **Repeal of Ordinance.** This Ordinance hereby repeals all ordinances and parts of ordinances in conflict herewith to the extent of such conflict.

**Section 5.**     **Severability.** It is the intent of this Ordinance to comply with all applicable

law and constitutional requirements. If any provision, paragraph or section of this Ordinance shall be determined by a court of competent jurisdiction to be inapplicable, illegal, unenforceable or unconstitutional, then to that extent such provisions or portions shall be deemed null and void, but the remaining provisions of this Ordinance shall be in full force and effect as applicable.

**Section 6.** **Effective Date.** This Ordinance shall take effect as provided for by law and by City Charter, Section 14 upon execution by the Mayor, or if disapproval occurs, upon reconsideration by the City Commission and passing of the Ordinance by at least four (4) votes.

**PASSED AND DULY ADOPTED**, by the City Commission, in open session, with a quorum present and voting, this 21st day of November, 2011.

First Reading: September 12, 2011

Publication: September 19, 2011 and  
September 26, 2011

Second Reading and  
Public Hearing: October 3, 2011 continued to  
November 7, 2011, November 21, 2011

CITY OF PALMETTO, FLORIDA, BY  
AND THROUGH THE CITY COMMISSION  
OF THE CITY OF PALMETTO

By: \_\_\_\_\_  
SHIRLEY GROOVER BRYANT, MAYOR

ATTEST: James R. Freeman  
City Clerk

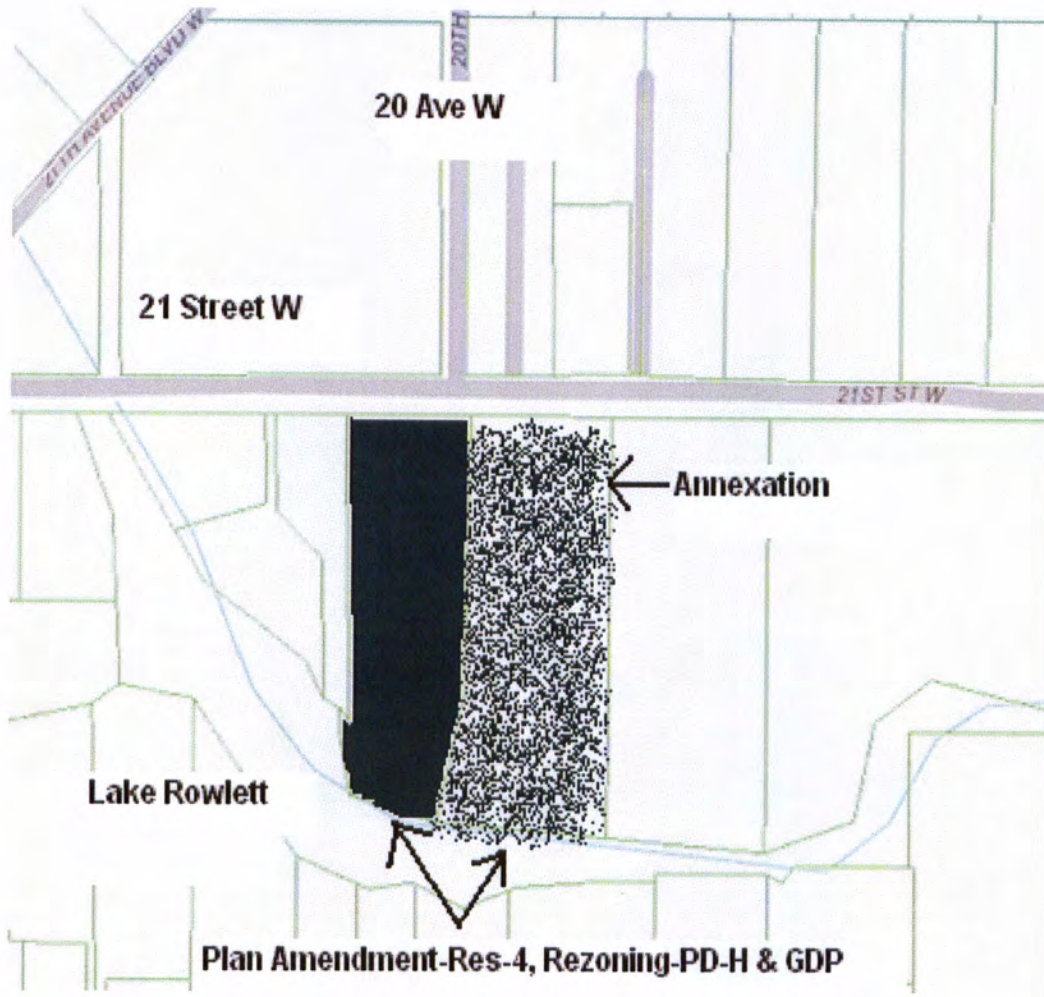
By: \_\_\_\_\_  
City Clerk/Deputy Clerk

