

4. Ordinance 2017-03 (Brad Cornelius)

(TAB 4)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PALMETTO, FLORIDA, PROVIDING FOR FINDINGS OF FACT; APPROVING A CONCEPTUAL/GENERAL DEVELOPMENT PLAN FOR AN 18-UNIT, THREE-STORY MULTI-FAMILY BUILDING ON A 0.90-ACRE SITE ZONED PD-H AND LOCATED GENERALLY AT THE SOUTHWEST CORNER OF 14TH AVENUE WEST AND 23RD STREET WEST, PALMETTO, FLORIDA; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Brad Cornelius, City Consultant with Wade Trim

The applicant is proposing a three- story apartment building, with 18 dwelling units.

The four waivers being asked by the applicant:

1. Waiver of the requirement for a Conceptual General Development Plan.
2. Allow 8' setback from the west property line (to the rear of the proposed building), versus the required 35' setback.
3. Allow 38' setback from Terra Ceia Bay Blvd (north side), versus the required 38.5' setback.
4. Allow a density 20 du/acre, versus the required 16 du/acre.

Chair Iaboni inquired about the current cart access off of 14th Avenue West to the golf course. Mr. Tusing stated that it will remain and there will have to be a cross walk, stripping and stop signs put in place.

Chair Iaboni opinioned about moving the parking to the rear and creating more landscaping that would flow with the overall character that in the area.

Kace King and Casey Furman, Bonita Vista project

The proposed development will be constructed of block, have a metal roof and the two bedroom units will be 1,200 square feet and the three bedroom units will be 1,500 square feet.

Mrs. Tarman inquired if more trees and shrubs could be added to help buffer and to help soften the look of the solid building wall along the rear of the building.

Mr. Tusing stated the city applied for a Safe Route to School grant and in July of 2018 sidewalks will span from Blackstone Park, Palmetto High, 23rd Avenue and 8th Avenue, which will help with the need for sidewalks for this development.

Brad Smith, Chairman of the CDD of Palms of Terra Ceia.

Mr. Smith detailed his concerns regarding the variance requests and that a formal application for the variances was not submitted by the applicant. Mr. Smith stated that any costs involved in the Stormwater system would be of the developer's responsibility, as opposed to the Terra Ceia community.

Janet Alexander

Ms. Alexander stated that the existing surrounding homes are owner occupied units, the proposed development would be rental units. Ms. Alexander had concerns of the utility hook ups and the drain off going onto the CDD property. Concerns with the potential impacts the area could have relating to the school pick-up and drop-off's.

Suzanne Bane

Expressed concerns with the potential safety for the proposed children walking to school or to the park, from the proposed development. Mrs. Bane detailed concerns of the possible impacts of having rental apartments and the possibility of the decreasing value of homes in the area. Questioned about the overflow parking and if adequate parking is proposed.

Charles Weidner

Mr. Weidner opposed of the proposed dumpster location in the front yard. Suggested a traffic study be performed.

Paul Samuels

Questioned the 8' setback that is being proposed and concerned with the possible traffic accidents that could occur with the (3) story building that is being proposed.

Tony Panico

Has parking concerns with the proposed residents of the development and their potential guests.

Joel Brauden

Mr. Brauden opinioned that the proposed development is not compatible with the existing developments and concerned of the lack of open space for the site. Speeds associated with the increase in traffic.

Sue Teel

Ms. Teel thanked the community and the board for their concerns and attention to this proposed development. She mentioned that her views of the project were already projected through the previous speakers.

Kace King

Mr. King stated that they are proposing thirty six parking spaces, which would allow two parking spaces per unit. There should be no overflow parking and Mr. King stated they would not allow that from the residents of this development.

Mr. Tusing stated the dumpster enclosure will have to be higher than the proposed dumpster.

Mr. Schappacher stated there is an existing sewer stubout that has been extended to the site, this development will tie into.

Attorney Rudacille stated that the Planned Development district lists deviations that are to be shown on the site plans and are subject to the Board's approval. The Variance criterion is not part of the Planned Community requirement for deviations.

Mr. Tusing stated that the proposed development would consist of workforce housing, for the professional individuals. Examples: Teachers, nurses that would rather rent than own a home.

Ms. Joy had concerns with the type of building in the location that their proposing is not fitting and wasn't intended for the site.

Mr. Moore suggested adding a stipulation for any assessments, that the owner of this development would have to pay their share of the costs associated to the utilities. Attorney Rudacille stated that stipulation would be a private issue that this board cannot put a stipulation on. The applicant will have to go through the appropriate permits, such as FDEP. Mr. Tusing stated that they still have to go through the final site

plan phase and that information would have to be provided to ensure the proper permit approvals through other jurisdictions have been met.

The motion on the floor falls, 1-0 with Ms. Joy voting to deny the request for Ordinance 2017-03.

