# 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

Planning and Zoning Board October 27, 2016 Page 2 of 3

(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 peek is accounted for.

Planning and Zoning Board October 27, 2016 Page 3 of 3

Mrs. Layton explained that at the last hearing she offered stipulations on the placement of the garbage dumpster so that it wouldn't be near the western property line and offered the option a second time. Mrs. Layton stated that all the requirements for lightening will be met and so that no light spillage will spill onto the mobile home park. Mrs. Layton explained that there are no outdoor sitting areas proposed, only the pool area that is contained within the site to the interior of the building. Mrs. Layton mentioned that the Southwest Water Management District will not issue any permits until it is ensured that no run off from the project site will spill onto any adjacent properties.

Mrs. Woithe discussed three options for buffering and that there should be no lighting problems but this will be addressed at the site plan phase. Mrs. Woithe mentioned the Safe Routes to School program, how it could help MSA with the traffic and sidewalks. Possible funding for the improvements could be available and could be connected to this project.

Motion:

Mrs. Tarman moved, Chair Iaboni seconded, and the motion carried 3-0 to that based upon the evidence presented and finding the request to be consistent with the Comprehensive Plan and the Code of Ordinances to recommend approval of the request of ORDINANCE 2016-12.

### 5. Old Business

The City of Palmetto adopted Ordinance 2016-08, a temporary moratorium for the establishment of new services station or automotive repair businesses within a limited downtown area. Staff has been considering revisions to the zoning code to better regulate issues related to such businesses. Progress will be shared for feedback.

Mrs. Woithe mentioned that staff is considering creating a character district along main street where the body shops would be limited.

Chair Iaboni opinioned having body shops more out in the industrial area as opposed to the downtown area.

Discussion ensued regarding the moratorium and the affect it may have on other businesses. Mrs. Woithe explained that the moratorium doesn't apply to existing businesses.

### 6. New Business

None

#### 7. Adjournment

Chair Iaboni adjourned the meeting at 7:06PM.

Minutes approved: November 17, 2016