

Tab 3

SUNNYDALE PROPERTIES, LLC
AN,PA,Z-08-01

Staff Report
ANNEXATION (AN0801)
COMPREHENSIVE PLAN AMENDMENT (PA0801)
CHANGE OF ZONING (Z0801)
Sunnydale Properties, LLC
Palmetto, Florida

OWNER/GENERAL LOCATION/PARCEL SIZE:

Owner: Sunnydale Properties, LLC
Location: 2011 Bayshore Road, 2005 Bayshore Road, 415 21st Street West
PID #: 2436200006, 2435900002, 2436500009

EXISTING LAND USE/ZONING CATEGORY:

Future Land Use: County RES-9 (Residential – 9 units per acre)
Zoning: County CG (Commercial General)

REQUESTED LAND USE/ZONING CATEGORY:

Future Land Use: City RES-10 (Residential – 10 units per acre)
Zoning: City RM-6 (Residential Multi-Family - 10 units per acre)

SURROUNDING PROPERTY ZONING DISTRICT(S)/USES:

Future Land Use

North: City GCOM (General Commercial)
South: County RES-9 (Residential – 9 units per acre)
East: County RES-9 (Residential – 9 units per acre) and City RES-6 (Residential – 6 units per acre)
West: County RES-9 (Residential – 9 units per acre)

Zoning

North: City CG (Business and Light commercial)
South: County GC (General Commercial)
East: County GC (Commercial General) and City RS-3 (Residential Single Family – 5.8 units per acre)
West: County GC (General Commercial)

SUMMARY:

Pursuant to Appendix B: the Zoning Code, Sec. 11.3(d), the property owner has requested an amendment to the zoning code and map.

Each rezoning must meet the requirements pursuant to Appendix B: the Zoning Code, Sec. 11.4(b):

- (1) The need and justification for the change:
The comprehensive plan amendment and rezone application is required once the parcel is annexed. The property will then be within the City of Palmetto and must be compliant with all Palmetto municipal regulations.
- (2) The effect of the change, if any, on the particular property and on surrounding properties:
There is no effect on the subject property or surrounding properties with this change. No new development is proposed. The proposed city future land use and proposed zoning designations allow multi-family residential consistent with the existing use.
- (3) The amount of undeveloped land in the general area and in the City having the same classification as that requested:
The subject parcel is developed and no new development is proposed with this request.
- (4) The relationship of the proposed amendment to the purposes of the City Comprehensive Plan with appropriate consideration as to whether the proposed change will further the purposes of this code and the comprehensive plan.
The inclusion of this property into Palmetto along with this comprehensive plan amendment and rezone furthers the purposes of the Comprehensive Plan and Zoning Code.

1.0 FUTURE LAND USE

Topography, Soil Conditions and the Availability of Facilities and Services

Policy 1.1.3: Availability of public facilities and services shall be concurrent with the impacts of new development and shall meet established level of service standards. In redevelopment areas, local government shall assist in correcting deficiencies. [9J-5.006(3)(c)3.]

The site is currently served by well and septic. The applicant wishes to annex in order to hook into City of Palmetto utilities. No county utilities are available to serve the site.

Policy 1.1.4: New development shall be permitted only where adequate drainage and storm water management, open space and traffic flow and parking are provided. In redevelopment areas, local government shall assist in correcting deficiencies. [9J-5.006(3)(c)4.]

No new development is proposed at this time. If the site is redeveloped in the future, drainage and stormwater management, open space, traffic flow and parking matters will be reviewed for compliance with any associated construction plans.

Community Redevelopment Area [9J-5.006(3)(b)2.]

Policy 1.2.4: The City shall discourage duplication of the functions of the Commercial Core by avoiding rezoning which permits commercial development or high-density residential development outside the Community Redevelopment Area. **This site is not located within the CRA.**

2.0 TRANSPORTATION ELEMENT

Level of Service

Policy 2.1.1: The level of service standard for collector and arterial roadways in the City shall be LOS "D", peak hour.

No new development is proposed. If warranted, a traffic study will be required prior to the approval of construction plans for any redevelopment proposal.

4.0 SANITARY SEWER

Advanced Water Treatment System

Policy 4.1.3: The City shall require all development to be reviewed for sanitary sewer concurrency standards.

A 6" sanitary sewer forcemain is available for connection into the City sewer system. The subject property is currently served by a septic system that is inadequate to service the site. Connection to sewer will be made upon approval of this request.

Reclaimed Water Use

Policy 4.3.I: Require the use of reclaimed water to irrigate recreational, agricultural and future development.

Extension of reclaimed water service can be provided to the site if and when it is redeveloped.

Policy 4.3.4: Require the construction of an on-site distribution system for the transmission of reclaimed water in all new and future development projects.

This system can be in place upon redevelopment of the site.

6.0 STORM WATER MANAGEMENT

Surface Water

Objective 6.3: To ensure that the quality of surface water within the City is maintained and, where unacceptable, improved.

- Appropriate on-site retention or detention in accordance with adopted local and state

regulations including filtration, infiltration, establishment of littoral zones in wetland areas and the use of grassy areas for filtration;

- Protection of wetlands and environmentally sensitive areas; and
- Management and protection of the quantity, timing and quality of water releases and discharges.

No new development is proposed. If the site is redeveloped in the future, development must be in compliance with all SWFWMD permitting requirements and will be reviewed with construction plans.

7.0 POTABLE WATER Maximize Existing Facilities

Objective 7.2: The City shall require that existing and new development maximizes the use of existing potable water facilities.

A 6" city waterline is available to serve to the subject property upon approval of this request.

Policy 7.2.1: The City shall require the use of low-volume plumbing fixtures for all new construction in accordance with the requirements of the most recently adopted Standard Plumbing Code.

