



City of  
**PALMETTO**  
Florida

Planning and Zoning Board Meeting  
February 16, 2023 at 5:45 PM  
*Zoom Meeting Application Was Utilized for the Meeting.*

City Commission Chambers  
516 8<sup>th</sup> Avenue West  
Palmetto, FL 34221

Planning and Zoning Board Members Present

Randy Iaboni, Chair  
Jon Moore, Vice Chair  
William Price, III  
Pamela Roberts  
Mark Ingram (Attended via zoom)

Staff Present

Marisa Powers, Assistant City Attorney  
Kera Hill, Development Services Supervisor

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

Roll call was taken and all members of the Board were present. Mr. Ingram attended via zoom.

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 4-0 to approve with modifications the February 16, 2023 Agenda.  
**Modification:** Add swearing-in of new Planning and Zoning Board member, Mark Ingram to the agenda.

2. APPROVAL OF MEETING MINUTES

(TAB 1)

**Motion:** Mr. Price moved, Mr. Moore seconded, and the motion carried 3-0 to approve the October 27, 2022 minutes.

3. PUBLIC COMMENT

*Public Comment was opened and then closed. No public comment was received.*

3a. Swearing-in of Planning and Zoning Board Member, Mark Ingram

Mr. Ingram was duly sworn.

4. ORDINANCE NO. 2023-01 (COMP PLAN AMEND)

(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 HERINAFTER DESCRIBED FROM PUBLIC FUTURE LAND USE MAP DESIGNATION TO PLANNED COMMUNITY FUTURE LAND USE MAP DESIGNATION, ON APPROXIMATELY 4.0 ACRES, MORE SPECIFICALLY LOCATED AT THE NORTHEAST CORNER OF 10<sup>TH</sup> AVENUE WEST AND 7<sup>TH</sup> STREET WEST (A PORTION OF THE OLD PALMETTO ELEMENTARY SCHOOL SITE); FINDING THE REQUEST 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.

Ms. Hill explained the request is for the property just south of the newly constructed Police Department that is owned by the City. The City Commission has discussed the proposed redevelopment of the property and the desire to have a mixed-use project on the site. If the proposed amendment was approved, a rezoning of the property to planned development and a general development plan would be forthcoming from the proposed purchaser of the property.

Public Comment: Lawrence Burton opined a YMCA on the property would be ideal.

Mr. Price expressed concerns with the request to planned community and the possibility of residential on the property. Discussion ensued regarding the potential uses on the property.

**MOTION: MR. PRICE MOVED, MRS. ROBERTS SECONDED, AND THE MOTION CARRIED 3-2 TO RECOMMEND DENIAL TO THE CITY COMMISSION FOR THE ADOPTION OF ORDINANCE 2023-01. MR. IABONI AND MR. MOORE VOTED NAY.**

5. ORDINANCE NO. 2023-02 (COMP PLAN AMEND)

(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 FROM PUBLIC FUTURE LAND USE MAP DESIGNATION TO PUBLIC SERVICE FACILITY FUTURE LAND USE MAP DESIGNATION, ON APPROXIMATELY 4.2 ACRES, LOCATED AT 818 10TH AVENUE WEST, PALMETTO, FL (INCLUDES A PORTION OF THE OLD PALMETTO ELEMENTARY SCHOOL SITE); FINDING THE REQUEST 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.

Ms. Hill explained the request is for a small-scale comprehensive plan amendment to the newly constructed Police Department. The property currently has multiple future land use designations of GCOM, RES-6, and Public Service Facility. The proposed change is to Public Service Facility.

**MOTION: FINDING THE REQUEST CONSISTENT WITH THE CITY OF PALMETTO COMPREHENSIVE PLAN AND CODE OF ORDINANCES, MR. PRICE MOVED, MRS. ROBERTS SECONDED, AND THE MOTION CARRIED 5-0 TO RECOMMEND APPROVAL TO THE CITY COMMISSION FOR THE ADOPTION OF ORDINANCE NO. 2023-02.**

6. ORDINANCE NO. 2023-03 (COMP PLAN AMEND)

(TAB 4)

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 TO THE PLANNED COMMUNITY FUTURE LAND USE MAP DESIGNATION, ON APPROXIMATELY 4.0 ACRES, FOR THE PROPERTY LOCATED AT 1115 10TH STREET WEST, PALMETTO, FLORIDA (THE CURRENT PALMETTO POLICE ADMINISTRATION BUILDING SITE); FINDING THE REQUEST 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.

Ms. Hill explained the request is for a small-scale comprehensive plan amendment to the existing Police Department from HCOMIND, Heavy Commercial/Light Industrial to PC, Planned Community. The City Commission has discussed the proposed sale and redevelopment of the property to planned community. If the proposed amendment is approved, a rezoning to planned development and a general development plan would be forthcoming from the proposed purchaser of the property.

**MOTION: FINDING THE REQUEST CONSISTENT WITH THE CITY OF PALMETTO COMPREHENSIVE PLAN AND CODE OF ORDINANCES, MR. PRICE MOVED, MR. MOORE SECONDED, AND THE MOTION CARRIED 4-1 TO RECOMMEND APPROVAL TO THE CITY COMMISSION FOR THE ADOPTION OF ORDINANCE NO. 2023-03. MRS. ROBERTS VOTED NAY.**

7. NEW BUSINESS

Chair Iaboni would like to discuss parking throughout the City and parking ordinances.

Discussion ensued regarding the City's parking requirements. Chair Iaboni expressed concerns with the parking of vehicles on sidewalks, grass and not on the driveways of a property. Mr. Iaboni requested that the Board review the current parking regulations to determine if any changes are needed.

**Motion: Mr. Price moved, Mr. Moore seconded, and the motion carried 5-0 to have staff compile the existing Code of Ordinances relating to parking and provide to the Board for review.**

Mr. Moore requested additional information on the existing conditional use permit for Compass Consignments. Mr. Moore expressed concerns with parking in the street and the location of where repairs are being performed on-site.

Discussion ensued regarding Code Enforcement Officers coming to the next meeting and for staff to review the lighting on-site at the existing vape shops.

#### 8. OLD BUSINESS

*There was no old business.*

#### 9. ADJOURNMENT

Chair Iaboni adjourned the meeting at 6:42PM

The February 16, 2023 Planning and Zoning Board meeting minutes approved on: March 30, 2023.