

CITY OF PALMETTO
PLANNING AND ZONING BOARD MEETING
September 19, 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
Jon Moore, Vice Chair
William Price, III
Pamela Roberts

Planning and Zoning Board Members Absent

Sharon Tarman

Staff Present

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

Chair Iaboni called the meeting to order at 5:47 PM, followed by a moment of silence and the Pledge of Allegiance.

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

All persons planning to address the Board were duly sworn.

1. PLANNING & ZONING BOARD AGENDA APPROVAL

Motion: Mr. Price moved, Mrs. Roberts seconded, and the motion carried 4-0 to approve the September 19, 2019 Agenda.

2. APPROVAL OF MEETING MINUTES

(TAB 1)

Motion: Mr. Price moved, Mrs. Roberts seconded, and the motion carried 4-0 to approve the August 15, 2019 Minutes.

3. PUBLIC COMMENT

There was no public comment.

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

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 17TH STREET EAST AND 16TH 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, July 18th, and the August 15, 2019 Planning and Zoning Board meetings.

Mrs. Owens stated that the applicant has requested the item to be continued to October. The City Attorney stated the item could be continued by the Board, and will not require re advertising.

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

Motion: Mr. Price moved, Mrs. Roberts seconded, and the motion carried 4-0 continue Ordinance No. 2019-05 to the October 17, 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)

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 17TH STREET EAST AND 16TH 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, July 18th, and the August 15, 2019 Planning and Zoning Board meetings.

Mrs. Owens stated that the applicant has requested the item to be continued to October. The City Attorney stated the item could be continued by the Board, and will not require re advertising.

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

Motion: **Mr. Price moved, Mrs. Roberts seconded, and the motion carried 4-0 to continue Ordinance No. 2019-06 to the October 17, 2019 Planning and Zoning Board meeting at 5:45PM in the City Commission Chambers.**

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

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)

This item was continued from the June 13th, July 18th, and the August 15, 2019 Planning and Zoning Board meetings.

Mrs. Owens stated that the applicant has requested the item to be continued to October. The City Attorney stated the item could be continued by the Board, and will not require re advertising.

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

Motion: **Mr. Price moved, Mrs. Roberts seconded, and the motion carried 4-0 to continue Ordinance No. 2019-07 to the October 17, 2019 Planning and Zoning Board meeting at 5:45PM in the City Commission Chambers.**

7. ORDINANCE NO. 2019-14 GENERAL DEVELOPMENT PLAN (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 MIXED USE, PLANNED DEVELOPMENT CONTAINING A ONE-STORY MEDICAL OFFICE BUILDING ON 1.9322 ACRES OF PROPERTY GENERALLY LOCATED AT 1120 U.S. HIGHWAY 301; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE. (PERRY/DAVITA)

Mrs. Owens explained the applicant is requesting a deviation from the City Code for the reduction of the south side setback to 10'. The application and proposed general development plan otherwise meets all requirements of the City Code.

Kurtis Pelto, P.E., engineer for the applicant was present.

9. ORDINANCE NO. 2019-11 FUTURE LAND USE AMENDMENT (K.OWENS) (TAB 4)

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 RES-6 (RESIDENTIAL), TO CITY FUTURE LAND USE MAP DESIGNATION PC (PLANNED COMMUNITY), ON APPROXIMATELY 3.0 COMBINED TOTAL ACRES MORE SPECIFICALLY LOCATED AT 611, 617, 623, 731, 807, 813, 819, AND 823 15TH AVENUE DRIVE EAST, 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. (RENAISSANCE ARTS AND EDUCATION, INC./MSA)

There was no public comment.

Sandra Deitrich, CFO for Manatee School for the Arts was present.

Action Request: **Mr. Price moved, Mrs. Roberts seconded, and the motion carried 4-0 finding the request consistent with Chapter 163, Florida Statutes and the City of Palmetto Comprehensive Plan, I move to recommend approval of Ordinance No. 2019-11 to the City Commission.**

10. ORDINANCE NO. 2019-20 FUTURE LAND USE AMENDMENT (K.OWENS) (TAB 5)

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 ROR (RETAIL/OFFICE/RESIDENTIAL) AND RES-6 (RESIDENTIAL), TO CITY FUTURE LAND USE MAP DESIGNATION PC (PLANNED COMMUNITY), ON APPROXIMATELY .7565 ACRES MORE SPECIFICALLY LOCATED AT 911 15TH AVENUE DRIVE EAST, 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. (RENAISSANCE ARTS AND EDUCATION, INC./MSA)

There was no public comment.

Sandra Deitrich, CFO for Manatee School for the Arts was present.

Action Request: Mr. Price moved, Mrs. Roberts seconded, and the motion carried 4-0 finding the request consistent with Chapter 163, Florida Statutes and the City of Palmetto Comprehensive Plan, I move to recommend approval of Ordinance No. 2019-20 to the City Commission.

11. ORDINANCE NO. 2019-12 REZONE (K.OWENS) (TAB 6)
AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA REZONING APPROXIMATELY 3.0 COMBINED TOTAL ACRES OF PROPERTY SPECIFICALLY LOCATED AT 611, 617, 623, 731, 807, 813, 819, AND 823 15TH AVENUE DRIVE EAST, PALMETTO, FLORIDA, FROM COUNTY ZONING RSF-4.5 (SINGLE - FAMILY RESIDENTIAL) TO CITY ZONING PD-MU (PLANNED DEVELOPMENT – MIXED USE), AND AS MORE PARTICULARLY DESCRIBED IN THIS ORDINANCE; PROVIDING FOR SEVERABILITY, AND AN EFFECTIVE DATE. (RENAISSANCE ARTS AND EDUCATION, INC./MSA)

There was no public comment.

Sandra Deitrich, CFO for Manatee School for the Arts was present.

Action Request: Mr. Price moved, Mrs. Roberts 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, to recommend adoption of Ordinance No. 2019-12 to the City Commission.

12. ORDINANCE NO. 2019-21 REZONE (K.OWENS) (TAB 7)
AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA REZONING APPROXIMATELY .7565 ACRES OF PROPERTY SPECIFICALLY LOCATED AT 911 15TH AVENUE DRIVE EAST, PALMETTO, FLORIDA, FROM COUNTY ZONING GC (GENERAL COMMERCIAL) AND RSF-4.5 (SINGLE - FAMILY RESIDENTIAL), TO CITY ZONING PD-MU (PLANNED DEVELOPMENT – MIXED USE), AND AS MORE PARTICULARLY DESCRIBED IN THIS ORDINANCE; PROVIDING FOR SEVERABILITY, AND AN EFFECTIVE DATE. (RENAISSANCE ARTS AND EDUCATION, INC./MSA)

There was no public comment.

Sandra Deitrich, CFO for Manatee School for the Arts was present.

Action Request: Mr. Price moved, Mrs. Roberts 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. 2019-21 to the City Commission.

13. OLD BUSINESS

There was no old business.

14. NEW BUSINESS

There was no new business.

15. ADJOURNMENT

Chair laboni adjourned the meeting at 6:23PM.

The September 19, 2019 Planning and Zoning Board meeting minutes were approved on: October 17, 2019 by the Planning and Zoning Board.