

**CITY OF PALMETTO
PLANNING AND ZONING BOARD MEETING
NOVEMBER 13, 2018
5:45 PM**

PLANNING AND ZONING BOARD MEMBERS PRESENT

RANDY IABONI, CHAIR
JON MOORE, VICE CHAIR
SHARON TARMAN
WILLIAM PRICE, III
PAMELA ROBERTS

STAFF PRESENT

MARK BARNEBEY, CITY ATTORNEY
KARLA OWENS, DEVELOPMENT SERVICES DIRECTOR
KERA HILL, PLANNING ANALYST

Chair Iaboni called the meeting to order at 5:45PM, and announced that all members of the Planning and Zoning Board were present.

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

1. PLANNING & ZONING BOARD AGENDA APPROVAL

Motion: **Mrs. Tarman moved, Mr. Price seconded, and the motion carried 5-0 to approve the November 13, 2018 Agenda.**

2. APPROVAL OF MEETING MINUTES (TAB 1)

Motion: **Mr. Price moved, Mr. Moore seconded, and the motion carried 5-0 to approve the October 18, 2018 Minutes.**

3. PUBLIC COMMENT

There was no public comment.

4. REZONE ORDINANCE NO. 2018-30 (K. OWENS)

(TAB 2)

AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA REZONING APPROXIMATELY .27 ACRES OF PROPERTY GENERALLY LOCATED AT 819 7TH STREET WEST, PALMETTO, FLORIDA, FROM RM-6 TO CN, NEIGHBORHOOD COMMERCIAL, AND AS MORE PARTICULARLY DESCRIBED IN THIS ORDINANCE; PROVIDING FOR SEVERABILITY, AND AN EFFECTIVE DATE. (MANGO TREE GROUP, LLC)

There was no public comment for this item. The applicant or representative was not present.

Mrs. Owens explained that the subject property was damaged by a tree during hurricane Irma. The company that purchased the property would like to use it for office or personal services. Mrs. Owens explained that she recommends rezoning to CN (Neighborhood Commercial), which allows for personal services, GO (Commercial Office) doesn't allow personal services. The proposed Circle K will be located to the east of the subject property. The property owner will be responsible for the off-street parking of the site. Mrs. Owens explained it will be self-limiting, as the required parking will be determined by the use. The business owner will be required to go through site plan review, which goes through staff administratively.

Mrs. Owens explained some of the examples of personal services as being hair salon, nail salon, massage therapist.

Mrs. Owens will have Mango Tree Group, LLC execute a new ownership affidavit as the one on file is before they owned the property, and was signed by the previous owner.

Action Request:

Mrs. Tarman moved, Mr. Price seconded, and the motion carried 5-0 that based upon the staff report, the comments made at the Public Hearing and finding the request to be consistent with the City of Palmetto Comprehensive Plan, I move to recommend adoption of Ordinance 2018-30.

5. GENERAL DEVELOPMENT PLAN 2018-31 (K. OWENS)

(TAB 3)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PALMETTO, FLORIDA, PROVIDING FOR FINDINGS OF FACT; APPROVING ADOPTION OF A GENERAL DEVELOPMENT PLAN AS DESCRIBED HEREIN FOR A MULTIPLE USE, PLANNED DEVELOPMENT CONTAINING AN EIGHT STORY, 251 ROOM HOTEL INCLUDING A ROOF-TOP LOUNGE AND RESTAURANT, ONE OUTPARCEL CONTAINING UP TO 7,500 SQUARE FEET OF RESTAURANT/OFFICE/RETAIL, AND ONE OUTPARCEL CONTAINING UP TO 7,500 SQUARE FEET OF RESTAURANT/OFFICE/RETAIL AND/OR UP TO A 126 KEY, 4 STORY HOTEL ON A 12.53 ACRE SITE GENERALLY LOCATED AT THE NORTHEAST CORNER OF U.S. 41 NORTH AND 7TH STREET IN PALMETTO; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE. (PINZON PROPERTY)

The applicant has requested a continuance to the December Planning and Zoning Board meeting.

The applicant or representative was not present. There was no public comment, but public comment was left open for this item.

Motion: **Mrs. Tarman moved, Mr. Price seconded, and the motion carried 5-0 to continue Ordinance No, 2018-31 to December 6, 2018 at 5:45PM.**

6. Old Business

There was no new business.

7. New Business

Mr. Moore had questions regarding the proposed parking violation ordinance that had previously been discussed with the City Commission. Mrs. Owens to clarify with staff regarding existing parking signs in the City, and if parking would be prohibited in those areas under the ordinance.

8. Adjournment

Chair Iaboni adjourned the meeting at 6:23PM

Minutes Approved: December 6, 2018