**Exhibit A**

**Commence at the NW corner of the SW ¼ of the SE ¼ of Section 10, Township 34 South, Range 17 East, Manatee County, Florida; thence S00°13'30"E, 33 feet to the South right-of-way line of 21<sup>st</sup> Street West; thence East along said south line 26.8 feet for the Point of Beginning; thence S02°13'15"W, 515.3 feet; thence S14°40'15"W, 230.65 feet to a concrete monument; thence continue S14°40'15"W to the waters of Lake Rowlett; thence Southeasterly along said waters, 630 feet, more or less, to a point which lies 549.73 feet East of the Point of Beginning and on a line that bears S00°19'W and 759 feet from said South line of 21<sup>st</sup> Street West; thence N00°19'E 759 feet; thence West along said South line of 21<sup>st</sup> Street West, 549.73 feet to the Point of Beginning; LESS the East 299.5 feet thereof.**

**Pamela G. Roy herein certifies that the above described property is not her homestead, nor is it contiguous thereto.**

# Roy Annexation Map



**Staff Report  
Roy Family Ranches  
2007 & 2011 21<sup>st</sup> Street W  
Annexation, Small Scale Plan Amendment and Rezoning/GDP  
AN/PA/Z/GDP 2011-03**

**REQUEST:**

- 1. To annex a 4.3 acre tract located at 2007 21<sup>st</sup> Street W into the City of Palmetto;**
- 2. To change the Plan category of this annexed parcel from a County designation (RES-3) to a City designation (RES-4);**
- 3. To rezone 2 tracts; 1 zoned ER in the City and the other zoned A-1 in the County to PD-H;**
- 4. To approve a General Development Plan for 8 single family lots which will serve as a preliminary subdivision plat**

**OWNERS:** Charles A. and Pamela G. Roy and Brian T. and Heidi A. Allwood

**LOCATION/PIN #/PARCEL SIZE OF SUBJECT PROPERTIES**

County Parcel: 2007 W 21<sup>st</sup> Street (PID # 2415410451)/4.33 acres (per survey provided)  
City Parcel: 2011 W 21<sup>st</sup> Street (PID # 2415410379)/3.68 acres (per survey provided)  
Total Site: 8.01 acres

**PLAN/ZONING/EXISTING USE OF SUBJECT PROPERTIES**

County Parcel: Residential-3/A-1 (Suburban Agriculture)/single-family detached unit  
City Parcel: Residential-4/ER (Estate Residential)/single-family detached unit, barn, horses, gazebo

**PLAN/ZONING/USES OF SURROUNDING AREA**

North: RES-3 (County) & RES-4 (City)/A-1 (County) & ER (City)/vacant land  
South: RES-3 (County) & RES-4 (City)/A-1 (County) & ER (City)/single family residential  
East: RES-3 (County)/A-1 (County)/vacant land  
West: RES-4 (City)/ER (City)/single family residential

**BACKGROUND**

The subject property is located in the northwest section of the City, just south of the Terra Ceia Golf and Country Club planned development. The general area, including an enclave of unincorporated Manatee County is developed with scattered estate/large lot single family residential and zoned for a minimum of one acre lots; A-1 (Suburban Agriculture) in the County and E-R (Estate Residential) in the City. Lake Rowlett which abuts the southern border of the subject property lies between 21<sup>st</sup> Street W and 17<sup>th</sup> Street W.

