

**CITY OF PALMETTO  
PLANNING AND ZONING BOARD MEETING  
April 26, 2018 – 5:30 PM**

Planning and Zoning Board Members Present

Randy Iaboni, Chair  
William Price, III  
Pamela Roberts

Planning and Zoning Board Members Absent

Jon Moore, Vice Chair  
Sharon Tarman

City Staff Present

Mark Barnebey, City Attorney  
Karla Owens, Development Services Director  
Kera Hill, Planning Analyst

Chair Iaboni called the meeting to order at 5:33, followed by a moment of silence and the Pledge of Allegiance.

Roll call was called, showing Mrs. Tarman and Mr. Moore absent from the meeting.

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

1. PLANNING & ZONING BOARD AGENDA APPROVAL

**Motion:**                    **Mr. Price moved, Mrs. Roberts seconded, and the motion carried 3-0 to approve with modifications the April 26, 2018 Agenda. Modifications included moving items 7, 8, and 9 to numbers 4, 5, 6 on the agenda.**

2. APPROVAL OF MEETING MINUTES

(TAB 1)

**Motion:**                    **Mr. Price moved, Mrs. Roberts seconded, and the motion carried 3-0 to approve the February 15, 2018 Minutes.**

3. PUBLIC COMMENT

None

4. Ordinance 2018-08 (K. Owens)

**AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA, REZONING APPROXIMATELY 9.3 ACRES OF PROPERTY, GENERALLY LOCATED AT 917 11<sup>TH</sup> AVENUE WEST, PALMETTO, FL 34221, PID#'S 2707900003, 2707500050, 2707500506, FROM HEAVY COMMERCIAL AND LIGHT INDUSTRIAL (CHI) TO PLANNED DEVELOPMENT MIXED USE (PD-MU), AND AS MORE PARTICULARLY DESCRIBED IN THIS ORDINANCE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**Motion: Mr. Price moved, Mrs. Roberts seconded, and the motion carried 3-0 to move Ordinance 2018-08 to May 17, 2018 at 5:30 PM.**

5. Ordinance 2018-09 (K. Owens)

**AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA, AMENDING ORDINANCE 2010-01; TO APPROVE AN AMENDMENT TO THE FUTURE LAND USE MAP TO CHANGE AN 9.3 ACRES PARCEL, FROM HEAVY COMMERCIAL INDUSTRIAL (HCOMIND) TO PLANNED COMMUNITY (PC), FOR A PARCEL OF LAND GENERALLY LOCATED AT 917 11<sup>TH</sup> AVENUE WEST, PALMETTO, FL, PID#'S 2707900003, 2707500050, 2707500506, AND AS MORE PARTICULARLY DESCRIBED IN THIS ORDINANCE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**Motion: Mr. Price moved, Mrs. Roberts seconded, and the motion carried 3-0 to move Ordinance 2018-08 to May 17, 2018 at 5:30 PM.**

6. Ordinance 2018-10 (K. Owens)

**AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA, APPROVING A CONCEPTUAL/GENERAL DEVELOPMENT PLAN FOR A 204-UNIT, MULTI-FAMILY RESIDENTIAL PROJECT ON AN 9.3-ACRE SITE ZONED PD-MU, AND GENERALLY LOCATED AT 917 11<sup>TH</sup> AVENUE WEST, PALMETTO, FL, PID#'S 2707900003, 2707500050, 2707500506, AND AS MORE PARTICULARLY DESCRIBED IN THIS ORDINANCE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**Motion: Mr. Price moved, Mrs. Roberts seconded, and the motion carried 3-0 to move Ordinance 2018-08 to May 17, 2018 at 5:30 PM.**

7. Ordinance 2018-03 (K. Owens)

(TAB 2)

