AGENDA REQUEST

AGENDA HEADING: New Business
COMMISSION MEETING DATE: June 3, 2019
AGENDA ITEM NO: XIV.2.

BY Planning

Steven Cover
Planning General Manager Chapdelain and
Planning Manager Smith

Originating Department

Department Head

Presenter

SUBJECT:
Direction Re: Request for authorization to process an Administrative Amendment to the Comprehensive Plan related to the South Palm Avenue area

COMMISSION PRIORITIES:

Quality of Life

EXPLANATION: (see next page for additional explanation)

On January 22, 2019, the City Commission directed planning staff to continue working on their 2019 planning initiatives. One of these initiatives included evaluating South Palm Avenue regarding building setbacks. The subject area is on South Palm Avenue, between Ringling Boulevard and Mound Street, exclusive of the vacant parcels on the SE corner of Palm/Ringling. In preliminary meetings with South Palm Avenue stakeholders, there appears to be support for modifying the building setbacks as well as eliminating the ability to allow for non-residential uses along this segment in an effort to maintain the existing character of the street. In order to accomplish this, staff is seeking authorization to process a Comprehensive Plan Amendment to consider amending the future land use map designations to what was previously in place prior to the 2004 Downtown Rezone (map attached) while maintaining the same density as exists today. Many more meetings with the various condo associations and property owners will be necessary in order to achieve some level of consensus along with in-depth analysis of the potential changes. [continued]

ADMINISTRATION'S RECOMMENDATION:

Authorize staff to process of a Comprehensive Plan Amendment related to the future land use map classifications for the South Palm Avenue area and bring back for public hearing.

APPROVAL SUMMARY:

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<tr>
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<th>Date Completed</th>
<th>Completed By</th>
<th>Status</th>
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<tr>
<td>Department Head Approval</td>
<td>Y</td>
<td>05/22/2019</td>
<td>Ryan Chapdelain</td>
<td>APPROVED</td>
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<tr>
<td>Deputy City Manager Approval</td>
<td>Y</td>
<td>05/22/2019</td>
<td>Marlon Brown</td>
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<tr>
<td>City Auditor and Clerk Approval</td>
<td>Y</td>
<td>05/22/2019</td>
<td>Shayla Griggs</td>
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ADDITIONAL EXPLANATION:

Any future Comprehensive Plan Amendment being proposed for South Palm Avenue would require public hearings before the Planning Board and City Commission and include new, legible maps.

ADDITIONAL ADMIN RECOMMENDATION:

FUNDING SOURCE:  

AMOUNT:

HOUSING IMPACT (Per House):  

NEW CONSTRUCTION:  

REHABILITATION:  

$ 0   $ 0

SUPPORT DEPARTMENTS:

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AGENDA DISPOSITION

COMMISSION ACTION:

Final Action Motion:  

Motion By:  

Second By:  

Vote:  

2
Map Depicting Proposed and Existing Zone Districts in the Downtown Area

Legend
- Downtown Bayfront
- Downtown Core
- Downtown Edge
- Downtown Neighborhood
- Existing Zone Districts

EXHIBIT B to Ordinance #05-4630