This proposal was presented to the DRC on June 28, 2011 as a private family compound. The existing family compound consists of 2 large parcels with an existing residence on each and a barn at the end of a private, tree lined driveway. These parcels have over 200 feet of frontage on 21st Street and their southern borders abut Lake Rowlett.



There are 8 lots proposed on 8.01 acres at a gross density of 1.0 du/ac. The existing single family houses are on Lots 3 and 6 and the barn and gazebo are on Lot 4. The smallest lot proposed is 34,199 square feet or 0.79 acres and the largest lot, Lot 6 is 52,719 square feet or 1.21 acres. This proposal was taken to the DRC on June 28, 2011 at which there were no concerns noted.

## **COMPREHENSIVE PLAN ANALYSIS**

This report covers 4 separate requests and public hearing items:

(1) the annexation of a 4.5 acre parcel into the City; (2) the small scale plan amendment of 4.5 acres from County RES-3 to City RES-4; (3) the rezoning from a City parcel and the newly annexed parcel to PD-H; and (4) the GDP of both parcels for 8 single family lots serving as the preliminary subdivision plat.

### **1. Annexation**

The proposed annexation reduces the size of an existing unincorporated Manatee County enclave consistent with Objective 1.12 of the Future Land Use Plan. This application is also a logical extension of the City's boundaries consistent with the following Plan policy:

*Policy 1.12.1: The City shall balance the benefits of future annexations, i.e. to promote the orderly growth of the City with its ability to fulfill other established plans for the City.*

The annexation is consistent with the Palmetto 2030 Comprehensive Plan.

### **2. Plan Amendment**

The proposed plan amendment from County RES-3 to City RES-4 meets the requirements of a small scale plan amendment pursuant to Section 18 of Section 163.3187, Florida Statutes in that it is less than 10 acres and does not exceed 120 acres in a calendar year, does not involve a text change and is not located within an area of critical state concern.

### Future Land Use Element

The subject properties are designated Residential-4 (Res-4) described in the Plan as areas suitable for single-family detached residential development and areas where environmental conditions or limitations of public infrastructure require low density development. The proposed development of single-family lots at a density of 1.0 du/ac is within the range of densities permitted in the Res-4 plan category which permits up to 4.0 dwelling units per gross acre. The change from RES-3 to RES-4 is a comparable change in plan categories between the County's and City's Plans as the RES-4 permits the lowest residential densities in the City.

The plan amendment is consistent with the Palmetto 2030 Comprehensive Plan.

### **3. Rezoning**

The purpose of the proposed rezoning to PD-H is to consolidate two parcels into a unified development for a family compound consisting of 8 single family lots. A rezoning to PD-H is required due to the existing development already on site. The proposed private stables are a permitted use in the E-R and RS-1 zoning districts.

### PD versus Standard Zoning District

An application for rezoning to a PD district over a standard district was likely made for the following reasons:

- 1) To reflect proposed lot sizes which are between E-R (minimum one acre lots) and RS-1 (minimum 15,000 square feet);

- 2) To recognize existing structures on the GDP that may not meet the standard zoning setbacks, e.g. barn requires 30' front setback in RS-1 and the subject PD-H districts but the existing setback is 25'. The existing barn was granted a 5' height variance for 20 feet on January 30, 2004;
- 3) To recognize existing accessory uses on the GDP, e.g. equestrian arena and gazebo;
- 4) Because Sec 6-19 (a) requires a minimum of 2 acres for horses in RS-1;
- 5) To process the preliminary plat concurrent with the GDP.

The rezoning is consistent with the Palmetto 2030 Comprehensive Plan.

#### 4. GDP & Preliminary Plat

Per Sec. 26-12, a master plan shall be approved by the City Commission in accordance with the Planned Development Districts - General requirements of the Zoning Code. Following the master plan/GDP approval, the applicant may waive preliminary plat procedures and proceed to the construction drawings review.