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PALMETTO, FLORIDA, SUBSTANTIALLY AMENDING AND REPLACING CHAPTER 7, ARTICLE VIII, SECTIONS 7-181 THROUGH 7-188 OF THE PALMETTO CITY CODE OF ORDINANCES REGULATING FENCES; PROVIDING REGULATIONS FOR FENCES IN RESIDENTIAL AND COMMERCIAL DISTRICTS; PROVIDING FOR EXISTING NON-CONFORMING FENCES; PROVIDING FOR MEASUREMENT OF FENCE HEIGHT; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

Mrs. Owens explained that the biggest change in the amendment is the allowance of a six (6) foot high fence on a corner lot property, and will no longer require a special fence permit application. Commercial, industrial, and community centers will now have an allowance of up to an eight (8) foot high fence.

**Motion:** Mr. Price moved, Mrs. Roberts 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 recommend approval the request for Ordinance 2018-03.

8. Ordinance 2018-04 (K. Owens) (TAB 3)

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PALMETTO, FLORIDA, CREATING NEW REGULATIONS REGARDING ABANDONED VEHICLES ON PRIVATE PROPERTY TO BE SET FORTH IN CHAPTER 18, ARTICLE I, SECTIONS 18-7 THROUGH 18-13 OF THE PALMETTO CODE OF ORDINANCES; PROVIDING FOR PURPOSE AND DEFINITIONS; PROHIBITING STORAGE ON PRIVATE PROPERTY; PROVIDING FOR EVIDENCE AND CRITERIA TO IDENTIFY AN ABANDONED OR DERELICT VEHICLE; PROVIDING FOR ENFORCEMENT PROCEDURES AND FOR RESPONSIBILITY FOR VEHICLE OWNERSHIP; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

Mrs. Owens explained that this ordinance is for private property only, and stated that there is a separate ordinance for public property. Ordinance amendment will establish more criteria to determine that a vehicle is derelict. Towing of derelict vehicles has been removed in the amendment, and if a vehicle is determined derelict, it will follow the code enforcement proceedings.

**Motion:** Mr. Price moved, Mrs. Roberts 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 recommend approval with modifications the request for Ordinance 2018-04. Modifications included derelict vehicles to be added to the name of the ordinance, and to correct number sequencing.

9. Ordinance 2018-12 (K. Owens) (TAB 4)

**AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA, ZONING APPROXIMATELY 7.6 ACRES OF PROPERTY, GENERALLY LOCATED AT 1550 US 301 NORTH, PALMETTO, FL 34221, PID# 2582900003, FROM COUNTY URBAN DEVELOPMENT ZONE TO CITY BUSINESS AND LIGHT COMMERCIAL (CG), AND AS MORE PARTICULARLY DESCRIBED IN THIS ORDINANCE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

Mrs. Owens explained that the developer is proposing commercial uses for the property, which include an extended stay hotel, restaurant, and mini storage. The property was annexed into the City in 2006, and was assigned a FLU (Future Land Use) of PC (Planned Community). The developer at the time was going to come back with a General Development Plan for a Planned Development zoning for the site, but the market crashed and that didn't occur. The property was never zoned, but contains the FLU of PC. Since it had been twelve years, staff went to the City Commission and received approval to move forward with a staff initiated rezoning. Staff is proposing zoning the property to CG (Business and Light Commercial).

Chair laboni recessed the meeting from 6:17PM to 6:23 PM.

It was determined that the Planned Community FLU is not consistent with the proposed CG zoning district, therefore, staff has requested to continue the item to the May 17, 2018 PZ meeting. Staff will draft a FLU amendment that will run concurrently with this rezoning request.

**Motion: Mr. Price moved, Mrs. Roberts seconded, and the motion carried 3-0 to move Ordinance 2018-08 to May 17, 2018 at 5:30 PM.**

10. Old Business

None

11. New Business

None

Chair laboni adjourned the meeting at 6:29PM

Minutes approved: May 17, 2018

*Randy Iaboni*

Randy Iaboni  
Planning and Zoning Board Chair