

**CITY OF PALMETTO
PLANNING AND ZONING BOARD MEETING
JULY 10, 2018 – 5:30 PM**

Planning and Zoning Board Members Present

Jon Moore, Vice Chair
William Price, III
Pamela Roberts

Planning and Zoning Board Members Absent

Randy Iaboni, Chair
Sharon Tarman

Staff Present

Scott Rudacille, Assistant City Attorney
Karla Owens, Development Services Director
Kera Hill, Planning Analyst

Vice Chair Moore called the meeting to order at 5:38PM, followed by a moment of silence and the Pledge of Allegiance.

Roll call was called, showing Chair Iaboni and Mrs. Tarman absent.

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 the July 10, 2018 Agenda.**

2. APPROVAL OF MEETING MINUTES

(TAB 1)

Motion: **Mr. Price moved, Mrs. Roberts seconded, and the motion carried 3-0 to approve the June 14, 2018 Minutes.**

3. PUBLIC COMMENT

None

4. Ordinance 2018-14 (K. Owens)

(TAB 2)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PALMETTO, FLORIDA, ANNEXING A .2984 ACRE PARCEL OF UNINCORPORATED MANATEE COUNTY, FLORIDA INTO THE CITY OF PALMETTO WHICH PARCEL IS LOCATED ON THE SOUTH SIDE OF POMPANO LANE IN THE GULF & BAY ESTATES SUBDIVISION, AT 4315 POMPANO LANE, AND WHICH IS REASONABLY COMPACT AND IS LOCATED IN AN ENCLAVE CONTIGUOUS TO THE CITY OF PALMETTO; REDEFINING THE BOUNDARY LINES OF THE CITY OF PALMETTO, FLORIDA TO INCLUDE SAID PARCEL; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE. (LASSEN)

Staff recommended the Board to continue items No.'s 4, 5, 6 to August 16, 2018 Planning and Zoning meeting.

Mrs. Owens stated that the scheduled Commission meeting on August 6, 2018 will be continued. A specific public hearing date will be set. Members of the public were welcomed to attend the Commission meeting on August 6, 2018 or check back with Mrs. Owen's office to confirm the date of the new public hearing date before the Commission.

Motion: **Mr. Price moved, Mrs. Roberts seconded, and the motion carried 3-0 to continue Ordinance 2018-14 to August 16, 2018 at 5:30PM.**

5. Ordinance 2018-15 (K. Owens)

(TAB 3)

AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA APPROVING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE CITY'S COMPREHENSIVE PLAN; CHANGING THE FUTURE LAND USE MAP DESIGNATION FOR THE TERRITORY HEREINAFTER DESCRIBED FROM COUNTY FUTURE LAND USE MAP DESIGNATION RES-3 (Residential 3 du/a), TO CITY FUTURE LAND USE MAP DESIGNATION RES-4 (Residential 4 du/acre), CONSISTENT WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE ADOPTED COMPREHENSIVE PLAN, AS REQUIRED BY SECTION 163.3187, FLORIDA STATUTES; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE. (LASSEN PROPERTY)

Motion: **Mr. Price moved, Mrs. Roberts seconded, and the motion carried 3-0 to continue Ordinance 2018-15 to August 16, 2018 at 5:30PM.**

6. Ordinance 2018-16 (K. Owens)

(TAB 4)

AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA REZONING APPROXIMATELY .2984 ACRE OF PROPERTY GENERALLY LOCATED AT 4315 POMPANO LANE, PALMETTO, FLORIDA, FROM COUNTY ZONING RSF-3, SINGLE FAMILY RESIDENTIAL, TO CITY ZONING RS-2, SINGLE FAMILY RESIDENTIAL, AND AS MORE PARTICULARLY DESCRIBED IN THIS ORDINANCE; PROVIDING FOR SEVERABILITY, AND AN EFFECTIVE DATE. (LASSEN PROPERTY)

Motion: **Mr. Price moved, Mrs. Roberts seconded, and the motion carried 3-0 to continue Ordinance 2018-16 to August 16, 2018 at 5:30PM.**

7. Ordinance 2018-09 (K. Owens) (TAB 5)

AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA APPROVING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE CITY'S COMPREHENSIVE PLAN; CHANGING THE FUTURE LAND USE MAP DESIGNATION FOR THE TERRITORY HEREINAFTER DESCRIBED FROM CITY FUTURE LAND USE MAP DESIGNATION HCOMIND, HEAVY COMMERCIAL AND INDUSTRIAL, TO CITY FUTURE LAND USE MAP DESIGNATION PC, PLANNED COMMUNITY, CONSISTENT WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE ADOPTED COMPREHENSIVE PLAN, AS REQUIRED BY SECTION 163.3187, FLORIDA STATUTES; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE. (HEARTLAND FERTILIZER PROPERTY)

This item was continued from the April 26, 2018 and May 17, 2018 Planning and Zoning Board meeting.