Subdivision considerations include:

- The proposed density is 1 du/ac which is consistent with the surrounding E-R zoning district which permits a minimum of one acre lots.
- The additional 6 units will use the existing private street accessing onto 21<sup>st</sup> Street W which is currently being used by the existing 2 units.

#### Private Streets

Per Sec. 26-16 (i) Private internal streets are permitted provided that adequate access for police and fire protection is maintained, access for maintaining public infrastructure within the right of way is explicit and provisions for using and maintaining such streets are imposed upon the private users.

The Code contains the following requirements:

- A Subdivisions containing private streets shall not block logical access to adjoining lands;
- B Private streets or drives shall have an impervious travelway width of a minimum of 11 feet per travel lane;
- C Perpetual maintenance, adequate to ensure good travel conditions at all times, must be assured by recorded document;

The site plan/preliminary plat provided does not meet the 11 foot required rights-of-way width for the private drive entering the subdivision requiring a PD deviation from the City Commission.

#### Sidewalks

*Per Sec. 26-22 (a) Sidewalks shall be constructed along the north and west sides of all new or existing public streets, lying adjacent to or within the proposed development. The sidewalk shall be constructed within the right-of-way. Sidewalks are not required on internal private streets within industrial subdivisions.*

The proposed development is located on the south side of 21<sup>st</sup> Street W.

#### Phasing

Per Sec. 26-1 of the Code, the PD may be platted as a whole or in phases. The subject property is proposed to be platted as a whole.

#### Infrastructure

The subject property is served by City water and sewer. Prior to filing this application, the applicant secured a letter from the City of Palmetto Public Works Director, indicating that the City has adequate capacity for water and sanitary sewer, and the availability of reclaimed water to serve the 8 lot subdivision. The addition of 6 single-family units is not expected to generate 50 p.m. peak hour trips required to trigger a transportation study. The applicant must meet drainage requirements of Sec. 26.21(e).

According to the information provided, the nearest fire hydrant is located 800 feet east of the northeast property corner. A proposed fire hydrant is shown on the site plan on the south side of 21<sup>st</sup> Street W, south of 20th Avenue W. North River Fire Department has signed off on the proposed site plan which provides adequate access and turn-around for fire trucks.

Wetlands

According to the Environmental Review submitted, there are no wetlands on the property other than portions of Lake Rowlett; no native upland habitats and no endangered/threatened species were found to utilize the site for nesting or breeding purposes.

*Policy 9.2.4: Within Category I and II wetlands, the City shall require a minimum preserve area setback of ten (10) feet or greater if warranted by specific site conditions. This minimum setback is in addition to the minimum setbacks established in the City's land development regulations for the respective zoning district.*

The proposed wetland setback is 25 feet thereby meeting the above referenced Plan policy.

The GDP which serves as the preliminary plat delineating the 8 proposed lots is consistent with the Palmetto 2030 Comprehensive Plan.

**CODE COMPLIANCE**

The goal of the above referenced applications is to subdivide two lots into 8 proposed single family lots while recognizing 2 existing detached, single-family units. Because one of the two lots is currently located in unincorporated Manatee County, it has to be annexed into the City and assigned a City Plan category and zoning district. If the land was vacant, this project could have been developed under a standard zoning district. The PD zoning district offers the simultaneous review of the general development plan and preliminary plat while recognizing the existing development on the site plan. There are existing 4 foot fences along the entranceway and throughout this project which are permitted by City ordinance.

The following dimensional requirements, based on a minimum lot size of half an acre, are specified on the GDP for future single family development since some of the proposed lots are less than one acre in size. It should be noted that the existing barn on Lot 4 will not meet these requirements as it has a front setback of 25 feet.

