

CITY OF PALMETTO
PLANNING AND ZONING BOARD
AUGUST 20, 2015 – 5:30 P.M

Elected Officials Present

Randy Iaboni, Chair
Jon Moore, Vice Chair
Eve Joy
William Price, III

Elected Officials Absent

Larry Denyes

Staff Present

Mark Barnebey, City Attorney
Debra Woithe, City Planner
Kera Hill, Planning Technician



Chair Iaboni called the meeting to order at 5:38 PM. All persons intending to address the Planning and Zoning Board were dully sworn in.

1. PLANNING & ZONING BOARD AGENDA APPROVAL

Motion: **Mr. Price moved, Mr. Moore seconded, and the motion carried 4-0 to approve the August 20, 2015 Agenda.**

2. APPROVAL OF MEETING MINUTES

(TAB 1)

Motion: **Ms. Eve moved, Mr. Price seconded, and the motion carried 4-0 to approve the July 16, 2015 Minutes.**

3. PUBLIC COMMENT

None

4. ORDINANCE 2015-11 (DEBRA WOITHE)

(TAB 2)

AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA, PROVIDING FOR FINDINGS OF FACT; ANNEXING APPROXIMATELY 1.50 ACRES OF REAL PROPERTY INTO THE CITY OF PALMETTO GENERALLY LOCATED AT 705, 711, 717 AND 723 15TH AVENUE DRIVE EAST, PALMETTO; MORE PARTICULARLY DESCRIBED IN EXHIBIT "A"; PROVIDING FOR AMENDMENT OF CITY BOUNDARIES; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

required for the future land use that is associated with planned community. Mrs. Woithe stated the City code allows schools in residential areas and that Manatee County allows schools as well in residential districts, but that middle and high schools would require a special permit. The zoning is consistent with the comprehensive plan and the surrounding uses.

Motion: **Mr. Price moved, Ms. Joy seconded, and the motion carried 3-0 to approve the request for ORDINANCE 2015-13.**

7. ORDINANCE 2015-14 (DEBRA WOITHE)

(TAB 5)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PALMETTO, FLORIDA, PROVIDING FOR FINDINGS OF FACT; APPROVING A REVISED CONCEPTUAL/GENERAL DEVELOPMENT PLAN FOR EDUCATIONAL FACILITIES LOCATED AT 700 HABEN BOULEVARD, PALMETTO; ADDING +/- 5.6 ACRES OF LAND TO THE SITE, FOR A TOTAL SIZE OF +/- 27.2 ACRES; ADDING 197,400 SQUARE FEET OF EDUCATIONAL USES FOR A TOTAL OF 344,929 SQUARE FEET OF EDUCATIONAL USES; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Presentation by City Planner, Debra Woithe

The site acreage would be 26.3, the floor sq. ft. print would increase to 189,670, the gross sq. ft. would increase to 384,870 and the common open space and recreation area is 27%, which is over the required 25% per City Code.

The new features will include:

- New 2 story building (15,000 sq. ft. footprint) instead of music building expansion
- New 2 story building (20,000 sq. ft. footprint) spanning three new parcels.
- New services access to 15th Street with security gate
- Future 3 story building (20,000 sq. ft. footprint) on northern parcel
- Access to and circulation through campus from US 301
- Future 3 story building (20,000 sq. ft. footprint) on southwest area of campus
- Replace modular buildings with future 3 story 15,800 classroom and courtyard
- 6' decorative security fence around unfenced portion of campus
- Additional parking if/as needed

It's staff recommendation to increase the proposed setback from 25 ft. to 35 ft. and that the proposed 6' fence be set back 10'.

Mrs. Woithe discussed some of the staff's recommendations:

- Landscaping requirements will be met with the addition of each new building (Included are property boundary landscape buffers, vehicle use area and building perimeters landscaping, preservation of existing plant communities, tree protection and permits for tree removal, Accordingly, a landscape plan and irrigation plan will be provided with the site plans for each new building.)
- The building setback from the 2 story buildings along 15th Ave. will be increased from 25' to 35' along 15th Ave. and the neighboring residence to the south.
- Topographic contours at vertical intervals of no longer one foot as well as proposed land elevation will be provided on site plans submitted with new building applications.

Mrs. Woihte stated that approval was given from the Staff Development Review Committee for the proposed conceptual/General Development Plan.

Jon Moore (Moore 2 Design, Architect for Manatee School for the Arts)

Mr. Moore stated that currently there are 4 different garbage pickups on 15th Ave. Their hoping to have the pickups be located in the back of the building as opposed to having the pickup at the street. That is the reasoning behind the service entrance instead of the emergency access.