The developer shall demonstrate compliance with the building permit application(s), if applicable.

Policy 7.2.2: The City shall continue to encourage the use of xeriscape in all landscaping projects.

If redeveloped, any future landscaping will incorporate xeriscaping.

Policy 7.2.3: Where lines are available, the City shall require new development and redevelopment to connect to the reclaimed water system.

Extension of reclaimed water service can be provided to the site if and when it is redeveloped.

Policy 7.3.1: Require the use of reclaimed water to irrigate recreational, agricultural and future development.

Extension of reclaimed water service can be provided to the site if and when it is redeveloped.

Policy 7.3.4: Require the construction of an on-site distribution system for the transmission of reclaimed water in all new and future development projects.

Extension of reclaimed water service can be provided to the site if and when it is redeveloped.

STAFF RECOMMENDATION:

The purpose of this request is to address a health safety issue. The site is currently occupied by 10 units without connection to central utilities. There have been sanitation problems with the existing septic system. The Health Department has inspected the site and requested sewer connection. Connection will become available with the approval of this request. As such, staff recommends APPROVAL of the annexation, comprehensive plan amendment, and change of zoning.

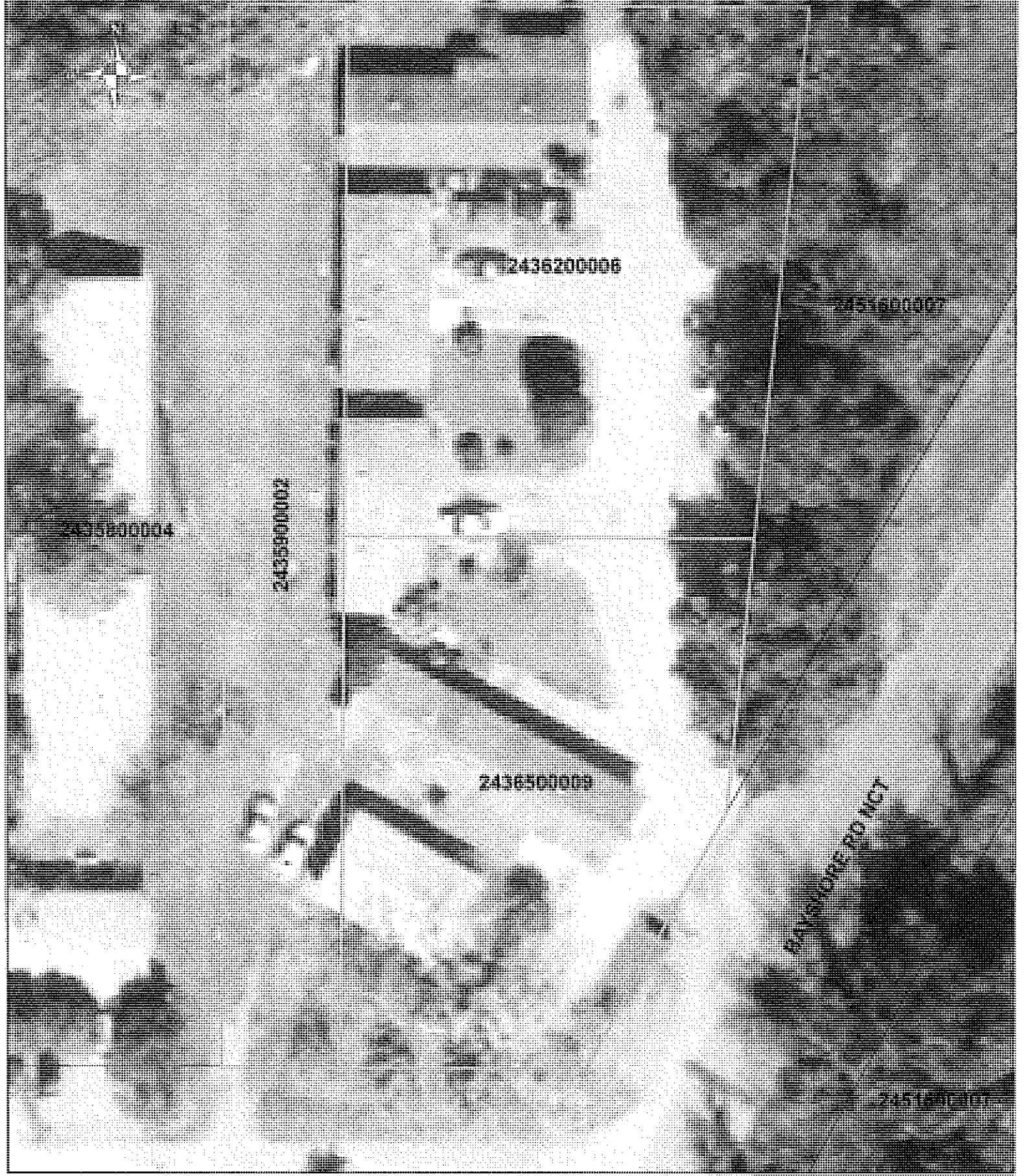
PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board shall recommend **APPROVAL, APPROVAL WITH CONDITIONS, or DENIAL** of the proposed annexation, comprehensive plan amendment, and change of zoning to the City Commission.

CITY COMMISSION

The City Commission shall **APPROVE, APPROVE WITH CONDITIONS or DENY** the request for advertising the public hearings for the proposed annexation, comprehensive plan amendment, and change of zoning.

Sunnydale Properties, LLC
Annexation
Comp Plan Amendment
& Rezone



2436200008

2451600063

2435500003

2435500004

2436500009

RAVENSHORE PD MCT

2451600067

OLD BUSINESS

NEW BUSINESS