Lot Dimensions

Area/sf	Area/du	Width	Front Setback	Side Setback	Rear Setback	Maximum Height
21,780	21,780	100'	30'	10'	25'	35'

Per Sec. 8.5 the following guidelines serve to identify minimum or maximum standards from which

the proposal should not deviate, unless otherwise approved by the city commission. The use of the PD zoning district for 8 single-family units at a density of 1.0 du/ac negates many of these guidelines as follows:

(a) Minimum Setbacks

- 1 *Perimeter landscaped setbacks: thirty-five (35) feet between the walls of all structures and the perimeter of the district.*

The proposed setbacks shall be 30 feet from the tree-line private road and 25 feet from the rear property lines for each lot. Since the side yards will face 21<sup>st</sup> Street W, the side yard setbacks will be 10 feet from the northern property line which is approximately 29 feet from the existing right-of-way (21<sup>st</sup> Street W). There is existing landscaping along the northern side of the existing 4' fencing running along the northern property line.

- 2 *Building setback: twenty-five (25) feet from wall-to-wall between structures.*

The minimum side yard setbacks will be 10 feet or 20 feet between structures.

- 3 *Public or private right-of-way setback: thirty-five (35) feet from any structure to right-of-way.*

The proposed front yard setbacks shall be 30 feet from the tree-line private road.

- 4 *Structures over thirty-five (35) feet in height: Additional one (1) foot of setback at ground level for each additional two (2) feet of height.*

The proposed uses are single family detached structures which will have a maximum height of 35 feet. Requirements for additional setback above 35 feet will not apply.

- (b) *Building height: Twelve (12) stories or one hundred thirty (130) feet whichever is less.*

The maximum height is 35 feet.

- (c) *Minimum off-street parking and loading requirements: Two (2) spaces per residential unit.*

At least 2 parking spaces will be provided per unit.

- (d) *Frontage and accessibility for each use shall be from either a public street directly or via an approved private driveway, pedestrian way, court or other area dedicated to public or private use or common element guaranteeing access.*

Frontage and accessibility for each unit shall be from an approved, existing private driveway.

- (e) *Underground utilities: All utilities, including telephone, television cables, and electrical systems, shall be installed underground. Appurtenances to these systems which require aboveground installation must be screened. Primary facilities providing service to the site of the PD may be exempted.*

The proposed project will have utilities underground.

- (f) *Solid waste containers: All central refuse, trash and garbage collection containers shall be screened from sight or located in such a manner so as not to be visible from any street within*

*or adjacent to the PD district. Individual garbage containers not a twenty-gallon capacity are permissible.*

Each residential unit will have individual garbage containers.

*(g) Public access to the waterfront, if applicable, shall be dedicated or reserved.*

Not applicable

*(h) As a minimum, the standard requirement for parkland shall be dedicated through the PD rezoning (e.g., 4 acres/1,000 people; projected population = 500; dedicate 2 acres).*

Not applicable

*(i) Minimum common open space and recreation areas: Twenty-five (25) percent of the gross site acreage shall be delineated as tracts for common open space and recreation areas.*

The proposed project will consist of private homes; homeowners will continue to provide landscaping.

#### **STAFF RECOMMENDATION:**

The proposed applications are intended to create a single-family residential compound consisting of 8 lots at a gross density of 1 du/ac in the Res-4 plan category. The development review process contemplated by these applications is the most effective way for development to take place in a single jurisdiction while recognizing existing development on site.

The proposed single-family residential development is consistent with the City's 2030 Comprehensive Plan in terms of its use and density and is consistent with the surrounding uses and the general area.

Staff recommends APPROVAL of the annexation, small scale plan amendment to Res-4, rezoning to PD-H and the proposed GDP/preliminary site plan with the aforementioned PD deviations.

#### **PLANNING AND ZONING BOARD RECOMMENDATION**

At its hearing on August 18, 2011, the Planning and Zoning Board voted unanimously to recommend APPROVAL of the annexation (AN 2011-03); plan amendment from Residential-3 (County) to Residential-4 (City) (PA 2011-03); rezoning from E-R (City) and A-1 (County) to PD-H (Z 2011-03) and GDP and preliminary subdivision plat for 8 single family detached units on 8.01 acres.

