



City of
PALMETTO
Florida

Planning and Zoning Board Meeting
April 22, 2021 at 5:45 PM
Zoom Meeting Application Was Utilized for This Meeting

City Hall Commission Chambers
516 8th Avenue West
Palmetto, FL 34221

Planning and Zoning Board Members Present

Randy Iaboni, Chair
Jon Moore, Vice Chair
William Price, III
Pamela Roberts
Karen Jones

Staff Present

Marisa Powers, Assistant City Attorney
Karla Owens, Development Services Director
Kera Hill, Planning Analyst

Chair Iaboni called the meeting to order at 5:45PM, followed by a moment of silence and the Pledge of Allegiance.

Roll call was taken and all members of the Planning and Zoning Board were present.

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

1. PLANNING & ZONING BOARD AGENDA APPROVAL

Motion: Mr. Price moved, Mr. Moore seconded, and the motion carried 5-0 to approve the April 22, 2021 Agenda.

2. APPROVAL OF MEETING MINUTES

(TAB 1)

Motion: Mr. Price moved, Mrs. Roberts seconded, and the motion carried 5-0 to approve the March 17, 2021 Minutes.

3. PUBLIC COMMENT

There were members from the public present, but no public comment was given.

4. ORDINANCE NO. 2021-04 GENERAL DEVELOPMENT PLAN (K.OWENS) (TAB 2)

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 MULTI-FAMILY, PLANNED DEVELOPMENT CONTAINING 262 MULTI-FAMILY RESIDENTIAL UNITS ON 8.37 ACRES OF PROPERTY GENERALLY LOCATED ALONG THE EAST SIDE OF U.S. 41 SOUTH OF HABEN BOULEVARD AT THE WESTERN ENTRANCE TO THE RIVIERA DUNES DEVELOPMENT; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE. (RIVIERA DUNES APARTMENTS)

Mrs. Owens explained to the Board that staff is requesting a continuance as the applicant has modified their general development plan and staff hasn't had the opportunity to complete review of the plan.

The applicant's representatives were present and agreed to the continuance.

Public Comment was opened and left opened.

Deborah Sperry, resident of the Riviera Dunes community, provided letters from the residents of the community, and the documents have been made part of the record file for this item.

Motion: Mr. Priced moved, Mr. Moore seconded, and the motion carried 5-0 to continue Ordinance No. 2021-04 to the May 20th Planning and Zoning Board meeting at 5:45PM in the City of Palmetto City Commission Chambers.

5. ORDINANCE NO. 2021-05 REZONE (K.OWENS) (TAB 3)

AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA REZONING APPROXIMATELY 7,392 SQUARE FEET OF PROPERTY GENERALLY LOCATED AT 518 and 520 7TH AVENUE WEST, PALMETTO, FLORIDA, FROM RM-6, MULTI-FAMILY, TO PD-H, PLANNED DEVELOPMENT-HOUSING, AS MORE PARTICULARLY DESCRIBED IN THIS ORDINANCE; PROVIDING FOR SEVERABILITY, AND AN EFFECTIVE DATE. (GLIDDEN)

Please note that Item No. 5 and Item No. 6 were heard at the same time and motions were taken separately.

Mrs. Owens explained to the Board that the subject property had a 1942 duplex that burned down in 2009 and the existing zoning for the property has prevented the property owner from rebuilding the duplex. The 1958 zoning map showed that zoning allowed for a duplex on the subject property, however in 1989 the zoning maps changed, no longer allowing duplexes. The RM-5 zoning district allows duplexes, but the subject property is now considered substandard in lot area and lot width for both the RM-5 and RM-6 zoning districts. The properties surrounding the subject property are primarily multi-family, consisting of three or more units. The request is to rezone the property to PD-H and the property owner has submitted a preliminary sketch of the proposed duplex meeting the standards set forth in the RM-5 zoning district for required setbacks.

Michael Glidden, property owner of the subject property was present and thanked staff for their help.

Members of the public were present, but no public comment was given.

Mrs. Owens provided the Board a letter provided by William Gray, who expressed concerns of the proposed construction of the duplex. The letter has been saved to the record file for this item.

