

**MINUTES
CITY OF PALMETTO
PLANNING AND ZONING BOARD
JANUARY 16TH, 2014 – 5:30 P.M.**

516 8th Avenue West
Palmetto, FL 34221

www.palmettofl.org
941-723-4570

PLANNING AND ZONING BOARD MEMBERS

Present:
ERIC GILBERT, Chair
LARRY DENYES
RANDY IABONI

Not Present:
JON MOORE

ALSO IN ATTENDANCE
LORRAINE LYN, CITY PLANNER
SCOTT RUDACILLE, ASST. CITY ATTORNEY
CHAR PATTERSON, PLANNING TECH

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

“Do you swear or affirm that the evidence or factual representations that you are about to give or Present to the Planning and Zoning Board on this 20th, day of January 2014 are truthful?”

ORDER OF BUSINESS:

1. **Approval of December 19th, 2013 Meeting Minutes** Tab 1

December 19th, 2013 Meeting Minutes

Motion Mr. Iaboni to approve the December 19th, 2013 meeting minutes. Mr. Denyes seconded
MOTION APPROVED UNANIMOUSLY.

2. **Regulation of the Use of Various Portable or Temporary Uses.** Tab 2

AN ORDINANCE 2013-19 OF THE CITY COMMISSION FOR THE CITY OF PALMETTO, FLORIDA, AMENDING THE PALMETTO CODE OF ORDINANCES; PROVIDING FOR THE REGULATION OF THE USE AND LOCATION OF DROP BOXES; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

CHAIRMAN GILBERT OPENED THE PUBLIC HEARING FOR ORDINANCE 2013-19
Mr. Iaboni moved to continue the public hearing for Ordinance 2013-19 to February 20th, 2014 at 5:30 p.m. Mr. Denyes seconded. **MOTION APPROVED UNANIMOUSLY.**

ON ORDINANCE OF THE CITY COMMISSION FOR THE CITY OF PALMETTO, FLORIDA, AMENDING THE PALMETTO CODE OF ORDINANCE; PROVIDING FOR THE REGULATION OF THE USE AND LOCATION OF OUTDOOR VENDING MACHINES; PROVIDING FOR REPEAL OF ORDINANCE IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

CHAIRMAN GILBERT OPENED THE PUBLIC HEARING FOR ORDINANCE 2013-20.
Mr. Iaboni moved to continue the public hearing for Ordinance 2013-20 to February 20th, 2014 at 5:30 p.m. Mr. Denyes seconded. **MOTION APPROVED UNANIMOUSLY.**

AN ORDINANCE OF THE CITY COMMISSION FOR THE CITY OF PALMETTO, FLORIDA, AMENDING THE PALMETTO CODE OF ORDINANCES; PROVIDING FOR THE REGULATION OF THE USE AND LOCATION OF PORTABLE STORAGE CONTAINERS; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

CHAIRMAN GILBERT OPENED THE PUBLIC HEARING FOR ORDINANCE 2013-21.

Mr. Denyes moved to continue the public hearing for Ordinance 2013-21 to February 20th, 2014 at 5:30 p.m. Mr. Iaboni seconded. **MOTION APPROVED UNANIMOUSLY.**

3. Old Business: None
4. New Business

Ms. Lyn informed the Board of the upcoming Preliminary Plat for Redfish Cove located at 4009 11th Street Court West, which will probably be on the February 20th, 2014 agenda. They are proposing to subdivide the property into six single family lots and create a frontage road parallel to 10th Street West. She added that the Board reviewed this site earlier as the GDP project, Villa por la Marina.

Discussion followed regarding the internal processing timelines when an application, such as a GDP (General Development Plan) is submitted to the City for review, and that staff now has 30 days from receipt of the application to the Planning and Zoning Board hearing. The Board discussed having a completed application before it is allowed on the agenda for the Board's review and questioned why the application was allowed to proceed without all required information including an affidavit.

Chairman Gilbert noted that all materials should be collected for a possible two week review for staff to be satisfied with the applicant's application. This should be the trigger to then complete the staff report for the Board's review, schedule the meeting and provide the required 10 day Public Notice.

Mr. Rudacille explained how the process should occur; the applicant will submit an application, staff will review and respond with any issues that the applicant needs to address for modification. Once this is complete whether the applicant agrees with the modifications or not, staff will complete a report and submit to the City Attorney for a 14 day review then a meeting can be set allowing for proper Public Notice. He also noted that it was an unusual requirement that a City or County would put on itself to get an item to hearing within 30 days. It was the general consensus of the Board to remove the 30 day requirement.

It was noted that if any changes were to be made to the current City Code, a public hearing would be required.

Mr. Iaboni asked if this item could be placed on the next Planning & Zoning agenda. Mr. Rudacille commented that there was quite a bit already on the next agenda and that staff would look at making the possible changes and bring it back to the Board at a later date.

Mr. Denyes said that being new to the Board, a couple of issues had come up, one of which was parking for a hotel. The Land Development Code (LDC) for Palmetto is not up to the where Manatee County's Code is, and Manatee County's Code is lacking in some things. He said he was not sure what the process is but the Code should be brought up to some standard that they think is an acceptable standard for 2014. The other issue is parking at the marina. He said now that there is a successful restaurant operating at the marina, the parking lot is always full. The lack of parking for the marina would only be exasperated by a hotel next door.

Mr. Gilbert explained that the Code is a living, breathing document but he did not think the City would be prepared to address a complete overhaul at this time. If there is a parking issue to be looked at, they certainly would take Manatee County's Code, and others in the area, into consideration but still do what was right for Palmetto.

Mr. Rudacille explained that the Code is always being looked at for example, the hotel was on a planned development site and there are no criteria in the Code as to what the Board should consider, and he was not sure if there are criteria for any rezone application. Things are being looked at and we are distinguishing between what needs to be looked at now and in the future. Usually a consultant is hired to review the Code, to determine what needs to be revamped, etc.

Mr. Rudacille explained that the Board could make the recommendation to the City to rewrite the Code or just certain areas of it.

Ms. Lyn agreed that hotel parking needs to be looked at but explained that hotel is only one use of all the uses that are in the Code. With respect to the parking at the Marina, she indicated that parking was calculated using the square footage of the building and it did not include the docks.

Chairman Gilbert stated that he would not support a rewrite of the LDC at this time because of the cost constraint but he would support staff and the Board working on the issues one by one as they arise.

Ms. Lyn explained that the CRA has informally asked staff to look at a rezoning to allow parking as a permitted use in the downtown and in particular, a parcel on 5th Street West which will be coming to the Board for review in the future.

5. Adjourned 5:55 p.m.