

MINUTES
CITY OF PALMETTO
PLANNING AND ZONING BOARD
September 18th, 2014 – 5:30 P.M.

Elected Officials Present

Eric Gilbert, CHAIR
Jon Moore, VICE CHAIR
Larry Deynes
Randy Iaboni
Eve Joy

Staff Present

MARK BARNEBEY, CITY ATTORNEY
Rachel Layton, CITY PLANNER
Kera Hill, PERMIT TECHNICIAN

Chair Gilbert called the meeting to order at 5:30 p.m.

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

 1. PLANNING & ZONING BOARD AGENDA APPROVAL

Motion: Mr. Iaboni moved, Ms. Joy seconded and the motion carried 5-0 to approve the September 18, 2014 Agenda.

 2. APPROVAL OF MEETING MINUTES

Motion: Mr. Deynes moved, Ms. Joy seconded, and the motion carried 5-0 to approve the August 21, 2014 minutes.

 3. PUBLIC COMMENT

Michael Glidden, resident of Palmetto had a duplex (518 & 520 7th Avenue) that burned down 5 years ago. Wants to rebuild duplex, but the lot size doesn't allow it and is seeking a possible variance process. Mr. Glidden wanted to receive some thoughts from the Planning and Zoning Board before deciding to start the process. The Board stated that they would be open to hearing about his case and Attorney Barnebey mentioned a possible re-zoning.

 4. ORDINANCE 2014-16

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PALMETTO, FLORIDA, PROVIDING FOR FINDINGS OF FACT; AMENDING ORDINANCE NO. 2010-01, AS AMENDED, TO APPROVE AN AMENDMENT TO THE FUTURE LAND USE MAP TO CHANGE A +/- 13.6

ACRE PARCEL, FROM PUBLIC SERVICE FACILITY (PF) TO PLANNED COMMUNITY (PC) FOR A PARCEL OF LAND GENERALLY LOCATED AT 1 HABEN BOULEVARD, PALMETTO, FLORIDA; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. (Manatee County, PID# 26045.00005)

Lisa Barrett, Planning Manager for Manatee County, explained their vision for building a hotel at the location, but how the Zoning will not permit the use. In order for the project to even be considered, the Future Land Use would have to change from Public Facility to Planned Community and for it to allow the Lodging and the Convention Center.

Mr. Deynes and Ms. Joy had many concerns with the traffic at the location. Ms. Joy also mentioned about the need for a traffic light at HWY 41 and how having a light with an arrow would be ideal. Attorney Barnebey stated that would be something addressed through the State. But the traffic concerns would be addressed once the site plans are reviewed.

Ms. Layton stated to the Board that if the recommendation is made, the transmittal will then be to City Commission on September 29, 2014. The State would also have to review the transmittal. There would be an adoption hearing with City Commission. Ms. Layton read the current uses that PU allows. She also mentioned that this is a reasonable request due to the surrounding areas are already under the PC.

Sarah Shank, Assistant County Attorney stated that Manatee County would be the owners of the property as of October 1, 2014 and without any restrictions.

Motion: Mr. Iaboni moved, Mr. Moore seconded, and the motion carried 5-0 to adopt Ordinance 2014-16.

5. ORDINANCE 2014-17

AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA, AMENDING THE 2030 PALMETTO COMPREHENSIVE PLAN, ORDINANCE 2010-01, AS AMENDED; ADOPTING AMENDMENTS TO THE FUTURE LAND ELEMENT OF THE CITY OF PALMETTO COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Lisa Barrett stated that in order to have a proposed Hotel at this location, the County is requesting to add the lodging to the Comprehensive Plan. The current Comprehensive Plan allows the Neighborhood & General Commercial, but doesn't allow the Lodging. Lodging is the current category that the hotel would fall under. Lisa urged the Board to have the transmittal to the City Commission.

Board and staff had discussion on the definition of lodging and how they would like to replace it with Hotel/Motel.

Motion: Mr. Iaboni moved, Mr. Deynes seconded, and the motion carried 5-0 to adopt Ordinance 2014-17 with modifications to delete the word lodging and replace it with Hotel/Motel.

6. Old Business

No old Business was presented.

7. New Business

Mrs. Layton welcomed the new Planning Technician, Kera Hill.

8. Chair Gilbert adjourned the meeting at 6:26pm.

Minutes approved October 16, 2014.