



City of
PALMETTO
Florida

Planning and Zoning Board Meeting
May 18, 2023 at 5:45 PM
Media Technology was utilized for this meeting

516 8th AVENUE WEST
PALMETTO, FL 34221

(941) 723-4570
<http://www.palmettofl.org>

PLANNING AND ZONING BOARD MEMBERS PRESENT

WILLIAM PRICE, III
PAMELA ROBERTS
MARK INGRAM

PLANNING AND ZONING BOARD MEMBERS ABSENT

RANDY IABONI, CHAIR
JON MOORE, VICE CHAIR

STAFF MEMBERS PRESENT

MARISA POWERS, ASSISTANT CITY ATTORNEY
KERA HILL, DEVELOPMENT SERVICES SUPERVISOR
BRAD CORNELIUS, PLANNING CONSULTANT
EMMA BUTERA, DEVELOPMENT SERVICES TECHNICIAN

Anyone wishing to speak before the Planning and Zoning Board must sign in prior to the meeting, stating name, address and topic to address. Speakers making public comment will be sworn in. All comments will be limited to two minutes.

Mr. Price called the meeting to order at 5:47PM, followed by a moment of silence and the Pledge of Allegiance.

Roll call was taken. Chair Iaboni and Vice Chair Moore were absent.

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

1. PLANNING & ZONING BOARD AGENDA APPROVAL

MOTION: MR. INGRAM MOVED, MRS. ROBERTS SECONDED, AND THE MOTION CARRIED 3-0 TO APPROVE THE MAY 18, 2023 AGENDA.

2. APPROVAL OF MEETING MINUTES

(TAB 1)

MOTION: MR. PRICE MOVED, MRS. ROBERTS SECONDED, AND THE MOTION CARRIED 3-0 TO APPROVE WITH MODIFICATIONS THE MARCH 30, 2023 MINUTES.

MODIFICATIONS INCLUDED:

- **CORRECT MISCELLANEOUS MISSPELLINGS.**
- **AMEND MOTION AS RECOMMENDED FOR ITEM NO. 6.**

3. PUBLIC COMMENT

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

4. DOWNTOWN ALTERNATIVE PROPOSAL, DAP 2023-01(B. CORNELIUS) (TAB 2)

Mr. Brad Cornelius provided a summary of the Downtown Alternative Proposal, DAP 2023-01 requested for 402 9th Street West. Mr. Cornelius discussed the request as outlined in staff report. The request is for deviation of the Uptown District requirements. Mr. Cornelius stated staff recommends approval of the Downtown Alternative Proposal.

Nick Wright with WRA Engineering was present and a discussion ensued regarding the type of business, employment opportunities, parking spaces, automated vs. manual production, etc.

MOTION: MR. INGRAM MOVED, MRS. ROBERTS SECONDED, AND THE MOTION CARRIED 3-0 TO APPROVE THE DOWNTOWN ALTERNATIVE PROPOSAL, DAP 2023-01.

5. CONDITIONAL USE PERMIT, CU 2023-01 (B. CORNELIUS)

(TAB 3)

A conditional use permit application was submitted by the applicant, Manatee School for the Arts for a proposed electronic message sign, located at 1419 10th Street East. Mr. Brad Cornelius explained that the electronic message sign is internal to the site, and it's intended use is for notifying people on campus. The sign meets maximum size requirements. Mr. Cornelius stated staff recommends approval of the conditional use permit.

Lance Oij with Sign Permits Plus further explained that the intent of the electronic messaging sign is to relay information to parents such as emergencies and school activities.

Public comment opened and closed. No members from the public in person or via zoom were present.

MOTION: MR. INGRAM MOVED, MRS. ROBERTS SECONDED, AND THE MOTION CARRIED 3-0 THAT CU-2023-01 IS COMPLIANT WITH SECTION 3-70, CODE OF ORDINANCES, AND RECOMMENDS APPROVAL TO THE CITY COMMISSION.

6. ORDINANCE NO. 2023-07 (B. CORNELIUS) (TAB 4)

AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA APPROVING TEXT AMENDMENTS TO DOWNTOWN CORE DESIGN CODE AS INCORPORATED IN SECTION 4. 4 OF APPENDIX ` B" (THE ZONING CODE) OF THE CITY OF PALMETTO CODE OF ORDINANCES; AMENDING THE REQUIREMENTS FOR CHARACTER DISTRICTS FOR THE DOWNTOWN WATERFRONT DISTRICT, THE MIDTOWN DISTRICT, AND THE UPTOWN DISTRICTS TO ELIMINATE MAXIMUM HEIGHT, AND INTENSITY AND DENSITY REQUIREMENTS FROM THE DOWNTOWN CORE DESIGN CODE; FINDING THIS REQUEST TO BE CONSISTENT WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE.

Mr. Cornelius explains the proposed changes, as outlined in staff report. The proposed changes will remove inconsistencies that differ from the code of ordinances. Mr. Cornelius stated that staff is recommending approval.

Public comment opened and closed. No members from the public in person or via zoom were present.

MOTION: MR. INGRAM MOVED, MRS. ROBERTS SECONDED, AND THE MOTION CARRIED 2-1 TO RECOMMEND APPROVAL OF ORDINANCE 2023-07 TO THE CITY COMMISSION. MR. PRICE VOTED NAY.

7. ORDINANCE NO. 2023-11 (B. CORNELIUS) (TAB 5)

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; AMENDING THE PERMITTED USES WITHIN THE GENERAL COMMERCIAL (GCOM) FUTURE LAND USE CATEGORY; 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. Cornelius explained the proposed change, as outlined in the staff report. The proposed amendment will add to the currently allowed multi-family residential use in GCOM the ability to

construct single-family homes on property not located on an arterial road. Discussion ensued regarding the possibilities of various properties and the benefits of the text amendment.

Public comment opened and closed. No members from the public in person or via zoom were present.

MOTION: MR. INGRAM MOVED, MRS. ROBERTS SECONDED, AND THE MOTION CARRIED 3-0 TO RECOMMEND THE CITY COMMISSION APPROVE THE TRANSMITTAL OF THE PROPOSED COMPREHENSIVE PLAN TEXT AMENDMENT PROPOSED IN ORDINANCE 2023-11 TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY AND OTHER AGENCIES FOR REVIEW AND COMMENT.

8. NEW BUSINESS

LIMWA map to be distributed.

9. OLD BUSINESS

Parking Discussion Continued

10. ADJOURNMENT

Mr. William Price adjourned the meeting at 6:53PM.

The May 18, 2023 Planning and Zoning Board meeting minutes approved on: August 17, 2023.