Discussion ensued regarding the setback requirements for the proposed duplex. Mrs. Owens explained that a building permit will have to be submitted for the construction of the duplex and setbacks, life safety requirements etc. will have to be met for issuance of the permit.

Motion: Mr. Price moved, Mr. Moore seconded, and the motion carried 5-0 that based upon the staff report, the comments made at the public hearing and finding the request to be consistent with the City of Palmetto Comprehensive Plan, to recommend adoption of Ordinance No. 2021-05

6. ORDINANCE NO. 2021-03 GENERAL DEVELOPMENT PLAN (K.OWENS) (TAB 4)

AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA, PROVIDING FOR FINDINGS OF FACT; APPROVING ADOPTION OF A GENERAL DEVELOPMENT PLAN AS DESCRIBED HEREIN FOR A PLANNED DEVELOPMENT CONTAINING ONE DUPLEX UNIT ON 7,392 SQUARE FEET OF PROPERTY GENERALLY LOCATED AT 518 & 520 7TH AVENUE WEST, PALMETTO, FLORIDA; PROVIDING FOR SEVERABILITY, AND AN EFFECTIVE DATE. (GLIDDEN)

Please note that Item No. 5 and Item No. 6 were heard at the same time and motions were taken separately.

Action Request: Mr. Price moved, Mr. Moore seconded, and the motion carried 5-0 that Based upon the staff report, the comments made at the public hearing and finding the request to be consistent with the City of Palmetto Comprehensive Plan, to recommend adoption of Ordinance No. 2021-03 with stipulations 1-3, as recommended by staff.

7. VARIANCE, VAR 2021-01 (K.OWENS) (TAB 5)

A variance request (VAR 2021-01) by the applicant, Jodi & Tani II, LLC, at 1620 8th Avenue West and 725 17th Street West. The applicant has requested a variance from Section 6.6 of Appendix "B" of the City of Palmetto Code of Ordinances, to eliminate fencing requirements for screening of open storage in conjunction with a business.

Mrs. Owens explained to the Board that the property owner would like to move the existing business Brandon Sheds onto the property. The City of Palmetto Code of Ordinances requires the property to have opaque fencing along the boundaries of the property for open storage of merchandise. The property owner would like to fence only along the south boundary of the property. Mrs. Owens explained that applicant is requesting a variance to the City's requirements.

Matt Kezar, property owner explained that he's requesting the Boards consideration and expressed concerns with having a solid fence on the property. Mr. Kezar is proposing to fence only along the south property boundary with non-opaque fencing.

Discussion ensued, Chair laboni expressed his concerns with the appearance of solid fencing on the property.

Public comment was opened and there were members from the public present, but no public comment was given.

Motion: **Mr. Price moved, Ms. Jones seconded, and the motion carried 5-0 that based upon the staff report, the comments made at the public hearing, and finding the request to be consistent with the variance criteria set forth in Appendix "B", Section 12.4 of the Palmetto Code of Ordinances, to approve Variance 2021-01.**

8. CRA LETTER FOR GRANT OPPORTUNITIES (K.OWENS)

(TAB 6)

The CRA, Community Redevelopment Agency has requested the Planning and Zoning Board's consideration of a letter of recommendation to apply for grant opportunities for 904 4th Street West.

Mrs. Owens explained that the CRA is requesting the Board's recommendation to apply for possible grant opportunities for the subject property.

Motion: **Mr. Price moved, Mr. Moore seconded, and the motion carried 5-0 to approve the letter of support for a FDEP site-specific activities application and authorize the Planning and Zoning Board chair's execution of same.**

9. OLD BUSINESS

Mrs. Owens provided an update to the cell phone tower conditional use application that was heard at the last Planning and Zoning Board meeting. The City Commission has continued the item to the June 7th meeting to have an expert in communication towers review the application.

Mrs. Owens stated she will be retiring and her last day with the City will be April 23, 2021.

10. NEW BUSINESS

There was no new business.

11. ADJOURNMENT

Chair laboni adjourned the meeting at 6:30PM.

The Planning and Zoning Board approved the April 22, 2021 meeting minutes on: May 20, 2021.