

CITY OF PALMETTO  
PLANNING AND ZONING BOARD  
OCTOBER 27, 2016 – 5:30 P.M.

Elected Officials Present

Randy Iaboni, Chair  
Sharon Tarman  
Eve Joy  
William Price, III

Elected Officials Absent

Jon Moore, Vice Chair

Staff Present

Scott Rudacille, Assistant City Attorney  
Debra Woithe, City Planner  
Kera Hill, Planning Technician

Chair Iaboni called the meeting to order at 5:35PM

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

1. PLANNING & ZONING BOARD AGENDA APPROVAL

**Motion:** Mr. Price moved, Mrs. Tarman seconded, and the motion carried 4-0 to approve the October 27, 2016 Agenda.

2. APPROVAL OF MEETING MINUTES (TAB 1)

**Motion:** Mrs. Tarman moved, Mr. Price seconded, and the motion carried 4-0 to approve with modifications the September 15, 2016 minutes to include the correction of Mrs. Tarman's name under item # 2.

3. PUBLIC COMMENT

None

4. ORDINANCE 2016-12 (D.WOITHE) (TAB 2)

This item is a continuance from the September 15, 2016 Planning and Zoning Meeting.

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PALMETTO, FLORIDA, PROVIDING FOR FINDINGS OF FACT; AMENDING ORDINANCE NO. 2006-876 TO APPROVE A CONCEPTUAL/GENERAL DEVELOPMENT PLAN GENERALLY LOCATED ON THE WEST SIDE OF HABEN BOULEVARD ON +/- 6.28 ACRES, ZONED PD-H

(PLANNED DEVELOPMENT-HOUSING); PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. (GDP 2016-01, RIVIERA WEST LLC, PID#2580010409 AND 2580010509)

Mrs. Woithe presentation

Mrs. Woithe went on to explain the perimeter buffers and landscape requirement and that the site plan appears to meet both requirements. Applicant is requesting a variance to the density as it exceeds the PD-H allowance per city code but is within the density allowances of the Comprehensive Plan. Mrs. Woithe explained that the City is a transportation exception area.

Discussion ensued regarding the proposed fencing and what types and heights could be used.

Mrs. Woithe explained that the fence code details the requirements of fencing that would be allowed.

Mr. Price had questions regarding the garbage dumpster placement. Mrs. Woithe explained that solid waste is normally handled later on during the site plan phase and is done administratively with the SDR (Staff Development Review Committee).

Mr. Price abstained from voting.

Rachel Layton

Mrs. Layton is a planner with ZNS Engineering and is representing the applicant, Riviera West.

The Board inquired how many bedrooms the development would consist of. Mrs. Layton stated one hundred- fifty units, seven story building and one, two, and three bedroom units are proposed. No price points have been set yet and affordable housing has not been applied for. Mrs. Layton explained that they are well over the required parking requirements and that they could easily make some adjustments to fit in garbage dumpster placement.

Michael Raysor

Mr. Raysor is the President with Raysor Transportation Consulting, performed the traffic study and the traffic study supplement.

Discussion ensued regarding the traffic analysis that was completed. Traffic on Haben Boulevard is not materially adversely impacted negatively by the proposed development.

Public Comment

Doug Black

Mr. Black is the Account Manager for Colonial Mobile Manor.

Expressed concerns with the density, traffic and the drainage, and the impacts the development could have on the park. Mr. Black had questions related to noise buffering and lightening. Also concerned with the placement of the garbage dumpster in relation to where the adjacent mobile home park is.

Gordon Roberts

Lives along Haben Boulevard and has concerns with when the traffic study was performed, as it may not have accounted for the northerners that come down during season.

Mr. Raysor stated that Florida Department of Transportation issues a set of adjustment factors that are used whenever the week is that the traffic study is performed so that the seasonal peak is accounted for.

