

**CITY OF PALMETTO  
PLANNING AND ZONING BOARD MEETING  
AUGUST 15, 2019  
5:45 PM**

516 8<sup>th</sup> Avenue West  
Palmetto, Florida 34221

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

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

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Chair Iaboni called the meeting to order at 5:48PM, followed by a moment of silence and the Pledge of Allegiance.

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

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 4-0 to approve the August 15, 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 July 18, 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 LOCATED AT THE NORTHWEST CORNER OF 17<sup>TH</sup> STREET EAST AND 16<sup>TH</sup> AVENUE EAST INTO THE CITY OF PALMETTO; THIS 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)

*This item was continued from the June 13th and July 18th, 2019 Planning and Zoning Board meetings.*

Mrs. Owens stated that the applicant has requested a continuance to September 19, 2019. Mrs. Owens explained any other requests for continuances will require re advertising.

*The applicant or representative was not present for this item. There were no members of the public who spoke on this item.*

**Motion:**                                **Mrs. Tarman moved, Mr. Moore seconded, and the motion carried 4-0 to approve continuing Ordinance No. 2019-05 to the Planning and Zoning Board meeting on September 19, 2019 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 A 3.8313 ACRE PARCEL LOCATED AT THE NORTHWEST CORNER OF 17<sup>TH</sup> STREET EAST AND 16<sup>TH</sup> AVENUE EAST, 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)

*This item was continued from the June 13th and July 18th, 2019 Planning and Zoning Board meetings.*

Mrs. Owens stated that the applicant has requested a continuance to September 19, 2019. Mrs. Owens explained any other requests for continuances will require re advertising.

*The applicant or representative was not present for this item. There were no members of the public who spoke on this item.*

**Action Request:** Mrs. Tarman moved, Mr. Price seconded, and the motion carried 4-0 to approve continuing Ordinance No. 2019-06 to the Planning and Zoning Board meeting on September 19, 2019 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 17<sup>TH</sup> 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)

*This item was continued from the June 13th and July 18th, 2019 Planning and Zoning Board meetings.*

Mrs. Owens stated that the applicant has requested a continuance to September 19, 2019. Mrs. Owens explained any other requests for continuances will require re advertising.

*The applicant or representative was not present for this item. There were no members of the public who spoke on this item.*

**Action Request:** Mrs. Tarman moved, Mr. Moore seconded, and the motion carried 4-0 to approve continuing Ordinance No. 2019-07 to the September 19, 2019 Planning and Zoning Board meeting at 5:45PM in the City Commission Chambers.

7. ORDINANCE NO. 2019-08 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 APPROXIMATELY 225 SENIOR APARTMENT RESIDENTIAL UNITS ON 6.28 ACRES OF PROPERTY GENERALLY LOCATED ON THE WEST SIDE OF HABEN BOULEVARD APPROXIMATELY 335 FEET SOUTH OF U.S. 301; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE. (RIVIERA WEST, LLC-DOMINIMUM SR HOUSING)

*This item was continued from the July 18, 2019 Planning and Zoning Board meeting.*

Mrs. Owens explained that the subject property is zoned PD-H and the request before the Board is to approve a general development plan for the site. The applicant is proposing a senior restricted project on 6.28 acres. The project will contain one building with five stories and be age restricted senior independent living apartments. Mrs. Owens explained that the applicant went through the Manatee County Housing Authority in reference to the affordable housing element of the project and are using federal funding. In November 2016 the subject property was approved by the City Commission for a ten story, 150 multifamily units at 24 du/ac. But the general development plan expired as a construction plan was never applied for. The applicant is proposing a density bonus for 36 du/ac. The density bonus criteria is to have at least 10%

of the units dedicated for affordable housing. The applicant stated all of the units will be dedicated as affordable housing.

Mrs. Owens explained that staff has discussed the parking concerns with the applicant. The applicant is proposing 1.1 parking spaces per unit. City Code requires 2 parking spaces per unit. The applicant is requesting a deviation to the parking requirements. Discussion ensued regarding the project parking spaces. Staff is recommending 1.75 parking spaces per unit at a total of 294 parking spaces. Devin Quist, with Dominion, explained to the Board that the project is proposed at 224 units with 246 parking spaces. 112, 1- bedroom units, 92 of the units will be 2 bedrooms and 20 units will be 2 bedrooms with a den. Mr. Quist provided a parking analysis to the Board which was made part of the record.

Mr. Moore inquired about the tabulations missing on the general development site plans. Staff agreed to have the applicant add in the tabulations for the units and parking to the general development plan. Mr. Moore also inquired about insuring the project will stay as a senior housing development in the event the properties are sold in the future. Mrs. Owens explained that there is a stipulation in the Ordinance that the applicant will provide a land use restriction agreement regarding age restriction and the number of units, be satisfactory to the City attorney.

Kevin Bessolo, with Bessolo Design Group Inc. based out of St. Petersburg specializing in senior projects spoke on behalf of the applicant. Once their projects are completed, they do go back and monitor the parking ratios and conduct a parking study. Mrs. Tarman expressed concerns with the reduction in parking. Mr. Bessolo explained that they're seeing 1.1 to 1.2 parking ratios, and that the ratios are declining. He also stated that there are three other similar projects that they're currently working on that have a 1.0 to 1.1 parking ratios, but the projects are located in different municipalities.

Mr. Price asked with Mr. Bessolo about the proposed landscaping to the west of the subject project. Attorney Rudacille explained to Mr. Price that he disclosed his conflict at the previous meeting, but would need to disclose it at this meeting as the applicants were not present at the previous meeting. Mr. Price explained that he represents the mobile home park to the west of the project. Mr. Bessolo explained that they will meet all of the Code requirements for all the buffer boundaries of the project.

Mr. Moore stated that with subject property not having adjacent over flow parking, or street parking, if the site had parking deficiencies it would affect the property owner and not the City or the public.

Mrs. Owens stated she will be adding a stipulation to the ordinance that no off-site parking will be allowed for the project.

Chair laboni recessed the meeting for 5 minutes to take a break.

**Motion:** Mrs. Tarman moved, Mr. Moore 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 inconsistent with the City of Palmetto Comprehensive Plan, recommend denial to the City Commission, of Ordinance No. 2019-08 with the following recommendations:

**Planning and Zoning Board Recommended Parking Calculations to City Commission:**

1. 1 bedrooms calculated at 1:1 parking ratio for 112 units.
2. 2 bedrooms calculated at 1.25 parking ratio for 92 units
3. 3 bedrooms calculated at 1.5 parking ratio for 20 units

**A total of 257 parking spaces shall be provided for the project.**

**8. OLD BUSINESS**

*There was no old business discussed.*

**9. NEW BUSINESS**

Mrs. Owens distributed information for the Board to provide their feedback to the Sarasota Manatee PO on transportation.

**10. ADJOURNMENT**

Chair laboni adjourned the meeting at 7:23 PM.

**The August 15, 2019 Planning and Zoning Board meeting minutes were approved on: September 19, 2019 by the Planning and Zoning Board.**