

**CITY OF PALMETTO
PLANNING AND ZONING BOARD MEETING
JUNE 13, 2019
5:45 PM**

516 8th Avenue West
Palmetto, Florida 34221

(941) 723-4570
<http://www.palmettofl.org>

PLANNING AND ZONING BOARD MEMBERS PRESENT

Randy Iaboni, Chair
William Price, III
Pamela Roberts

PLANNING AND ZONING BOARD MEMBERS ABSENT

Jon Moore, Vice Chair
Sharon Tarman

STAFF PRESENT

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

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

Roll call was taken, Vice Chair Jon Moore and Sharon Taman were absent.

All persons intending to address the Board were duly sworn.

1. PLANNING & ZONING BOARD AGENDA APPROVAL

Motion: **Mr. Price moved, Mrs. Roberts seconded, and the motion carried 3-0 to approve the June 13, 2019 Agenda.**

2. APPROVAL OF MEETING MINUTES

(TAB 1)

Motion: **Mr. Price moved, Mrs. Roberts seconded, and the motion carried 3-0 to approve the May 16, 2019 Minutes.**

3. PUBLIC COMMENT

There was no public comment.

4. ORDINANCE NO. 2019-05 ANNEXATION (K. OWENS) (TAB 2)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PALMETTO, FLORIDA, ANNEXING A PARCEL CONTAINING 3.8313 ACRES OF UNINCORPORATED MANATEE COUNTY, FLORIDA INTO THE CITY OF PALMETTO WHICH PARCEL IS REASONABLY COMPACT AND IS CONTIGUOUS TO THE CITY OF PALMETTO; REDEFINING THE BOUNDARY LINES OF THE CITY OF PALMETTO, FLORIDA TO INCLUDE SAID PARCEL; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE. (LAMBRECHT-GRABER)

Staff recommended continuing item numbers 4, 5, and 6 on the agenda to ensure proper advertising requirements have been met.

There was no public comment and no representative for the applicant present.

Motion: Mr. Price moved, Mrs. Roberts seconded, and the motion carried 3-0 to continue Ordinance No. 2019-05 to the July 18, 2019 Planning and Zoning Board meeting at 5:45PM, in the City Commission Chambers.

5. ORDINANCE NO. 2019-06 FUTURE LAND USE AMENDMENT (K. OWENS) (TAB 3)

AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA APPROVING A SMALL 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 IL (INDUSTRIAL-LIGHT), 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. (LAMBRECHT-GRABER)

There was no public comment and no representative for the applicant present.

Motion: Mr. Price moved, Mrs. Roberts seconded, and the motion carried 3-0 to continue Ordinance No. 2019-06 to the July 18, 2019 Planning and Zoning Board meeting at 5:45PM, in the City Commission Chambers.

6. ORDINANCE NO. 2019-07 REZONE (K. OWENS)

(TAB 4)

AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA REZONING APPROXIMATELY 3.8313 ACRES OF PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF 17TH STREET EAST AND 16TH AVENUE EAST, PALMETTO, FLORIDA, FROM COUNTY ZONING LM (LIGHT MANUFACTURING) TO CITY ZONING CHI, HEAVY COMMERCIAL AND LIGHT INDUSTRIAL), AND AS MORE PARTICULARLY DESCRIBED IN THIS ORDINANCE; PROVIDING FOR SEVERABILITY, AND AN EFFECTIVE DATE. (LAMBRECHT-GRABER)

There was no public comment and no representative for the applicant present.

Motion:

Mr. Price moved, Mrs. Roberts seconded, and the motion carried 3-0 to continue Ordinance No. 2019-07 to the July 18, 2019 Planning and Zoning Board meeting at 5:45PM, in the City Commission Chambers.

7. ORDINANCE NO. 2019-09 GENERAL DEVELOPMENT PLAN (K. OWENS)

(TAB 5)

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 RESIDENTIAL, PLANNED DEVELOPMENT CONTAINING 129 MULTI-FAMILY RESIDENTIAL UNITS ON 2.885 ACRES OF PROPERTY GENERALLY LOCATED AT 2701 U.S. BUSINESS 41; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE. (PALMETTO SRQ MULTI-FAMILY)

Mrs. Owens stated that the agenda memo that was sent out previously has been revised, copies were handed out to the Board and saved to the record.

The surrounding area is all zoned PD-MU, except Holy Cross Church which is zoned RM-5. The future land use designation is PC, with the exception of the church, which is designated RES-6.

The applicant is requesting a deviation for the reduction of the perimeter setback along the south boundary between the building and the convenience store, from the required 35 feet to 15 feet.

