

**CITY OF PALMETTO  
PLANNING AND ZONING BOARD MEETING  
March 14, 2017 – 5:30 PM**

Planning and Zoning Board Members Present

Randy Iaboni, Chair  
Jon Moore, Vice Chair  
Sharon Tarman

Planning and Zoning Board Members Absent

Eve Joy  
William Price, III

Staff Present

Brad Cornelius  
Mark Barnebey, City Attorney  
Kera Hill, Planning Technician

Chair Iaboni called the meeting to order at: 5:36 PM

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

ORDER OF BUSINESS:

1. PLANNING & ZONING BOARD AGENDA APPROVAL

**Motion:** **Mrs. Tarman moved, Mr. Moore seconded, and the motion carried 3-0 to approve the March 14, 2017 Agenda.**

2. APPROVAL OF MEETING MINUTES

(TAB 1)

**Motion:** **Mrs. Tarman moved, Mr. Moore seconded, and the motion carried 3-0 to approve the February 16, 2017 Minutes.**

3. PUBLIC COMMENT

None

4. VAR 2016-03 (Brad Cornelius)

(TAB 2)

This is a request for a variance by the applicant, Michael and Sarah Ameres, located at 2020 8<sup>th</sup> Street West; the variance is to reduce the front yard setback from 25 feet to 15.1 feet for a garage and 19 feet for a residence that is all part of a proposed single-family residence.

Brad Cornelius, Wade Trim

Property was purchased in April 2016 and is an irregular trapezoidal shape. Mr. Cornelius stated the peculiar lot configuration wasn't by the applicant's doing and is unusual to the surrounding properties, causing building constraints for the proposed single-family residence.

Brian Johnson & Michael Ameres

Mr. Johnson and Mr. Ameres stated that they had discussion with the previous Planner in regards to the setbacks and designed the house according to those discussions. Mr. Barnebey opinioned that the west side easement and along 8<sup>th</sup> Street West would be considered the front yard with a setback of 25', and the northern and eastern sections of the lot will be considered a side with an 8' setback under the City code.

Gary Kemp

Resides at 2103 8<sup>th</sup> Street West, has a corner lot and stated in order to meet the setbacks they built their house with two levels. Feels that the variance request, if approved, would change the character of the area. Mr. Kemp inquired if the applicant has thought about the possibility of going up in height to meet the setbacks.

Ron Witt (Father of Sarah Ameres)

Resides in the neighborhood and doesn't feel this would change the character of the neighborhood.

Mr. Meiklejohn

Stated that he feels that the home should meet the requirements, doesn't feel that it would be good for the neighborhood.

Mr. Ameres stated they did pondered the idea of having a two story home, but were unable and had to scale down the overall square footage due to funds.

**Motion:**

**Mr. Moore moved, Mrs. Tarman seconded, and the motion carried 3-0 that based upon the evidence presented and finding the request to be consistent with the Comprehensive Plan and the Code of Ordinance to approve the request for VAR 2016-03.**

5. Ordinance 2017-09 (Jeff Burton)

(TAB 3)

AN ORDINANCE OF THE CITY COMMISSION FOR THE CITY OF PALMETTO, FLORIDA, AMENDING THE PALMETTO COMMUNITY REDEVELOPMENT PLAN; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Burton stated that there is an amendment to the CRA Plan and new properties will be listed in the plan, such as the Hotel property and pool. Properties have to be identified that are used for public use. Mr. Burton also stated that there will be parking at the Convention Center.

Chair Iaboni inquired about the Convention Center and the proposed hotel. Attorney Barnebey stated that the existing parking lot at the Convention Center is owned by the County and that there will be a long term lease on it for the hotel. The property to the west of the parking lot (which is currently vacant) is owned by Pinzon, has been purchased by the developer of the hotel, and will be conveyed to the CRA. The right-of-way for 7<sup>th</sup> Street West will be conveyed to the City, and will connect to US 41 North to Haben Boulevard. The property that the hotel will sit on will also be conveyed to the City. By adding the properties into the CRA Plan it will allow the CRA to acquire the properties to allow further development.

Chair Iaboni inquired about the pool, Mr. Burton stated that Lincoln Park is leased to the County and the County is proposing to have an Olympic sized pool facility. Mr. Burton stated again this will be a public use property and Florida State Statute requires that they identify the properties.

Mrs. Tarman question that Lincoln Park was not listed in Appendix F as Mr. Burton noted. Mr. Burton stated that Commission met last night and asked for Lincoln Park to be added in and that edit along with a couple others will be made that are not currently shown in the Plan the Board has before them.

**Motion:**

**Mrs. Tarman moved, Mr. Moore seconded, and the motion carried 3-0 that based upon the evidence presented and finding the request to be consistent with the Comprehensive Plan and the Code of Ordinance recommend approval with staff's recommendations of the request for Ordinance 2017-09.**

6. Old Business

None

7. New Business

None

8. Adjournment

Chair Iaboni adjourned the meeting at: 6:26 PM

Minutes approved: May 25, 2017

*Randy Iaboni*

Randy Iaboni  
Chair of the Planning and Zoning Board