

**CITY OF PALMETTO
PLANNING AND ZONING BOARD MEETING
FEBRUARY 21, 2019
5:45 PM**

Planning and Zoning Board Members Present

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

Planning and Zoning Board Members Absent

Pamela Roberts

Staff Present

Scott Rudacille, Assistant City Attorney
Karla Owens, Development Services Director
Kera Hill, Planning Analyst

Chair Iaboni called the meeting to order at 5:45PM, followed by a moment of silence and the Pledge of Allegiance.

Roll call was taken and Pamela Roberts was absent from the meeting.

All persons intending to address the Board were duly sworn.

1. PLANNING & ZONING BOARD AGENDA APPROVAL

Motion: **Mrs. Tarman moved, Mr. Price seconded, and the motion carried 4-0 to approve the February 21, 2019 Agenda.**

2. APPROVAL OF MEETING MINUTES

(TAB 1)

Motion: **Mrs. Tarman moved, Mr. Price seconded, and the motion carried 4-0 to approve the January 17, 2019 Minutes.**

3. PUBLIC COMMENT

There was no public comment.

4. CONDITIONAL USE PERMIT CU-2019-01 (K. OWENS)

(TAB 2)

Conditional Use request by the applicant, DNA Vaping Lounge of Palmetto, to allow consumption of alcohol at 839 8th Avenue West, Palmetto, FL.

There was no members of the public present. The applicant and/or representative was not present.

Mrs. Owens informed the Board that the existing vaping lounge has been there for over a year, and the business owner inquired about adding beer and wine consumption on-site. The CC (Commercial Core) district allows for package sales without a conditional use, but consumption on-site requires a conditional use. The business is not within 200 feet of a residential district or school. Mrs. Owens explained that vaping items can be purchased and seating is available to vape on-site. Chair Iaboni inquired about the parking requirements. Mrs. Owens stated that the calculations are based on square footage of the building that is open to the public. Discussion ensued, Mrs. Owens explained that there are 8 parking spaces in the front of the building and an additional 9 parking spaces to rear of the building. The property owner of the subject property also owns the property immediately abutting to the south, which contains a partially vacant building and an additional 17 parking spaces in the rear. Mrs. Owens explained that 23 parking spaces would be required and given the information compiled, there is no staff concern for the amount of parking that is on-site and adjacent.

Motion:

Mrs. Tarman moved, Mr. Price moved, and the motion carried 4-0 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 Conditional Use, CU 2019-01.

5. COMPREHENSIVE PLAN AMENDMENT ORDINANCE NO. 2018-33(K. OWENS) (TAB 3)

AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA PROVIDING FOR A LARGE SCALE FUTURE LAND USE MAP AMENDMENT TO THE CITY'S COMPREHENSIVE PLAN; CHANGING THE FUTURE LAND USE MAP DESIGNATION FOR THE TERRITORY HEREINAFTER DESCRIBED FROM COUNTY FUTURE LAND USE MAP DESIGNATION IH, HEAVY INDUSTRIAL, TO CITY FUTURE LAND USE MAP DESIGNATION HCOMIND, HEAVY COMMERCIAL INDUSTRIAL, CONSISTENT WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE ADOPTED COMPREHENSIVE PLAN, AS REQUIRED BY SECTION 163.3187, FLORIDA STATUTES; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE. (HARRLEE PACKING)

No members from the public were present. Thomas A. Thanas, Esq. was present on behalf of the applicant. Ordinance No. 's 2018-33 and 2018-34 were discussed together, and the motions were taken separately.

Mrs. Owens stated that the applicant is requesting a future land use map amendment from County designation IH (Heavy Industrial) to City designation HCOMIND (Heavy Commercial and Light Industrial). The subject property is over 10 acres and requires an expedited review to the State, which takes approximately 60 days. The submittal to the State is a two- step process, and requires a transmittal hearing and then an adoption hearing.

Mrs. Owens explained that all the surrounding properties are City and County zoned and have future land use designations of industrial. The property is currently being serviced by Manatee County for water and sewer, and will continued to be served by the County.

Mrs. Owens stated that the property owner plans to redevelop the site and a copy of the conceptual plan was included in the agenda packet. A site plan review process is required for the redevelopment of the site.

Mrs. Tarman noted a typo on page 2, under east, remove “IL”, and replace with “IH” for Heavy Industrial.

Mrs. Owens noted a typo on page one, under north, remove the word “family” and replace with “subject”.

Motion: **Mrs. Tarman moved, Mr. Moore seconded, and the motion carried 4-0, finding the request consistent with Chapter 163, Florida Statutes and the City of Palmetto Comprehensive Plan, recommend adoption of Ordinance No. 2018-33.**

6. REZONE ORDINANCE NO. 2018-34(K. OWENS) (TAB 4)
AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PALMETTO, FLORIDA, REZONING APPROXIMATELY 18.12 ACRES OF PROPERTY GENERALLY LOCATED NORTH OF US 301 NORTH AND WEST OF 24TH AVE EAST, FROM COUNTY ZONING LM (LIGHT MANUFACTURING) TO CITY ZONING CHI (HEACY COMMERCIAL AND LIGHT INDUSTRIAL), AND AS MORE PARTICULARY DESCRIBED IN THIS ORDINANCE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE. (HARLLEE)

No members from the public were present. Thomas A. Thanas, Esq. was present on behalf of the applicant. Ordinance No. 's 2018-33 and 2018-34 were discussed together, and the motions were taken separately.

Motion: **Mrs. Tarman moved, Mr. Moore seconded, and the motion carried 4-0, 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 No. 2018-34.**

7. OLD BUSINESS

There was no new business.

8. NEW BUSINESS

The Board commented on the property photos that were included in the agenda, and noted how helpful they were.

Chair Iaboni informed the Board that he will not be able to attend the April Planning and Zoning Board meeting.

9. ADJOURNMENT

Chair Iaboni adjourned the meeting at 6:19PM.

THE FEBRUARY 21, 2019 PLANNING AND ZONING BOARD MEETING MINUTES WERE APPROVED AT THE MAY 16, 2019 PLANNING AND ZONING BOARD MEETING.