

Planning and Zoning Board Meeting
July 21, 2022 at 5:45 PM

Planning and Zoning Board Members Present

Randy Iaboni, Chairman
Jon Moore, Vice- Chair
William Price, III

Planning and Zoning Board Members Absent

Pamela Roberts

Staff Present

Brad Cornelius, Planning Consultant for the City
Kera Hill, Development Services Supervisor
Marisa Powers, Assistant City Attorney
Penny Johnston, Executive Assistant

Chairman Randy Iaboni called the meeting to order at 5:46 p.m., followed by a moment of silence and the Pledge of Allegiance. Roll call revealed only Ms. Pamela Roberts was absent. 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 3-0 to approve the July 21, 2022 Agenda.

2. APPROVAL OF MEETING MINUTES

MOTION: Mr. Price moved, Mr. Moore seconded, and the motion carried 3-0 to approve the May 9, 2022 Minutes with modifications.

MOTION: Mr. Price moved, Mr. Moore seconded, and the motion carried 3-0 to approve the May 19, 2022 Minutes with modifications.

3. DOWNTOWN ALTERNATIVE PROPOSAL

A Downtown Alternative Proposal was received from En-Vision America for the proposed building expansion for the business located at 825 4th Street West.

This item is a continuation from the May 19, 2022 Planning and Zoning Board meeting.

Mr. Cornelius summarized modifications from the original design. The changes included that the west building façade had the garage door removed, and added window and door improvements. An improved covering would be applied over the metal building to match the front elevation. The south side of the building would now have windows and an awning. The east façade had columns to break up the massive wall. The plans for the north building façade had not changed. Parking

on 9th Avenue had been removed from the plan. Mr. Cornelius concluded that the developer seemed to have responded to the design concerns of the Board, therefore the staff recommended approval.

Bob Gause, representative for the property owner, was present. Property owners were also present.

There was no public comment.

MOTION: Mr. Price moved, Mr. Moore seconded, and based on the revised building elevations that were submitted on June 17, 2022, the motion carried 3-0 to approve the proposed DAP 2022-02 as submitted.

4. ORDINANCE NO. 2022-09 ANNEXATION

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PALMETTO, FLORIDA, ANNEXING A PARCEL CONTAINING 5.00 ACRES OF UNINCORPORATED MANATEE COUNTY, FLORIDA INTO THE CITY OF PALMETTO SPECIFICALLY LOCATED AT 1615 21ST STREET WEST, PALMETTO, FL 34221, WHICH THE PARCEL IS REASONABLY COMPACT AND IS 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. (JAY AND LORI TURNER)

Mr. Cornelius explained that the property owners, Jay and Lori Turner submitted a request for annexation into the City. The subject property contains five acres and is surrounded on all four sides by properties in the City limits. If annexed, the City of Palmetto would provide services to this property. The request is to change the zoning from County A-1 (Agricultural) to City ER (Estate Residential) which is consistent with other surrounding zoning.

Mr. Carlsen, representative for the applicant, was in attendance.

Neighbors Tim Lewis and Dawn Lewis questioned if the private sewage injection systems would be sufficient. Opined that private systems forcing waste into the main sewage system is a big strain on their pumps. Staff explained that if the annexation is approved, Staff will be working with the applicant regarding the utility connections to City services.

Board members clarified that the current zoning would limit the owner to build one dwelling unit per acre. Mr. Cornelius reiterated that this applicant has indicated that they're proposing one (1) single-family residence on the subject property.

MOTION: Mr. Price moved, Mr. Moore seconded, and finding the request consistent with Chapter 171 and Chapter 163, Florida Statutes and the City of Palmetto Comprehensive Plan, the motion carried 3-0 to recommend the City Commission adopt Ordinance No. 2022-09.

5. ORDINANCE NO. 2022-10 COMP PLAN AMENDMENT

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-3.0), TO CITY FUTURE LAND USE MAP DESIGNATION RES-4 (RESIDENTIAL-4), ON APPROXIMATELY 5.00 ACRES MORE SPECIFICALLY LOCATED AT 1615 21ST STREET WEST, 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. (JAY AND LORI TURNER)

MOTION: **Mr. Price moved, Mr. Moore seconded, and finding the request consistent with Chapter 171, Chapter 163, Florida Statutes and the City of Palmetto Comprehensive Plan, the motion carried 3-0 to recommend the City Commission adopt Ordinance No. 2022-10.**

6. ORDINANCE NO. 2022-11 REZONE

AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA REZONING APPROXIMATELY 5.00 ACRES OF PROPERTY SPECIFICALLY LOCATED AT 1615 21ST STREET WEST, PALMETTO, FLORIDA, FROM COUNTY ZONING A-1 (AGRICULTURAL SUBURBAN), TO CITY ZONING E-R (ESTATE RESIDENTIAL), AND AS MORE PARTICULARLY DESCRIBED IN THIS ORDINANCE; PROVIDING FOR SEVERABILITY, AND AN EFFECTIVE DATE. (JAY AND LORI TURNER)

MOTION: **Mr. Price moved, Mr. Moore seconded, and finding the request consistent with Chapter 171, Chapter 163, Florida Statutes and the City of Palmetto Comprehensive Plan, the motion carried 3-0 to recommend the City Commission adopt Ordinance No. 2022-11.**

7. NEW BUSINESS

There was no new business.

8. OLD BUSINESS

Ms. Powers explained to the Board that the Riviera Dunes project is not going forward based on the denials of some of the three ordinances.

Chairman Iaboni requested review of parking regulations for residential properties. He opined parking may be a code issue that really needs to be enforced or perhaps they just need to look at the rules and amend the ordinance. Mr. Iaboni will be follow up with Code Enforcement regarding some of his questions he has.

Chairman Iaboni adjourned the meeting at 6:24 p.m.

The July 21, 2022 Planning and Zoning Board meeting minutes were approved on August 18, 2022 by the Planning and Zoning Board.