



City of  
**PALMETTO**  
Florida

DRAFT

Planning and Zoning Board Meeting

July 16, 2020 at 5:45 PM

*This meeting will be conducted utilizing communications media technology*

---

516 8<sup>th</sup> AVENUE WEST  
PALMETTO, FL 34221

(941) 723-4570  
<http://www.palmettofl.org>

Planning and Zoning Board Members Present

Randy Iaboni, Chair  
William Price, III (Appeared Virtually)  
Pamela Roberts  
Sharon Tarman

Planning and Zoning Board Members Absent

Jon Moore, Vice Chair

Staff Present

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

---

Chair Iaboni called the meeting to order at 5:46PM.

Roll call was taken, and Mr. Moore was absent from the meeting.

1. PLANNING & ZONING BOARD AGENDA APPROVAL

**Motion:** Mrs. Tarman moved, Mr. Price seconded, and the motion carried 4-0 to approve the July 16, 2020 Agenda.

2. APPROVAL OF MEETING MINUTES

(TAB 1)

Chair Iaboni requested a revision to page three of the minutes. To remove the statement by Mr. Iaboni requesting a specific limitation of number of signs on private property.

**Motion:** Mrs. Tarman moved, Mr. Price seconded, and the motion carried 4-0 to approve with modifications the June 11, 2020 Minutes.

### 3. PUBLIC COMMENT

Public Comment: Comments shall be limited to two minutes. The Board does not generally take action on any matter raised during these public comments, but may direct the matter to be placed on the agenda of a future meeting, if appropriate.

a. Public comment via telephone into Zoom Meeting

If you would like to speak during the public comment portions of the Agenda, please press \*9 on your phone to activate the “raise your hand” feature on Zoom.

b. Public comment using Zoom Application on laptop, computer, smartphone or tablet

Click the “raise your hand” feature on the participants section at the bottom of the screen.

c. Public comment in the Commission Chambers

Seating will be in accordance with the CDC guidelines and social distancing requirements.

*There was no public comment.*

### 4. CU 2020-02 CONDITIONAL USE PERMIT (K. OWENS)

(TAB 2)

To consider a Conditional Use Permit Application (CU-2020-02 by the applicants, Lauri Contarino and Tony Ricci, to allow on premises consumption of alcohol at 401 10<sup>th</sup> Avenue West, Palmetto, Florida. A conditional use approval is required due to the proximity to residentially zoned property within 200 feet of the site.

The applicant is proposing a café that will serve coffee, breakfast and lunch, and snacks and alcoholic beverages in the evening. The applicant is also proposing to have outdoor seating within the existing parking lot. Mrs. Owens stated a condition has been added requiring the applicant to have a written agreement with a nearby property owner for at least (15) off-street parking spaces. The applicant also provided renderings of what the proposed business will look like. Mrs. Owens noted that there is a condition that requires the proposed use be substantially similar to the renderings. The applicant will have to go through site planning for the proposed use. Which will include compliance with the Downtown Design Guidelines.

*The applicant was not present.*

*There was no public comment.*

**Motion:**

**Mrs. Tarman moved, Mr. Price seconded, and the motion carried 4-0 to recommend approval of Conditional Use Permit (CU 2020-02) with staff conditions, to the City Commission.**

### 5. ORDINANCE NO. 2020-06 SIGNS (K.OWENS)

(TAB 3)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PALMETTO, FLORIDA, SUBSTANTIALLY AMENDING AND REPLACING ARTICLE III, DIVISION 1, SECTIONS 3-61 THROUGH 3-72 OF APPENDIX “B” OF THE PALMETTO CITY CODE OF ORDINANCES REGULATING SIGNS; PROVIDING FOR APPLICABILITY, PURPOSE AND INTENT;



PROVIDING FOR DEFINITIONS; PROVIDING FOR PERMITS AND REQUIREMENTS FOR PERMITS; PROVIDING REGULATIONS FOR PROHIBITED, EXEMPT, NONCONFORMING, AND UNSAFE SIGNS; REGULATING FREE-STANDING SIGNS, WALL SIGNS, BILLBOARDS, CHANGEABLE MESSAGE SIGNS, TEMPORARY SIGNS AND OTHER TYPES OF SIGNS; PROVIDING FOR DESIGN, CONSTRUCTION, AND MAINTENANCE OF SIGNS; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Mrs. Owens explained some of the minor changes that were made following last month's meetings with the Planning Board and the City Commission. Extensive discussion ensued. The Board discussed each page of the proposed sign ordinance in detail. The Board had a split vote regarding the proposed language to allow electronic message board reader signs in residentially zoned districts for residential support uses. The Board did agree that if the City Commission were to approve the allowance of EMC signs in residential districts; that there should be more restrictions pertaining to lightning levels, hours of use, and limitations to locations on 8<sup>th</sup> Avenue West and portion of 10<sup>th</sup> Street West, east of 8<sup>th</sup> Avenue West.

Details of the proposed changes which were recommended are set forth in the record.

**Motion:**                    **Mrs. Tarman moved, Mr. Price seconded, and the motion carried 4-0 to recommend the City Commission adopt Ordinance No. 2020-06, with the recommended changes.**

6. CU 2018-02 CONDITIONAL USE PERMIT (K. OWENS)

(TAB 4)

To consider a Conditional Use Permit Application (CU-2018-02) by the applicant, Church on the Rock, to allow an electronic message sign at 1401 14<sup>th</sup> Avenue West, Palmetto, Florida. A conditional use approval is required for electronic message signs.

Mrs. Owens explained that this item is contingent upon approval of the revised Sign Ordinance, as the subject property is in a residential district. Staff is recommending the item be continued.

Chair laboni left public comment open.

*There was no public comment.*

*The applicant was not present*

**Motion:**                    **Mrs. Tarman moved, Mr. Price seconded, and the motion carried 4-0 to continue Conditional Use Permit (CU 2018-02) with to the August 20, 2020 Planning and Zoning Board meeting at 5:45PM in the City Commission Chambers.**

#### 7. CU 2020-04 CONDITIONAL USE PERMIT (K. OWENS)

To consider a Conditional Use Permit Application (CU-2020-04) by the applicant, CIEM REFU, LLC, to allow conversion of an existing billboard to a digital sign at 1550 US 301 N, Unit 6, Palmetto, Florida. A conditional use approval is required for electronic message signs.

Mrs. Owens requested to withdraw this item. She explained that the request is to convert an existing billboard to a digital billboard. Mrs. Owens stated that if the proposed Sign Ordinance is approved, the applicant would be able to convert the sign without needing a conditional use permit.

*The applicant was not present.*

*There was no public comment.*

#### **CU 2020-04 CONDITIONAL USE PERMIT: WITHDRAWN.**

#### 8. OLD BUSINESS

*There was no old business.*

#### 9. NEW BUSINESS

*There was no new business.*

#### 10. ADJOURNMENT

Chair laboni adjourned the meeting at 8:04PM

Meeting minutes approved:

Planning and Zoning Board