



City of
PALMETTO
Florida

Planning and Zoning Board Meeting
City Hall Chambers, 516 8th Avenue West, Palmetto, FL 34221
October 27, 2022 at 5:45 PM

This meeting utilized media technology via zoom meeting.

Planning and Zoning Board Members Present

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

Staff Present

Marisa Powers, Assistant City Attorney
Brad Cornelius, Planning Consultant with Wade Trim
Kera Hill, Development Service Supervisor

Chair Iaboni called the meeting to order at 5:48PM, followed by the Pledge of Allegiance.

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

Public Comment was opened and closed. There was no public comment received.

1. PLANNING & ZONING BOARD AGENDA APPROVAL

Motion: **Mr. Price moved, Mrs. Roberts seconded, and the motion carried 4-0 to approve the October 27, 2022 Agenda.**

2. APPROVAL OF MEETING MINUTES (TAB 1)

Motion: **Mr. Price moved, Mrs. Roberts seconded, and the motion carried 4-0 to approve the August 18, 2022 minutes.**

3. ORDINANCE NO. 2022-13 COMPREHENSIVE PLAN AMENDMENT (TAB 2)

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 GENERAL COMMERCIAL FUTURE LAND USE MAP DESIGNATION TO PLANNED COMMUNITY FUTURE LAND USE MAP DESIGNATION, ON APPROXIMATELY 0.80 ACRES MORE SPECIFICALLY LOCATED AT 1419 US 301 N, 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.

Mrs. Hill explained to the Board that staff and Mr. Cornelius have reviewed the requests made by Manatee School for the Arts. Mr. Cornelius, Planning Consultant for the City, provided a brief summary of the staff report and explained the requests that are before the Board which includes a comprehensive plan amendment, rezoning, and an amendment to the general development plan. Manatee School for the Arts is requesting to have the property located at 1419 US 301 North be converted from commercial to planned development to be consistent with school's current designations. Manatee School for the Arts is proposing to build an elementary school and the modification to the general development plan is to shift the buildings around from what was previously approved.

The Board inquired about the reasoning to convert the commercial property to planned development. Mr. Cornelius explained that the proposed stormwater pond was reconfigured and is proposed to be located on the subject property.

Discussion ensued regarding the proposed stacking and traffic study. Michael Yates with Palm Traffic discussed the traffic report that was done and explained that the start and end times will be different for elementary, middle, and high school.

Jason Coates with Shroyer Engineering and Dr. Jones with Manatee School for the Arts was present.

Action Request: Mr. Price moved, Mrs. Roberts seconded, and the motion carried 4-0 finding the request to be consistent with the City of Palmetto Comprehensive Plan and to recommend approval of Ordinance No. 2022-13 to the City Commission.

4. ORDINANCE NO. 2022-14 REZONE (TAB 3)

AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA REZONING APPROXIMATELY 0.80 ACRES OF PROPERTY LOCATED AT 1419 U.S. 301 N, PALMETTO, FLORIDA, AS MORE PARTICULARLY DESCRIBED HEREIN, FROM COMMERCIAL GENERAL TO PLANNED DEVELOPMENT – MIXED USE, AND AS MORE PARTICULARLY DESCRIBED IN THIS ORDINANCE; PROVIDING FOR SEVERABILITY, AND AN EFFECTIVE DATE.

Action Request: Mr. Price moved, Mr. Moore seconded, and the motion carried 4-0 finding the request to be consistent with the City of Palmetto Comprehensive Plan and Code of Ordinances and to recommend approval of Ordinance No. 2022-14 to the City Commission.

5. ORDINANCE NO. 2022-15 GENERAL DEVELOPMENT PLAN (TAB 4)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PALMETTO, FLORIDA; APPROVING ADOPTION OF AN AMENDMENT TO THE GENERAL DEVELOPMENT PLAN FOR THE MANATEE SCHOOL FOR THE ARTS ON APPROXIMATELY 32 ACRES OF PROPERTY; GENERALLY LOCATED ON THE EAST SIDE OF HABEN BOULEVARD AND SOUTH OF U.S. 301

N; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE.

Action Request: Mr. Price moved, Mr. Moore seconded, and the motion carried 4-0 finding the request to be consistent with the City of Palmetto Comprehensive Plan and Code of Ordinances, to recommend approval of Ordinance No. 2022-15 to the City Commission with modifications.

Modification: To add an additional stipulation that the school stagger the start time and end time by at least (20) minutes.

4. NEW BUSINESS

There was no new business

5. OLD BUSINESS

The Board inquired about the status of the Riviera Dunes project. Ms. Powers provided an update regarding the mediation that had occurred. The applicant is proposing a revised general development plan with no deviations and will be submitting accordingly.

6. ADJOURNMENT

Chair Iaboni adjourned the meeting at: 6:20PM

The Planning and Zoning Board approved the October 27, 2022 meeting minutes at the February 16, 2023 meeting.