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, recommended approval of Ordinance 2018-09.**

8. Ordinance 2018-08 (K. Owens) (TAB 6)

AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA REZONING APPROXIMATELY 8.26 ACRES OF PROPERTY GENERALLY LOCATED AT 917 11TH AVENUE WEST, PALMETTO, FLORIDA, FROM CITY CHI, HEAVY COMMERCIAL AND LIGHT INDUSTRIAL, TO PD-MU, PLANNED DEVELOPMENT, MIXED USE, AND AS MORE PARTICULARLY DESCRIBED IN THIS ORDINANCE; PROVIDING FOR SEVERABILITY, AND AN EFFECTIVE DATE. (HEARTLAND GROVES)

This item was continued from the April 26, 2018 and May 17, 2018 Planning and Zoning Board meeting.

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, recommended approval of Ordinance 2018-08.**

9. Ordinance 2018-10 (K. Owens)

(TAB 7)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PALMETTO, FLORIDA, PROVIDING FOR FINDINGS OF FACT; APPROVING ADOPTION OF A GENERAL DEVELOPMENT PLAN AS DESCRIBED HEREIN FOR A MULTIPLE USE, PLANNED DEVELOPMENT CONTAINING APPROXIMATELY 204 MULTI-FAMILY RESIDENTIAL UNITS AND OTHER COMMERCIAL USES ON 8.26 ACRES OF PROPERTY GENERALLY LOCATED AT 917 11TH AVENUE WEST; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE. (HEARTLAND PROPERTY)

This item was continued from the April 26, 2018 and May 17, 2018 Planning and Zoning Board meeting.

Mrs. Owens explained that the applicant is proposing to rezone the property to PD-MU (Planned Development mixed use). The PD-MU district allows commercial and residential, but doesn't mandate a commercial component. Ordinance 2018-10 details that no commercial component is outlined as part of this approval, and the ordinance is what governs the specific uses and stipulations for this property.

The Palmetto Police Department is exploring moving to a new location, and the applicant has showed interest in purchasing the property if/when that occurs. At that time the applicant may want to amend the General Development Plan to include the parcel, as part of the overall project, which is why the applicant is requesting a rezoning to PD-MU.

The applicant is proposing a maximum density of twenty five (25) du/acre. The PC future land use designation allows a base density of sixteen (16) du/acre to a potential maximum allowable density of forty-five (45) du/acre with applicable density bonuses. Mrs. Owens outlined applicable density bonuses and explained that the applicant is redeveloping an iconic and agriculturally historic site. The project has been named "Heartland Grove" to honor the heritage of the site. The proposed multi-family units will be consistent with the historic, agricultural architecture of the prior structure. The applicant is proposing to construct a ten (10) foot multi-modal trail that will be open to the public, and adjacent to the development. Finally, the subject project lies within the Community Redevelopment Area of the City of Palmetto. Mrs. Owens explained that good urban planning encourages a step down of uses and intensities between intensive general commercial development and less intensive single family housing. Multi-family projects are often used to provide that buffer. Mrs. Owens explained that given the analysis, its staff's opinion that both density bonus have been met and recommend the requested 25 du/acre.

The applicant has two deviation requests. One of the deviation requests is a reduction to the open space requirement, from twenty-five (25) percent to twenty-three (23) percent. The project will have various amenities provided for the residents of the proposed community, as well as facilities that will be open to the public. The second deviation request is the reduction of required on-site parking spaces from 408 spaces (2 spaces/du) to 319 spaces (more than 1.5 space/du). As part of the proposed 319 spaces, fifty (50) enclosed garage units are proposed to be rented by the residents. Other surrounding municipalities require 1.5 parking spaces per dwelling unit or below for multi-family uses.

Modifications Approved:

Stipulation No. 2: The proposed multi-modal trail shall be a minimum width of ten (10) feet and constructed to City standards as approved by the Public Works Director.

Stipulation No. 9: Dwelling units shall be limited to an average of two bedrooms in order to mitigate reduced parking.

Stipulation No. 11: Prior to issuance of any building permits, all environmental remediation work required as set forth in the approved Brownfield Mediation Plan shall be completed by the applicant.

10. Old Business

None

11. New Business

Discuss dates of regular Planning and Zoning Board Meetings.

Mrs. Owens apologized for having to revise a couple of the recent meetings dates due to the fluctuation in City Commission meetings.

Mr. Price suggested changing the time of the meetings to 5:45PM.

Motion: Mr. Price moved Mrs. Roberts seconded, and the motion carried 3-0 to approve the Planning and Zoning Board meetings to begin at 5:45PM, starting in September 2018.

12. Adjournment

Vice Chair Moore adjourned at 7:34PM.

Minutes approved: August 16, 2018