

**CITY OF PALMETTO
PLANNING AND ZONING BOARD MEETING
September 21, 2017 – 5:30 PM**

Board Members Present

Randy Iaboni, Chair
Jon Moore, Vice Chair
Sharon Tarman
Eve Joy
William Price, III

Staff Present

Scott Rudacille, Assistant City Attorney
Karla Owens, City Planner
Kera Hill, Planning Technician

Chair Iaboni called the meeting to order at 5:37 PM, followed by a moment of silence and the Pledge of Allegiance. The roll was called, showing Mr. Price absent at the time the meeting started.

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

1. PLANNING & ZONING BOARD AGENDA APPROVAL

Motion: Mrs. Tarman moved, Mr. Moore seconded, and the motion carried 4-0 to approve the September 21, 2017 Agenda. Mr. Price was absent for the vote.

2. APPROVAL OF MEETING MINUTES

(TAB 1)

Motion: Mrs. Tarman moved, Ms. Joy seconded, and the motion carried 3-0 to approve the August 17, 2017 Minutes. Chair Iaboni abstained from voting, as he was not present at the August 17, 2017 meeting. Mr. Price was absent for the vote.

3. PUBLIC COMMENT

None

4. VAR 2017-01 (K.Owens)

(TAB 2)

This is a request for a Variance by the applicant, Andreas and Kalliopi Ameres, located at 2215 7th Street West; the Variance is to reduce the front yard setback from 25 feet to 12 feet for the construction of a new single-family residence.

This item was continued from the August 17, 2017 Planning and Zoning Board Meeting.

Chairman laboni stated that he has reviewed and listened to the material from the August 17, 2017 Planning and Zoning Board meeting. Ms. Joy abstained from voting on this item at the August 17, 2017 meeting and provided her voting conflict form, which will carry-over to tonight's meeting. Attorney Rudacille explained that at the August 17, 2017 meeting, public comment was taken from those who would not be present at the continued meeting. Prior testimonies from the August 17, 2017 meeting, were resubmitted to the board with the agenda packet.

Presentation by Karla Owens, City Planner

The applicants will remove the existing home and construct a new single-family home. The home will have to meet the flood zone requirements, as the existing home was built in 1966. The subject property is subject to the coastal high hazard area and there is a significant encroachment to the property from the high hazard area. The coastal high hazard area encroaches between approx. 25 to 30 feet into the property. The subject property is the last home at the end of a dead end street. The applicant will be able to meet all the other setback requirements, and is requesting a variance to the front yard setback only, from 25 feet to 12 feet.

Discussion ensued regarding the home across the street, as it does not meet the front yard setback requirements. Mrs. Tarman inquired if that property received a variance. Mrs. Owens stated no variance record was located, and opined that property, along with the subject property appeared to have been built prior to the zoning code being established.

Mr. Moore inquired if the height requirements were measured from the elevation of the lowest occupiable floor. Mrs. Owens stated that the zoning height requirement is measured from the highest point of the home, and can be no higher than 35 feet from grade.

Andy Ameres explained to the board that he did ponder the idea of remodeling the existing home, but once the costs were shown, they elected to construct a new home. This will be a forever home for them and they do not attend on selling the property.

Motion:

Mrs. Tarman moved, Mr. Moore seconded, and the motion carried 3-0 that based upon the evidence presented and finding the request to be consistent with the Comprehensive Plan and the Code of Ordinance, to approve Variance 2017-01. Ms. Joy abstained from voting. Mr. Price was absent from vote.

5. VAR 2017-02 (K.Owens/K.Hill)

(TAB 3)

This is a request for a Variance by the applicant, Mark and Pamela Rosenthal, located at 903 22nd Avenue West; the Variance is to reduce the front yard setback from 25 feet to 16 feet, 8 inches for the first floor, 14 feet, 8 inches for the second floor, which is all part of an addition to the existing two-story single family residence.



This item was continued from the August 17, 2017 Planning and Zoning Board Meeting.

Chair laboni stated that he's reviewed the material that was submitted at the August 17, 2017 meeting. Prior testimonies from the August 17, 2017 meeting, were resubmitted to the board with the agenda packet.

Presentation by Karla Owens, City Planner

The owner is proposing a two-story addition to the existing home, that will be located on the south side of the property. The subject property is located on a cul-de-sac, and lies right on the bulb out portion of the cu-de-sac. The proposed addition will be encroaching into the front yard setback, due to the unusual shaped property. The proposed addition will only require a variance to the front yard setback and all other setbacks will be met. The unusual configuration, with the bulb out portion of the property, takes away 7 feet of buildable area in the front yard of the property. The property was purchased in 2017 by the applicant, the plat was dated back prior to the existence of the zoning code. Reduction of the front yard setback from 25 feet to 14 feet, 8 inches for the second and floor and 16 feet, 8 inches for the first floor. The reason for the difference in setbacks is the elevation of the existing home extends out, and will allow the addition to be flushed with the existing home.

Mark Rosenthal – Property owner explained to the board that he and his wife have several children at home and this was his wife's childhood home. Explained he doesn't want to extend the addition back at all, because then that would obstruct his neighbor's views of the water. The neighbors to on both sides and in front have no objection to the variance request.

Ms. Joy inquired about the nearby neighbor, Mr. Parker, who opined at the August 17, 2017 meeting, about moving the addition back. Mr. Rosenthal explained that would not be feasible and wouldn't allow them the overall square footage that they are needing.

Motion:

Ms. Tarman moved, Mr. Moore seconded, and the motion carried 3-1 that based upon the evidence presented and finding the request to be consistent with the Comprehensive Plan and the Code of Ordinance, to approve the request for Variance 2017-02. Mrs. Joy voted nay. Mr. Price was absent from vote.

6. Old Business

Mr. Price entered the meeting at 6:32PM

Discussion ensued regarding Medical Marijuana, Chair Iaboni inquired about opening this up to discuss further. Attorney Rudacille explained that the item will be coming up for the board to discuss. This item has been workshopped by City Commission and will be coming to the Planning and Zoning Board next month.

7. New Business

Mrs. Owens detailed the upcoming items for next month's agenda, and explained that the items also will go to City Commission. The items are moving along and discussion ensued to move up the next month's Planning and Zoning Meeting to October 12, 2017. All board members will be able to attend.

8. Adjournment

6:39PM

Minutes were approved: October 12, 2017

Randy Iaboni

Randy Iaboni
Chairman, Planning and Zoning Board.