Motion: Mrs. Tarman moved, Chair Iaboni seconded, and the motion carried 3-1 that based upon the evidence presented and finding the request to be consistent with the Comprehensive Plan and the Code of Ordinance, to recommend approval with modifications of the request for Ordinance 2017-03. Ms. Joy voted no.

In addition to staff's stipulations, Board recommended the following additional stipulations:

- 1. 38.5 feet setback from Terra Ceia Bay Boulevard**
- 2. Enhanced landscaping to create additional opacity and separation along the rear and the front of the building.**

Meeting break from 7:20PM to 7:30PM

5. Ordinance 2017-01 (Brad Cornelius) (TAB 2)
AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA, PROVIDING FOR FINDINGS OF FACT; REZONING APPROXIMATELY 24.61 ACRES OF PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF U.S. 41 N AND HABEN BOULEVARD, PALMETTO, FROM PUBLIC (P) TO PLANNED DEVELOPMENT – MULTIPLE USE (PD-MU); PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Brad Cornelius

Mr. Cornelius explained the reasoning for the rezoning is to have one consistent zoning for the entire project.

Motion: Mr. Moore moved, Ms. Joy seconded, and the motion carried 3-0 that based upon the evidence presented and finding the request to be consistent with the Comprehensive Plan and the Code of Ordinance, to recommend approval of the request for Ordinance 2017-01. Mrs. Tarman abstained from voting.

6. Ordinance 2017-02 (Brad Cornelius) (TAB 3)
AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PALMETTO, FLORIDA, PROVIDING FOR FINDINGS OF FACT; APPROVING A CONCEPTUAL/GENERAL DEVELOPMENT PLAN FOR A 250-ROOM FULL-SERVICE HOTEL, THE EXISTING

98,722 SF CONVENTION CENTER, 18,000 SF ENTERTAINMENT CENTER, BANQUET HALL, 110,000 SF OF TEMPORARY EVENT SPACE AND 50,000 SF OF FUTURE COMMERCIAL SPACE ON A 37.14-ACRE SITE ZONED PD-MU AND LOCATED GENERALLY AT THE NORTHEAST CORNER OF U.S. 41 N AND HABEN BOULEVARD, PALMETTO, FLORIDA; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Brad Cornelius

Mr. Cornelius noted typo's under densities and intensities:

- 98,722 square feet as opposed to 98,727 square feet for the existing Civic Center.
- Add into the calculation 50,000 of future commercial, which changes the floor ratio calculation to 0.21 to 0.24.
- Under variances, reduced setback from right away should be removed.

There will be a proposed walk way in between the buildings, and a deviation is being requested for a 0 foot setback in between buildings (hotel & convention center) that will be eternal to the site.

Motion:

Mr. Moore moved, Ms. Joy seconded, and the motion carried 3-0 that based upon the evidence presented and finding the request to be consistent with the Comprehensive Plan and the Code of Ordinance, to recommend approval with modifications of the request for Ordinance 2017-02. Mrs. Tarman abstained from voting.

Subject to staff recommendations and the additional stipulations:

- 1. Berm or similar feature to be added as a visual element that screens the parking from 41.**

7. Ordinance 2017-04 (Brad Cornelius)

(TAB 5)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PALMETTO, FLORIDA, PROVIDING FOR FINDINGS OF FACT; APPROVING A CONCEPTUAL/GENERAL DEVELOPMENT PLAN FOR 20,000 SF OF MEDICAL OFFICE ON A 1.82-ACRE SITE ZONED PD-MU AND LOCATED GENERALLY AT THE NORTHEAST CORNER OF US 41 NORTH AND 1ST STREET EAST, PALMETTO, FLORIDA; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Brad Cornelius

Mr. Cornelius mentioned that this location is part of the DRI (Development Regional Impact) of Riviera Dunes, which is subject to the City's Code and the requirements of the DRI. An office is not a listed permitted use under the DRI but through an equivalency matrix, would allow for a change of a use to another use. Some rights that were for construction of specialty retail were given up for this proposed medical office.

Applicant is requesting the following deviations:

1. A deviation request for the setback off of 1st Street East, from 35' to 17' setback (south side of the building).
2. Proposed open space at 24%, required 25%.

Under the DRI the finish floor under elevation is required at 8.5ft, 8ft was proposed but applicant has agreed to meet this requirement.

Mrs. Layton referenced Ordinance #04-427 that approved a variance to the setbacks from 35' to 15'.

Motion:

Mrs. Tarman moved, Mr. Moore seconded, and the motion carried 4-0 that based upon the evidence presented and finding the request to be consistent with the Comprehensive Plan and the Code of Ordinance, to recommend approval of the request for Ordinance 2017-04.

8. Old Business

None

9. New Business

Meeting date discussion for March, as Commission Chamber renovations will be from March 14th – 31st.
March 7, 2017 was decided.

10. Adjournment

Chair Iaboni adjourned the meeting at 8:28PM.

Minutes approved: March 14, 2017