

CITY OF PALMETTO
PLANNING AND ZONING BOARD
JUNE 16, 2016 – 5:30 P.M.

ELECTED OFFICIALS PRESENT

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

STAFF PRESENT

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

Chair Iaboni called the meeting to order at 5:35 PM.

All 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 5-0 to approve the June 16, 2016 Agenda.

2. APPROVAL OF MEETING MINUTES (TAB 1)

Motion: Ms. Joy moved, Mrs. Tarman second, and the motion carried 5-0 to approve the February 18, 2016 Minutes.

3. PUBLIC COMMENT

None

4. VARIANCE – VAR 2016-01 (D.WOITHE) (TAB 2)

THIS IS A REQUEST FOR A VARIANCE BY THE APPLICANT MAYRA RODRIGUEZ LOCATED AT 1222 23RD AVENUE WEST; THE VARIANCE WOULD REDUCE THE NORTH SIDE YARD SETBACK FROM 7 FEET TO 5.5 FEET IN ORDER TO ALLOW FOR A PROPOSED TWO STORY ADDITION IN LINE WITH THE EXISTING BUILDING FOOTPRINT.

Presentation by Debra Woithe, City Planner

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Mrs. Woithe explained the variance request is to construct an addition onto the existing home and reduce the side setbacks to 5.5' verses the required 7' in the RS-3 Zoning District. The home owner requested the variance so that the addition will be flush with the home. Mrs. Woithe explained the existing home doesn't confirm to today's zoning district's setback guidelines. The home was built in 1972 and Mrs. Woithe explained that the recorded plat didn't indicate any side yard setbacks and that it is assumed the home was confirming with the setbacks at the time the home was built and it's apparent that the setbacks

Mrs. Woithe stated staff's opinion is that the reduced setback for the addition would be appropriate and staff recommends approval of the variance.

Motion: Mrs. Joy moved, Mr. Price seconded, and the motion carried 5-0 to approve the request for VAR 2016-02.

5. Old Business

None

6. New Business

The City of Palmetto adopted Ordinance 2016-08, a temporary moratorium for the establishment of new service station or automotive repair businesses within a limited downtown area. Staff is considering revisions to the zoning code to better regulate issues related to such businesses.

Mrs. Woithe explained that the Temporary Moratorium will be for six months and during that time staff will be working on ordinance changes. The moratorium affects new business and the expansions of existing businesses. The moratorium is for Motor vehicle repair, minor and major and service stations. Code changes being considered related to open storage (the definition, where it is allowed and how much) and allowed uses in CC, CG, and CHI.

The size of the Downtown District is proposed to be narrowed down to a smaller area.

Temporary signs are now being monitored and are only allowed for 45 days. Permit application and free permit is available for temporary signs.

7. Adjournment

Chair Iaboni adjourned the meeting at 6:26PM.

Minutes were approved on: July 21, 2016 by the Planning and Zoning Board.