



MEMORANDUM

FROM: Josh Law, Planner
DEPT: Planning and Zoning
TO: Kelly Michaels, City Clerk
DATE: August 20, 2024
RE: Transmittal of Petition for Council Action –
Island Neighborhood Mixed Use Amendment Petition No. 24-31CP
SUBJECT: Transmittal of Petition for Council Action 24-31CP

On August 20, 2024, the Planning Commission, made the following motion for the subject petition:

Petition No. 24-31CP

The following motion was **APPROVED** by a vote of 6-0:

Based on review of the application materials, the staff report and testimony provided during the public hearing, the Planning Commission, sitting as the local planning agency, finds this petition consistent with the Comprehensive Plan, in compliance with the Land Development Code, and with the affirmative Findings of Fact in the record, and **RECOMMENDS APPROVAL TO CITY COUNCIL OF COMPREHENSIVE PLAN AMENDMENT PETITION NO. 24-31CP.**

At the Planning Commission, Planning Commission added the following language to the applicant proposed comprehensive plan amendment underlined below;

D. To encourage redevelopment of properties located east of Avenida Del Circo, south and west of Ringling Drive and north of Base Avenue, a conversion from non-residential land uses to residential use may be made on an equivalent dwelling unit basis of one (1) additional dwelling unit per 2,000 square feet non-residential square feet resulting in a density greater than the current maximum of 13 units per acre **but a density that cannot exceed 32 units per acre.**

To continue the processing of the petition, please complete the following:

- Schedule the public hearings before City Council, and provide our office with the legal advertisement when sent to the Gondolier so that we may prepare the notification sign and post on the property 15 days prior, per public notice requirements.
- Amendment 24-31CP requires the State's expedited review process which includes a transmittal hearing (1st reading) before City Council, then transmittal to the Florida Commerce. Once it is reviewed by the DEO and other State agencies, it will be returned for a City Council adoption hearing (2nd reading). The adopted amendment will then be transmitted to Florida Commerce for their records.
- Legistar file CC 24-31CP has been created with the following attachments. Please reformat as needed for City Council:
 1. Staff Presentation
 2. Staff Report
 3. Application
 4. Project Narrative
 5. Evaluation of FS 163.3177

6. LU-IS 1.3.3. Strikethrough – Underline
7. Transportation Equivalency Matrix

The Planning and Zoning Department may receive additional written correspondence on this petition, which will be forwarded to your office.

Yes N/A

- | | | |
|--------------------------|-------------------------------------|------------------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | City Attorney Reviewed/Approval |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Risk Management Review |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Finance Department Review/Approval |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Funds Availability |

Attachments: Ad/Location Map

Cc: Petition No. 24-31CP