Mrs. Owens explained that the City Code allows for 16 du/acre, and the Comprehensive Plan allows up to 45 du/acre with allowable density bonuses. The applicant is proposing to meet the density bonus of having 10% of the dwelling units comprised of affordable housing. The units will qualify provided they are affordable to renters who earn no more than 80% of the median income for residents of the City, as determined by the most recent data available from the U.S. Bureau of the Census.

The applicant is also requesting a deviation to reduce the total number of parking spaces from 258 spaces to 160 spaces. Mrs. Owens explained the parking requirements, per the Code is 2 spaces per dwelling unit, and is not dependent on the square footage of each dwelling unit. The applicant is proposing 109 studio apartments containing 450 square feet, and 9 two-bedroom units containing 750 square feet. Mrs. Owens explained that if all 109 studios have one car and the two bedroom units have two cars, the total parking spaces would total 127. Mrs. Owens explained they're also proposing to have motorcycle parking spaces

and a bike rack. It is staff's opinion that the proposed 160 parking spaces would be sufficient. The applicant also submitted a parking study to support this position.

Mrs. Owens explained to the Board that three letters in opposition were submitted. The letters have been provided to the Board and saved as part of the record. One of the letters received expressed concern about the drainage dumping into the swale behind their homes. Mrs. Owens explained that they are proposing to use the existing stormwater pond adjacent to the 7-11.

Mrs. Owens noted the changes to the agenda memo as follows:

Page 1: Requested deviation of the perimeter setback along the south boundary between the convenience store from the required 35 feet to 15 feet, not 25 as stated in the previous memo.

Page 1: Added language from the Code in reference to density bonuses.

Page 2: Removed language from a previous project that referenced the Convention Center and replaced with Villas at Oak Bend.

Bob Gause, representative for the applicant, explained that they're proposing 129 units on the subject property. He explained to the Board that the proposed project would provide affordable workforce housing, and that a majority of the units will be studio apartments. Mr. Gause echoed Mrs. Owens comments relating to the proposed parking. He explained that they have no objection to a fence to the north of the property between the existing Oak Bend community. They also have no objections to staff's recommended stipulations.

Mike Arrigo, Architect for the applicant, explained that another project he's working on in St. Petersburg used a 1 to 1 parking ratio for the project.

The Board inquired about the criteria to consider the densities for (PC) Planned Communities. Mrs. Owens explained that Policy 1.9.2 of the City's Comprehensive Plan states that the average of the surrounding densities should be determined and considered when evaluating the density bonuses. The City's Comprehensive Plan allows for a minimum density of 16 du/acre and the maximum is 45/du/acre under the PC (Planned Community) category.

Mrs. Owens noted a correction to the agenda memo, the request for 129 units calculates to 44 du/acre. The previous calculation was done an error based on 109 units, and should've been calculated at 129 units.

Public Comment

Tony Demichele, resident of the Villas at Oak Bend. He expressed concerns with the proposed project dumping into the existing swale, and the proposed run-off into the existing development.

Noelene Furlong, resident of Villas at Oak Bend. Expressed concerns with traffic congestion that is existing on Sundays when the Church is having service, and the impact the proposed development will have on the traffic. Ms. Furlong also opined she feels this is too many units to put on the subject property.

Bob Gause, representative for the applicant, stated that the proposed project will be draining into the existing stormwater pond. Modifications to the stormwater permit will be subject to approval with the Southwest Water Management District.

Brett Decklever, developer for the project, owns and develops properties in the area. He explained that there is a high demand for studio apartments. Mr. Decklever stated that the other developments he's worked on use all methods of transportation, and use a 1 to 1 parking ratio.

Motion: Mr. Price moved to approve the request, but to approve stipulation #1, and to not approve stipulation #2 as directed by staff. Attorney Rudacille stated that is not a valid motion, and the motion failed.

Motion: Chair Iaboni moved, Mrs. Roberts seconded, and the motion carried 3-0, 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 approval of Ordinance No. 2019-09 with deviations and stipulations as included in the Ordinance.

8. OLD BUSINESS

Mrs. Owens informed the Board that City Commission approved the side yard ordinance. City Commission requested the solar panel language be removed from the ordinance, and directed staff and City Attorney to research the topic.

9. NEW BUSINESS

There was no new business.

10. ADJOURNMENT

Chair Iaboni adjourned the meeting at 6:53PM.

The June 13, 2019 Planning and Zoning Board meeting minutes were approved on: July 18, 2019 by the Planning and Zoning Board.