

CITY OF PALMETTO
PLANNING AND ZONING BOARD
OCTOBER 15, 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

Mark Barnebey, City Attorney
Debra Woithe, City Planner
Scott Tyler, Chief of Police
Kera Hill, Planning Technician

Chair Iaboni called the meeting to order at 5:42PM. All persons intending to address the Planning and Zoning Board were duly sworn in.

1. PLANNING & ZONING BOARD AGENDA APPROVAL

Motion: Mr. Denyes moved, Ms. Joy seconded, and the motion carried 3-0 to approve the October 15, 2015 Agenda. Mr. Price was absent from vote.

2. APPROVAL OF MEETING MINUTES (TAB 1)


Motion: Mr. Denyes moved, Ms. Joy seconded, and the motion carried 3-0 to approve the August 20, 2015 Minutes. Mr. Price was absent from vote.

3. PUBLIC COMMENT

Mr. Don Wedge stated there are rats at Slicks and rubbish that people are throwing out the back door. Not happy about cleaning after the homeless that hang out near his property.

Mr. Price entered the meeting at 5:46 PM.

4. 2016-2020 CRA PLAN (JEFF BURTON/DEBRA WOITHE) (TAB 2)
Review and recommendation of the updated 2016-2020 Community Redevelopment Plan for consistency with the 2030 Comprehensive Plan.

 Jeff Burton, CRA Director stated that there is a requirement in the state of Florida to have a Community Redevelopment Plan and that it is to be adopted by the governing body, which in the case would be the City of Palmetto. The Planning and Zoning Board would want to make sure that the CRA Plan is consistent with the Comprehensive Plan. Mr. Burton asked that the Planning and Zoning Board recommend approval to City Commission and that there will be a public meeting sometime in November for the public to have input.

Debra Woithe stated that the CRA Plan is consistent with the Comprehensive Plan, but that there were a couple recommendations that she had.

- Revise description of geographic districts as land use categories and include map (pages 14 and 28).
- GCOM- to edit to terminology to exclude “vehicular oriented” from streetscape
- HCI- consider limited mention of freight in Comprehensive Plan
- Linear Park Trail- develop LPT strategy in conjunction with others.
- Open space provision and street layout- uncertain what map is showing.
- Table- building heights appear to from Ordinance not Comp Plan, update PC to include latest revision to Comp Plan (hotel/motel, convention center), include PF uses (pages 82 and 83).

With the given recommendations; Mrs. Woithe stated it would be consistent to the Comprehensive Plan. There were discussions regarding using the word freight in the CRA Plan; Mrs. Woithe stated that her recommendation was not to take it out of the plan but to include it in the Comprehensive Plan when the next update takes place.

Open the public hearing. Close the public hearing after public comment.


None.

Motion: **Mr. Price moved, Ms. Joy seconded, and the motion carried 4-0 to approve the modifications by Staff of the 2016-2020 COMMUNITY REDEVELOPMENT PLAN.**

5. ADMINISTRATIVE APPEAL 2015-01

(TAB 3)

THIS IS A REQUEST FOR AN ADMINISTRATIVE APPEAL 2015-01 BY SLICKS GARAGE LOCATED AT 923 5TH STREET WEST.

 Jane Hunter with Slicks Garage stated they are trying to secure the property from theft. There was a left from the property last month. Ms. Hunter stated that the size of the lot does not lend itself to comply with the guidelines of the decorative fencing it calls for; it would be cost prohibited. Ms. Hunter stated that the guidelines are hard for a small business owner to comply with. Discussion ensued regarding the types of fences in the downtown and that Ms. Hunter says no one is complaining of those types of fences that doesn't comply with the guidelines.

She stated that if they had to put up the type of fence that the guidelines call for that it would increase their costs significantly.

Mrs. Woithe stated the property is zoned Commercial Core, has the Future Land Use of Downtown Commercial, is in the Midtown and Old Main Street Downtown Core District.

It was observed by staff that the fence was being constructed without a permit in November of 2014 and a stop work order was issued until a permit was received. A notice of violation for the unpermitted fence was issued November of 2014. Several additional phone calls, meetings and emails between Jane Hunter and the City staff ensued. Staff discussed with Ms. Hunter the types of fences that would be allowed and that if the desired fence was still what she proposed, that she would have to ask for a variance; which is referred to as a Downtown Alternative. Ms. Hunter denied that request and pursued an appeal process. Mrs. Woithe stated that Ms. Hunter interpreted City code to mean that if a chain link fence were installed with posts that were not between 4 and 6 feet apart, that it was not chain link fence, and therefore should be allowed. Discussion ensued regarding the review of fences in the Downtown District that was done in October of 2014.

The Downtown Guidelines were put in place in May 2007 but it wasn't until 2013 when an Ordinance was put into place that stated inappropriate was not allowed and appropriate would be allowed.

A request for a Downtown Alternative for a fence was denied by the Planning and Zoning Board for the Olympia Theater in November 2014. The requested fence was a "vertical garden" supported by a chain link fence.

Staff recommends the denial of the approval, as stated by Mrs. Woithe.

Chief Tyler with the Palmetto Police department stated he did a security survey for the property and stated that they do not recommend types of fences to be used but stated that being able to see in and out of the fence is ideal for security.

Open the public hearing. Close the public hearing after public comment.

 NONE

Discussion ensued regarding the guidelines and

Motion: Ms. Joy moved, Mr. Price second, and the motion carried 4-0 to deny the request for ADMINISTRATIVE APPEAL 2015-01.

6. Old Business

None

7. New Business

Discussion of moving November's meeting date up. November 3, 2015 was scheduled tentatively the Board.

8. Adjournment

Chair Iaboni adjourned the meeting at 7:00pm.

Minutes were approved by City of Palmetto Planning and Zoning Board on: November 3, 2015.