

**CITY OF PALMETTO
PLANNING AND ZONING BOARD MEETING
MAY 25, 2017 – 5:30 PM**

Board Members Present

Randy Iaboni, Chair
Jon Moore, Vice Chair
Sharon Tarman
Eve Joy
William Price, III

Staff Present

Mark Barnebey, City Attorney
Karla Owens, City Planner
Kera Hill, Planning Technician

Chair Iaboni called the meeting to order at 5:30PM.

Ms. Joy was absent when meeting was called to order.

All persons planning to address the Planning and Zoning Board were duly sworn.

ORDER OF BUSINESS:

1. PLANNING & ZONING BOARD AGENDA APPROVAL

Motion: **Mr. Price moved, Mrs. Tarman second, and the motion carried 4-0 to approve the May 25, 2017 Agenda. Ms. Joy was not present for vote.**

2. APPROVAL OF MEETING MINUTES

(TAB 1)

Motion: **Mrs. Tarman moved, Mr. Price seconded, and the motion carried 4-0 to approve the March 14, 2017 Minutes. Ms. Joy was not present for vote.**

3. PUBLIC COMMENT

None

4. Ordinance 2017-07 (K.Hill/K.Owens)

(TAB 2)

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 22-UNIT, ONE-STORY RESIDENTIAL VILLAS PROJECT ON A 3.42-ACRE SITE ZONED PD-H AND LOCATED GENERALLY WEST OF 14TH AVENUE WEST AND SOUTH OF TERRA CEIA BAY CLUBHOUSE & GOLF; SAID PARCEL IS PID#2416820005, PALMETTO, FLORIDA, AND AS MORE PARTICULARLY DESCRIBED IN THIS ORDINANCE; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Ms. Joy entered the meeting at 5:33PM

Karla Owens, City Planner Presentation

The applicant requested a waiver from the Conceptual General Development Plan and has submitted a General Development Plan.

Deviation requests:

- 1. Perimeter landscape setbacks of 35 feet between the walls of all the structures and the perimeter of the district. (On the north, south and east boundaries)**

Mrs. Owens stated that the proposed development is zoned PD-H and the surrounding uses are also zoned PD-H, therefore this project is not under a different district than the surrounding uses. Staff is trying to be consistent as previous developments were required to request this deviation.

- 2. A 25 foot separation wall to wall between structures.**

Applicant is requesting a proposed building separation of 18.5 feet for the eight homes abutting the south property line.

- 3. A 35 foot setback from private right-of- way**

The applicant is requesting a 20 foot setback from right-of -way.

The average density of surrounding residential projects in this area is 31.45 du/acre. The proposed density of this project is approximately 6.5 du/acre. The 1992 Preliminary Development Plan for the Terra Ceia P.U.D. I & II showed a density of 50 units on this parcel.

Mrs. Owens discussed the two conditions entailing the private roadway easement and eastern roadway connection that are both depicted on the existing survey shall be vacated or otherwise legally removed prior to approval of City's final/site/construction plans for this project.

Jamie Turtle, Maser Construction, Engineer for Applicant

Mr. Turtle explained that he received an email from Karla Owens, stating that the adjacent property owner had inquired about have an oleander tree planted. Mr. Turtle stated they will show one on the plans.

Mr. Turtle asked for condition number two to be elaborated on. Mr. Barnebey stated the driveways and the easements do not connect to the actual road and the driveway appears to go on the existing site, so if the driveway is not going to be utilized then it needs to be removed. Access will need to be shown that it ties into an existing easement.

Mr. Turtle will look into the roadway easement and will show how they'll be entering to the site.

Public Comment on Ordinance 2017-07

Daniel Shepard

Resides in the Ten Downing Street Community and is on the Board of Director's for the association. Has a concern with the proposed access. The Conceptual Plan shows the access to the east of the property, which raises a problem because to the west of Ten Downing, is private property (aerial photo has been made part of this record). Mr. Shepard is requesting a modification to the design.

Judi O'Connor

Supervisor with the Board of Director's for Palms of Terra Ceia and requested that the builder meet with the CDD and Terra Ceia before the June 5, 2017 meeting.

Mrs. Owens informed the Board that the City Commission will be continuing this item to June 19, 2017, due to another General Development Plan on the Agenda.

Attorney Barnebey stated there's no requirement for them to meet with the CDD but that would be a good idea.

Phillip Forbes

Mr. Forbes is the President for the Ten Downing Community. Explained that the road that the proposed development will be entering, has underground utilities that are connected to the towers for their cooling system. Expressed concerns with the heavy machines and large trucks on the road. Mr. Forbes opinioned that the road is not wide enough for two-way-traffic.

Tom Dugan

Mr. Dugan owns the home in the Boccage subdivision, to the west of this development. Would like to make sure that the foliage will be mature enough to extend beyond or to the 6' height fence.

Jerry Andrews

Developer of the proposed project. Stated they've made modifications to the proposed plan to decrease the density that would be appropriate for the community. They've had their attorney's review documents and have found that the subject property is not part of the CDD. Homes are projected to be at \$250,000-\$300,000+ with 1,400-1,900 square feet. Mr. Andrews explained they're working with the new owner of the country club on an agreement for memberships to the amenities, to include with the sale of each home.

Discussion ensued regarding the western portion of the property, abutting Boccage subdivision. Mr. Andrews stated they're planning on landscaping that section of property, verses installing a fence, to help buffer, and will discuss further with their landscape architect.

Attorney Barnebey revised stipulation #1 to add: The entry driveway shall connect to the CDD drive to the east through a road or easement, legally acceptable to the City Attorney.

Ms. Tarman expressed concerns with the property boundary setback to the west and the number of deviation requests.

Motion: Mr. Price moved, Mr. Moore seconded, and the motion carried 3-2 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 staff's recommendation with modifications, of Ordinance 2017-07. Ms. Joy and Mrs. Tarman voted no.

In addition to the deviation requests, Board recommended the following modified stipulation:

1. The private roadway easement (D) currently depicted on the existing survey of the property and contained on Page C1 of the General Development Plan shall be vacated or otherwise legally removed prior to the City's approval of the final site/construction plan for the this project; and the entryway shall connect to the CDD-owned drive to the east through a road or easement acceptable to the City Attorney.

Attorney Barnebey stated he would like to know the determining factors for grounds of denying the request from Mrs. Tarman and Ms. Joy.

Mrs. Tarman expressed concerns with the setbacks, the open space, and too many deviation requests.

Ms. Joy explained she had similar concerns and that there were too many deviations.

5. Old Business

None

6. New Business

Chair laboni to discuss Palmetto High School concerns with Attorney Barnebey.

7. Adjournment

6:31PM