

**CITY OF PALMETTO  
PLANNING AND ZONING BOARD MEETING  
July 16, 2015 – 5:30 P.M.**

Elected Officials Present


Randy Iaboni, Chair  
Larry Denyes  
Eve Joy  
William Price, III

Elected Officials Absent

Jon Moore, Vice Chair

Staff Present

Scott Rudacille, Assistant City Attorney  
Debra Woithe, City Planner  
Kera Hill, Planning Technician

 Chair Iaboni called the meeting to order at 5:34 PM.

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

1. PLANNING & ZONING BOARD AGENDA APPROVAL

**Motion:**                    **Mr. Price moved, Ms. Joy second, and the motion carried 4-0 to approve the July 16, 2015 Agenda.**

2. APPROVAL OF MEETING MINUTES (TAB 1)

**Action Request:**        **Mr. Dynes moved, Mr. Price seconded, and the motion carried 4-0 to approve the April 16, 2015 Minutes.**

3. PUBLIC COMMENT

None

4. ORDINANCE 2015-10 (DEBRA WOITHE) (TAB 2)

AN ORDINANCE OF THE CITY OF PALMETTO, PROVIDING FOR FINDINGS OF FACT; REZONING OF APPROXIMATELY 0.9 ACRES OF PROPERTY GENERALLY LOCATED 705 AND 715 10<sup>TH</sup> AVENUE WEST FROM THE ZONING DESIGNATION PUBLIC (P) TO THE ZONING DESIGNATION OF COMMERCIAL CORE (CC); PROVIDING FOR REPEAL OF PORTIONS OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (OWNERS: CITY OF PALMETTO AND PALMETTO COMMUNITY REDEVELOPMENT AGENCY)(Primary PID #27032.0000/2; 27011.0010/9; 27011.0005/9, containing 0.9 acres MOL)

Presentation by City Planner, Debra Woithe

Mrs. Woithe stated the City and the CRA are requesting a rezone of two properties to Commercial Core (CC). The adjacent properties are located on Old Main and are North of Sutton Park. They were purchased by the CRA for the purpose to be put out for RFP for the selected developer to renovate and open a business. The properties are currently zoned Public (P) and hold a vacant school building and a parking lot. The proposed change in zoning would allow the downtown to thrive. It's constant with the surrounding and historical uses. This would allow the general commercial and revitalization in the downtown. The change is also consistent to the Comp Plan. The effect of the change will be positive and there is a fair amount of undeveloped properties in the area and the CRA is working on attracting businesses into the area and this is one of those efforts.

The change is consistent with General Commercial and in the future there are possibilities of changes to the Comprehensive Plan and that the map could be changed at that time to be Downtown Commercial so that it's consistent with the Downtown redevelopment. This request is also consistent with the Future Land Use.

Ms. Eve and Mr. Price inquired about whom the proposed purchaser and what the proposed use of the properties would be. Mrs. Woithe stated that the information may be on record with City Commission to the discussions that have taken place regarding the proposals. Mrs. Woithe stated that proposed buyer she believes are research oriented and make drones. There were discussions on what use would fall under which zoning, but that those discussions would be addresses at a later time and is not relevant to this request.

Mr. Dynes raised the question of the differences between Public and Commercial. Mrs. Woithe stated that Public doesn't have a lot of restrictions on development and is intended for public use. Commercial is for a private use.

Mr. Dynes expressed some concerns about neighboring home owners and what the change in zoning could bring to them. Mrs. Woithe discussed the history of the properties and concluded that in the past there were commercial uses in effect.

Discussion ensued as to the Future Land Use, and that the properties have been listed as commercial and that this is more to correct the zoning that was the intended all along.

**Action Request: Ms. Joy moved, Mr. Denyes seconded, and the motion carried 4-0 to approve the request for ORDINANCE 2015-10.**

5. Old Business

None

## 6. New Business

Discussion regarding the interpretation of manufacturing and its suitability in City zoning districts.

### Debra Woithe

Mrs. Woithe went on to explain that as new businesses are coming to Palmetto, the questions often are raised on to which category their business may fall under. Some of those businesses have a manufacturing component, which is not a large manufacturing plant, more like small scale manufacturing. That may include small number of employees that could have external impacts, would develop small, handmade products and prepare in a fast turn-around time.

Discussion ensued regarding the different uses and the zoning districts that each are allowed in. When using the example of making drones; if a company were to be researching them as a business that would fall under an office. Then if you're putting the parts together would that be considered assembly or are you manufacturing it? If you were assembling or manufacturing the product that currently would only be allowed in CHI (Heavy Commercial and Light Industrial). If the proposed business owner at the now zoned properties of CC (Commercial Core) wanted to be able to put the drones together would have to go through a Conditional Use Permit. Mrs. Woithe explained that would be a process that would require a fee, to be advertised, notice surrounding properties owners, reviewed by legal and would require Planning/Zoning Board and City Commission approval. Which could be deterring to the business owner and they may in result relocate to another place for their business.

Mrs. Woithe went on to explain what the definition of manufacturing, processing and assembling is defined in City code. It's defined as "The mechanical or chemical transformation of materials or substances into new products. That could be many things and could fit many different businesses. City code also states that "The land uses engaged in these activities are usually described as plants, factories, or mills and characteristically use power-drive machines and materials handling equipment. This wouldn't describe the type of business that is being discussed and the type of business that we may see more of in the future. Mrs. Woithe explained that were not talking about big machines. This could possibly be something you're sitting at a desk using a hand screw driver putting something together, is that manufacturing? There are no external impacts; from the outside of the building you wouldn't even know anything was being made.

The Future Land Use from the Comprehensive Plan was referenced stating that within the Heavy Industrial definition that it describes that those light industrial activities connected with the manufacturing, assembling processing and storage of odor, etc., and may need to be buffered from other less intense uses like office development. Mrs. Woithe stated that is more like the definition of industrial and why it needs to be limited in certain areas. That we should better address and detail this in the code. Mrs. Woithe stated that it is her interpretation that if a business is a micro-facility that doesn't have external impacts and that it should be allowed in Commercial districts without requiring a conditional use.

Chair Iaboni had some concerns with allowing other businesses other than retail in the commercial zoning and that it could take away from the area and the retail atmosphere in that area. He fears that the area would then turn into industrial buildings and by allowing them into CC or CG could be dangerous unless we limit the downtown core.

Discussion ensued in regarding the Olympia Theater and their conditional use. Some questions arisen whether their conditional use guidelines have been met. Attorney Rudacille stated this is something we can look into.

Chair Iaboni discussed his thoughts on the possibilities of allowing some type of manufacturing, that there would be no pedestrians walking to the buildings for retail or entertainment on the two main streets that are welcoming into Palmetto.

Mrs. Woithe stated that she's received three recent calls in regards to businesses that are small manufacturing type businesses and that have an industrial component. That if the argument wasn't brought up, no one would even notice, but under the definition it would be questionable.

The consensus seemed to be that more discussions would need to take place and that having some restrictions on some sections within the commercial district may need to be made in order to protect the downtown pedestrian feel of Palmetto.

#### 7. Adjournment

6:31 PM

Minutes were approved on: August 20, 2015.