#### **CITY COMMISSION ACTION**

The City Commission shall APPROVE, APPROVE WITH CONDITIONS or DENY the proposed items:

- 1 Annexation of parcel located at 2007 W 21<sup>st</sup> Street;
- 2 Small scale plan amendment of parcel located at 2007 W 21<sup>st</sup> Street from Res-3 to Res-4;
- 3 Rezoning of both parcels from E-R (City) and A-1 (County) to PD-H;
- 4 GDP and preliminary subdivision plat of 8.01 acres for 8 single family detached lots.

## 06- 28- 2011 DRC

### Roy's Annexation/Plan Amendment/Rezone, 2007 21<sup>st</sup> St W. (Mr. Leo Mills)

Mr. Mills informed the Committee that Mr. Charles Roy owns two pieces of property located at 2007 and 2011 21<sup>st</sup> St W. Mr. Roy would like to annex 2007 21<sup>st</sup> St W into the City. With the annexation Mr. Roy will rezone both properties, 2007 and 2011 21<sup>st</sup> St to PD-H and file a preliminary plat concurrently. This will be a private compound.

Mr. Roy stated he has spoken with NFRD and the Utility Department regarding any impending issues.

Mr. Foley asked if new sewer and water lines will be installed and inquired about the road and hydrant. Mr. Roy stated new sewer and water lines will be installed preferably along the side of the lots so as not to disturb the existing tree lined roadway. Mr. Cales is ok with using the existing road and hydrant for the new subdivision.

Mr. Mills stated he will submit the required applications and fees as soon as possible as Mr. Roy is ready to move forward with the project.

## 08-18-11 P&Z

### Roy's Annexation, Plan Amendment, Rezone, General Development Plan/Preliminary Plat (AN-PA-Z-GDP-2011-03). Tab 4

Ms. Lyn presented the staff report. The property is located in the northwest section of the City, just south of the Terra Ceia Golf and Country Club planned development. The general area, including an enclave of unincorporated Manatee County is developed with scattered estate/large lot single family residential and zoned for a minimum of one acre lots; A-1 (Suburban Agriculture) in the County and E-R (Estate Residential) in the City. Lake Rowlett which abuts the southern border of the subject property lies between 21<sup>st</sup> Street W and 17<sup>th</sup> Street W.

There are 8 lots proposed on 8.01 acres at a gross density of 1.0 du/ac. The existing single family houses are on Lots 3 and 6 and the barn and gazebo are on Lot 4. The smallest lot proposed is 34,199 square feet or 0.79 acres and the largest lot, Lot 6 is 52,719 square feet or 1.21 acres.

The proposed single-family residential development is consistent with the City's 2030 Comprehensive Plan in terms of its use and density and is consistent with the surrounding uses and the general area.

Staff recommends approval of the annexation, small scale plan amendment to Res-4, rezoning to PD-H and the proposed GDP/preliminary site plan with the stated PD deviations in the report.

 Chair Gilbert opened the public hearing

Mr. Leo Mills Jr. thanked the Board for the opportunity to speak and staff for the great job on presenting the proposed project. Mr. Mills reiterated what Ms. Lyn said. He indicated that Mr. Roy wants to be able to preserve and create home sites for family members to maintain this way of life for himself and his family.

Mr. Mills presented the layout on the overhead.

Mr. Ugarte asked if the equestrian tract in lots 1 and 2 will remain or be taken out eventually. Mr. Mills stated that Mr. Roy wants to maintain it as the last parcel for development.

Chair Gilbert closed the public hearing

Mr. Rudacille stated for the record that staff has provided information for each item, the Annexation, Plan Amendment, Rezone and GDP and they are included in the packet.



