

## Planning and Zoning Meeting November 5, 2018

Roll Call: All members were present.

Approval of Minutes: Minutes of Sep 10, 2018 and Oct 1, 2018 were approved unanimously.

**Public Participation:** One member of the public asked several questions:

1. Will all future contracts with developers have sunset clauses? Ms. King replied that the city is currently including them, but old PUDs and Master Development Agreements do not have them. Some of the older ones were annexed in from the county.
2. Does the City still approve variances? Answer: It has slowed down.
3. Does the City have a minimum size for housing? Answer: Yes, it is in the PUD.
4. An inquiry was also made about flooding problems. Response: The City has increased frequency of inspections. The Board is also addressing the allowable length of time from start to finish for PUDs. The representative from Geosam Capital said the problem is not flooding but percoation ( standing water.) It is a soil problem.

### **New Business:**

**1. PUD-3-18: The Palms PUD- 1<sup>st</sup> Amendment - approval was requested to the existing amended and restated Palms Master Development Agreement** for the following:

1. Amend required office/retail space
2. Amend workforce housing requirement 53 bonus housing units
3. Amend 53 bonus housing units
4. Amend required active adult community units
5. Amend burning of materials and land clearing
6. Amend required design standards

The staff recommended denial of approval for the following reasons:

1. Commercial Development not specified.
2. Range of housing not specified.
3. The 53 workforce housing units are bonus and must be eliminated unless the agreement has specific language as to how the units are to be transferred to buyers.
4. Must specify locations within the project for active adult units.
5. Eliminate burning.
6. The proposed design standards are rejected in their entirety due to “No rationale has been provided to demonstrate that any change is needed other than the applicant prefers not to meet the standards.”

The MDA amendment request opened the whole Master Development Agreement for review, and Planning Staff requested these changes:

1. Add a requirement for connections to local and regional trail networks including construction of missing links in these networks.
2. Include provision for complete underground installation of all utilities.
3. Add a requirement that street trees are an essential element of the community character and that HOAs will maintain all required street trees and community facilities’ landscaping.

Geosam stated that they had replied to the City about these changes but didn’t hear back. Their rep stated that the trail system does connect to Venetian Bay at four access points, and the installation of utilities is the responsibility of the UC and are already underground. The Board seemed skeptical that they all were, however, and wanted it in writing. There is a provision for street trees in the PUD and no burning has already been agreed to. He asserted that the City did not respond to him because of the election and that the issue of commercial

space was one of timing. Also, the number of square feet for commercial space was reduced in Venetian Bay, and he wants the same thing for The Palms. The consensus of the board was that all of this must be worked out with city staff before going forward.

Before the vote, however, a member of the public voiced concerned about schools and school concurrency.

**The motion to approve the 1<sup>st</sup> Amendment to the existing amended and restated Palms Master Development Agreement was unanimously denied.**

**2. S-7-18 Coastal Woods Unit D Subdivision Plat- request approval for the final plat in the proposed residential subdivision, and associated infrastructure improvements, for a proposed total of 242 lots within 143.12 acre area.**

1. Staff recommends approval with the following outstanding conditions to be satisfied, prior to this being scheduled for that City Commission review and approval: The pending plans being found acceptable by remaining TRS staff, and signed off as such on current or future resubmitted plans and plat.
2. The pending TIA review and approval by the City's consultant and traffic engineer as city staff had concerns about that and the status of the multi-use trail.
3. A review of the plat to be completed by an independent surveyor on behalf of the City, to confirm the survey and plat as presented by the applicant.
4. A right turn lane from Gibraltar Boulevard to Sugar Mill Drive is constructed as part of Coastal Woods Phase D.
- 5.

**The motion to approve the final Coastal Woods Unit D Final Plat was unanimous with the requirement that Staff recommendations be met.**

**3. Annexation Application A-5-18, request that the NE corner of Turnbull Bay Road and Bayview Drive be annexed into the city but zoning to remain rural ( RE, Resident Estate and Conservation).**

The parcel is 3.5 acres and the applicant wants to build a single family home. There was discussion regarding preserving the wetlands on the North and East sections of the site along with the preservation of Turnbull Bay. The Planning Director noted that S&ME has been hired to do study to determine whether wetlands and should be included in density calculations in the city.

**The motion to annex the parcel passed 5-1. Danshkine, Gardiner, Arvidson, Calkins, and Smith, yes. Kolody, no.**

**4. Annexation Application A-7-18, 2219 Doster Drive and 2820 Letha Street- request to annex and rezone 3.64 acres.**

City staff recommended approval to City R-2, Family Residential, from current A-3, Transitional Agriculture and Conservation with no concerns.

**The motion to annex and rezone this parcel was passed unanimously.**

**Comments by the Board and Staff:**

1. Congratulations to re-appointments and potential election to office of one member.
2. Concern that projects were coming to P&Z before all traffic analysis and other requirements had been completed.