

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

PLANNING AND ZONING BOARD MEMBERS PRESENT

**RANDY IABONI, CHAIR
JON MOORE, VICE CHAIR
PAMELA ROBERTS**

PLANNING AND ZONING BOARD MEMBERS ABSENT

**SHARON TARMAN
WILLIAM PRICE, III**

STAFF PRESENT

**SCOTT RUDUCILLE, ASSISTANT ATTORNEY
KARLA OWENS, DEVELOPMENT SERVICES DIRECTOR
KERA HILL, PLANNING ANALYST**

Chair Iaboni called the meeting to order at 5:45 PM. Roll call was taken, showing Mrs. Tarman, and Mr. Price absent from the meeting.

All persons intending to address the Board were dully sworn.

1. PLANNING & ZONING BOARD AGENDA APPROVAL

Motion: Mr. Moore moved, Mrs. Roberts seconded, and the motion carried 3-0 to approve the December 13, 2018 Agenda.

2. APPROVAL OF MEETING MINUTES

(TAB 1)

Motion: Mrs. Roberts moved, Mr. Moore seconded, and the motion carried 3-0 to approve the December 6, 2018 Minutes.

3. PUBLIC COMMENT

There was no public comment

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

(TAB 2)

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, AND TWO OUTPARCELS, ONE CONTAINING UP TO 7,500 SQUARE FEET OF RESTAURANT/OFFICE/RETAIL, AND ONE OUTPARCEL CONTAINING RESTAURANT/OFFICE/RETAIL, AND/OR UP TO A 124 ROOM HOTEL ON A 12.53 ACRE TOTAL PLANNED DEVELOPMENT SITE GENERALLY LOCATED AT THE NORTHEAST CORNER OF U.S. 41 NORTH AND 7TH STREET WEST IN PALMETTO; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE. (PINZON/CONVENTION CENTER PROPERTY)

This item was continued at the November 13, 2018 and the December 6, 2018 Planning and Zoning Board meetings.

Mrs. Owens explained that an eight story hotel with a restaurant and open event space is proposed. On parcel 1 384 parking spaces are required, and 387 parking spaces have been provided. Deviations from the perimeter setbacks are requested from 35' to 0' along the southeast, and 10' along the south and east boundaries. A cross access agreement is required between the parcels prior to any construction plan approvals. The specific uses for parcels 2 and 3 are not approved, and when they come in for a construction plan, it will be reviewed at that time to determine if it's a substantial deviation to the general development plan. Pursuant to the City Code, if it's considered a substantial deviation to the general development plan, the plans will be required to go back to City Commission as an amendment to the GDP. The general development plan approval is good for three years, with two (1) year extensions that may be requested.

Bob Gause, representative for the applicant, explained a full service 251 room hotel is proposed on parcel 1. Also, an economic opportunity grant through the CDBG program is being applied for by the City for the extension at 7th Street West.

There was no public comment.

Action Request:

Mr. Moore moved, Mrs. Roberts seconded, and the motion carried 3-0 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, recommend adoption of Ordinance 2018-31 with stipulations as recommended by staff.

5. Old Business

There was no old business.

6. New Business

There was no new business.

7. Adjournment

Chair Iaboni adjourned the meeting at 6:21 PM

Minutes approved: January 17, 2019