- **Annexation:** Mr. Ugarte moved to recommend approval of Roy's AN-2011-03. Mr. Moore seconded. **MOTION CARRIED UNANIMOUSLY.**
- **Plan Amendment:** Mrs. Jennings moved to recommend approval of the Roy's PA-2011-03 from County RES-3 to City RES-4. Mr. Moore seconded. **MOTION CARRIED UNANIMOUSLY.**
- **Rezone-GDP:** Mr. Moore moved to recommend approval of Roy's Z-GDP-2011-03 from ER (City) and A-1 (County) to PD-H (City). Mrs. Jennings seconded. **MOTION CARRIED UNANIMOUSLY.**

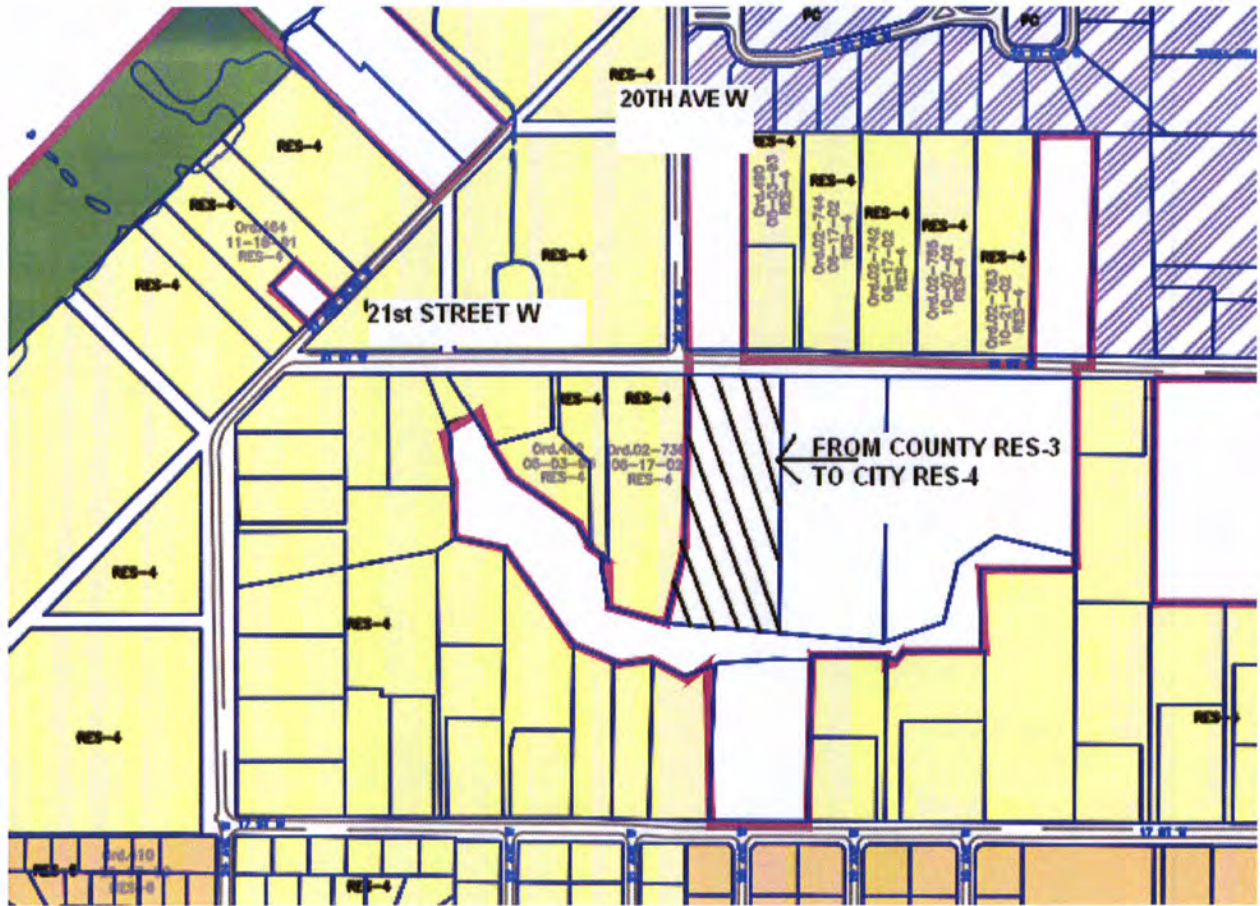
# AERIAL PHOTOGRAPH



Roy Family ranches  
2007 21<sup>st</sup> Street W  
August 2, 2011



# FUTURE LAND USE PLAN MAP



# REZONING MAP

