



City of
PALMETTO
Florida

DRAFT

Planning and Zoning Board Meeting

March 30, 2023 at 5:45 PM

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

The meeting was conducted utilizing communications media technology.

Planning and Zoning Board Members Present

Randy Iaboni, Chair

Jon Moore, Vice Chair

William Price, III

Pamela Roberts

Mark Ingram

Staff Present

Marisa Powers, Assistant City Attorney

Kera Hill, Development Services Supervisor

Brad Cornelius, Planning Consultant

Ken Sexton, Code Enforcement Officer

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 Planning and Zoning Board were present.

1. PLANNING & ZONING BOARD AGENDA APPROVAL

MOTION: **Mr. Price moved, Mr. Moore seconded, and the motion carried 5-0 to approve the March 30, 2023 Agenda.**

2. APPROVAL OF MEETING MINUTES

MOTION: **Mr. Price moved, Mrs. Roberts seconded, and the motion carried 5-0 to approve the February 16, 2023 minutes.**

3. PUBLIC COMMENT

There were no members from the public present and no public comments provided.

4. ORDINANCE NO. 2023-04 (COMP PLAN TEXT AMEND)

AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA APPROVING TEXT AMENDMENTS TO THE PALMETTO COMPREHENSIVE PLAN CLARIFYING AND AMENDING OBJECTIVE 1.3 AND RELATED POLICIES ESTABLISHING THE FUTURE LAND USE CATEGORIES OF THE COMPREHENSIVE PLAN; CLARIFYING AND AMENDING THE CALCULATION OF MAXIMUM DENSITIES AND INTENSITIES WITH THE FUTURE LAND USE CATEGORIES; FINDING THIS REQUEST TO BE CONSISTENT WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE ADOPTED COMPREHENSIVE PLAN, AS REQUIRED BY SECTION 163.3184, FLORIDA STATUTES; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE.

Mr. Cornelis explained the proposed changes, as outlined in the agenda memo that was provided to the Board. The changes are to remove the references in the Comprehensive Plan that regulate the height, density, and intensity as these requirements are outlined in the City's zoning code.

Discussion ensued regarding Coastal High Hazard and LIMWA maps. Mr. Cornelis will provide the LIMWA map to Mr. Moore, as requested.

MOTION: MR. PRICE MOVED, MRS. ROBERTS SECONDED, AND THE MOTION CARRIED 5-0 THAT BASED UPON THE STAFF REPORT, THE COMMENTS MADE AT THE PUBLIC HEARING, AND FINDING THE REQUEST CONSISTENT WITH THE CITY OF PALMETTO COMPREHENSIVE PLAN, TO RECOMMEND APPROVAL OF ORDINANCE NO. 2023-04 TO THE CITY COMMISSION.

5. ORDINANCE NO. 2023-05 (PLANNED DEVELOPMENTS)

(TAB 3)

AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA APPROVING TEXT AMENDMENTS TO APPENDIX "B" (THE ZONING CODE) OF THE CITY OF PALMETTO CODE OF ORDINANCES AMENDING CHAPTER 8 ESTABLISHING REQUIREMENTS RELATING TO DEVELOPMENT PLANS; AMENDING CHAPTER 9 TO CONSOLIDATE THE REQUIREMENTS FOR ALL PLANNED DEVELOPMENTS; DELETING CHAPTER 10; FINDING THIS REQUEST TO BE CONSISTENT WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE ADOPTED COMPREHENSIVE PLAN; PROVIDING THAT ALL PLANNED DEVELOPMENT ZONING SHALL BE CLASSIFIED AS "PLANNED DEVELOPMENT" ZONING AND SHALL BE SUBJECT TO THE PROVISIONS OF CHAPTER 9; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE.

Mr. Cornelius detailed the proposed changes, as outlined in the agenda memo that was provided to the Board. The proposed changes will provide criteria for planned developments for a clear direction of the process and requirements.

Chair Iaboni inquired about page (117) (m) regarding the last word "proposed". Mr., Cornelius will look at updating to include "proposed but not constructed" in preparation for the Commission meeting.

MOTION: MR. PRICE MOVED, MR. INGRAM SECONDED, AND THE MOTION CARRIED 5-0 THAT BASED UPON THE STAFF REPORT, THE COMMENTS MADE AT THE PUBLIC HEARING, AND FINDING THE REQUEST CONSISTENT WITH THE CITY OF PALMETTO COMPREHENSIVE PLAN, TO RECOMMEND APPROVAL OF ORDINANCE NO. 2023-05 TO THE CITY COMMISSION.

6. ORDINANCE NO. 2023-06 (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, MORE SPECIFICALLY LOCATED AT THE NORTHWEST CORNER OF 8TH AVENUE WEST AND RIVERSIDE DRIVE (COMMONLY REFERRED TO AS THE SHELL STATION PROPERTY) ON APPROXIMATELY 3.35 ACRES; 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.

Mr. Cornelius explained the subject properties are proposed to be sold by the City and the Commission has expressed the desire to have the properties under the Planned Development district. Planned Development allows the most flexibility but also requires a specific plan to be submitted to the Planning and Zoning Board and the City Commission. The request is to change the existing Future Land Use designations to PC, Planned Community. A rezoning to Planned Development would be forthcoming, and the general development plan would be part of the rezoning application.

Discussion ensued regarding boat trailer parking on-site. Staff explained that their understanding is that the Commission has requested a specific number of boat trailer parking on the property as part of the sale of the property.

MOTION: MR. PRICE MOVED, MRS. ROBERTS SECONDED, AND THE MOTION CARRIED 3-2 FINDING THE REQUEST CONSISTENT WITH THE CITY OF PALMETTO COMPREHENSIVE PLAN AND CODE OF ORDINANCES, TO RECOMMEND APPROVAL TO THE CITY COMMISSION FOR THE ADOPTION OF ORDINANCE NO. 2023-06 WITH THE ADDED STIPULATION THAT THERE BE RESERVED BOAT TRAILER PARKING, BUT NOT OVERNIGHT. MR. IABONI, MR. MOORE, AND MR. INGRAM VOTED NAY. THE MOTION DIED.

MOTION: MR. MOORE MOVED, MR. INGRAM SECONDED, AND THE MOTION CARRIED 3-2 FINDING THE REQUEST CONSISTENT WITH THE CITY OF PALMETTO COMPREHENSIVE PLAN AND CODE OF ORDINANCES, TO RECOMMEND APPROVAL TO THE CITY COMMISSION FOR THE ADOPTION OF ORDINANCE NO. 2023-06. MR. PRICE AND MRS. ROBERTS VOTED NAY.

7. NEW BUSINESS

Mr. Moore requested the LIMWA map to be distributed by the next meeting.

8. OLD BUSINESS

Review of parking Code of Ordinances

Staff distributed the City's parking regulations to the Board, as requested at last month's meeting. The Board will review the regulations and more discussion will be forthcoming. Mr. Sexton, Code Enforcement Officer was present and expressed that Code Enforcement would like to be part of the upcoming discussions.

Mr. Moore inquired about the Conditional Use permit for Compass Consignments that was discussed at the last month's meeting. Ms. Hill explained the stipulations mentioned by Mr. Moore were not within the approved Conditional Use permit. Ms. Hill will forward a copy of the approved conditional use permit, as requested by Mr. Moore.

9. ADJOURNMENT

Chair Iaboni adjourned the meeting at 7:00PM

The March 30, 2023 Planning and Zoning Board meeting minutes were approved on:
_____ *by the Planning and Zoning Board.*