Mrs. Woihte and Mr. Moore stated they do not believe there would be a significant increase in traffic with the proposed service entrance.

There was a discussion in regards to the possibility of having a retired law enforcement personnel living in one of the four properties for the protection of the kids.

Public Speaking on the four ordinances

Chris Williams lives at 823 15th Ave Dr. W. and stated that he believes that the garbage pickup would cause more traffic on the street.

Christopher Boyd lives at 523 15th Ave Dr. W. Mr. Boyd stated that he feels the school is not forth coming with the proposals and clear about the entrances into the school. Property owners not noticed properly according to Mr. Boyd. He also wants to know what they define as service entrance and who will be able to come in and out. Mr. Boyd feels that the homes will be devalued. Mr. Price asked Mr. Boyd the conditions of the road. Mr. Boyd stated there are no sidewalks and that the road was paved approximately 15 years ago and there has been flooding issues.

Mrs. Woihte stated that currently Waste Management is coming across Haben Blvd and having to go through gates to get to the dumpsters. There was a suggestion to move the dumpsters in the middle of the campus and screen them well, and that with relocating the dumpsters, they wouldn't have to go through the gates to pick up. Mrs. Woihte stated with having this plan in place, that there wouldn't be a need for the garbage service to access through 15th Ave.

Sandra Deitrich with Manatee School for the Arts stated that the access to 15th will only be for emergency only, not for deliveries. Ms. Deitrich stated that the dumpsters will be located more towards the front of the school so that school staff can access them closely and not have to walk a far distance. Other service vehicles will have to come through the front of the school. She also stated that their hoping with some of the proposed changes to the site, that they will actually be correcting some of the traffic issues on Haben and that it will not be impacting 15th.

Mrs. Woihte suggested putting into the stipulations that the access to 15th will only be used for emergency purposes only.

Mr. Moore stated that the expansion to the site would allow the school to accommodate any actives that would benefit the school and that it's hard to know how many students will be attending each year. He also stated in time they may be able to determine which age groups are attending the school. If there are more high school children then they may have to look into providing more parking due to that age of children would be more likely to drive their own vehicles to school. But that it is be determined. Mr. Moore went on to express that this is their conceptual plan of what their vision would be for the school in the next couple years.

Mr. Price asked Mr. Williams if after hearing more about the proposals, if he still has concerns. Mr. Boyd went on to say that his child attends Manatee School for the Arts and he has to travel all the way around the building to get to

the entrance instead of being able to access the school from 15th. His child was actually struck by a vehicle while riding his bike.

Keenan Kintz, lives at 735 15th Ave Dr. E and stated that his home is facing towards the present three story building and he's not too excited about the possibility of another one going up. He also owns the 50 ft. easement that Manatee School for the Arts has the emergency access to. But he's very happy with the school and that the emergency access has never been abused by the school. He stated with all the rain that flooding has occurred, but with the preparation of the three story building; the next day his yard was free of the rain water. Mr. Kintz says that the school has been nothing but fair with them, but that feels for the families who live on the street that have to access the school on 301, since there is no way to get in from 15th. That it is dangerous and there are no sidewalks on 15th. He also stated that the emergency departments have confusion with how to handle what municipality he is within.

Motion: Mr. Price moved, Ms. Joy seconded, and the motion carried 3-0 to approve the request for ORDINANCE 2015-14 with modifications.

Modifications: (Revisions to the stipulations as described in staff report)

#9- Traffic study for the new three story buildings will be undertaken if determined necessary by City staff to ensure adequate transportation services are available, the study shall be performed and submitted prior to construction and any transportation improvements required by staff based on information from the traffic study shall be installed prior to the completion of the building.

#10- Vehicular access from 15th Avenue Drive East shall be limited to emergency access only.

#11- Limited pedestrian and bicycle access maybe provided on 15th Avenue Drive East.

8. Old Business

9. New Business

(TAB 6)

Review of the Updated 2016-20 CRA Plan for consistency with the 2030 Comprehensive Plan.
(Jeff Burton, CRA Director)

Mr. Burton was not in attendance for the discussion. Board moved to discuss item at the next meeting and that in the meantime Board shall review the document.

Ms. Joy

Ms. Joy mentioned about noticing the public when there is discussions of developments prior to the hearing. Mark recommend to have staff and himself sit down and discuss the public noticing.

10. Adjournment

Chair Iaboni closed the Public Hearing at 7:49PM.

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Minutes were approved by City of Palmetto Planning and Zoning Board on: October 15, 2015.