

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

516 8th AVENUE WEST
PALMETTO, FL 34221

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

Planning and Zoning Board Members Present

Randy Iaboni, Chair
Sharon Tarman
William Price, III
Pamela Roberts

Planning and Zoning Board Members Absent

Jon Moore, Vice Chair

Staff Present

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

Chair Iaboni called the meeting to order, followed by a moment of silence and the Pledge of Allegiance.

Roll call was taken, and Mr. Moore 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: Mr. Price moved, Mrs. Tarman seconded, and the motion carried 4-0 to approve the November 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 October 17, 2019 Minutes.

3. PUBLIC COMMENT

Members from the public were present, but no public comment was given.

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 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, August 15, 2019, September 19, 2019, and the October 17, 2019 Planning and Zoning Board meetings. This item has been re-advertised and re-posted for the November 21, 2019 Planning and Zoning Board meeting.

Mrs. Owens explained that the subject property is 3.83 acres, and is immediately abutting the City to the western portion of the property. The three items are scheduled to be heard by the City Commission on December 2, 2019 at 7:00PM.

Motion: Mr. Price moved, Mrs. Tarman second, and the motion carried 4-0 finding the request consistent with Chapter 163, Florida Statutes and the City of Palmetto Comprehensive Plan, to recommend adoption of Ordinance No. 2019-05 to the City Commission.

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 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, August 15, 2019, September 19, 2019, and the October 17, 2019 Planning and Zoning Board meetings. This item has been re-advertised and re-posted for the November 21, 2019 Planning and Zoning Board meeting

Mrs. Owens explained that the proposed future land use and zoning designations that are proposed match the County's current designations for the subject property.

Manatee County is proposing widening Canal Road.

The applicant has expressed a willingness to buffer the property from the surrounding uses.

The applicant, Josh Graber was present at the meeting.

Motion: Mr. Price moved, Mrs. Tarman seconded, and the motion carried 4-0 finding the request consistent with Chapter 163, Florida Statutes and the City of Palmetto Comprehensive Plan, to recommend approval of Ordinance No. 2019-06.

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)

This item was continued from the June 13th, July 18th, August 15, 2019, September 19, 2019, and the October 17, 2019 Planning and Zoning Board meetings. This item has been re-advertised and re-posted for the November 21, 2019 Planning and Zoning Board meeting

Mrs. Tarman noted typo in all three agenda memos, should be plan instead of "plant".

Desmond Lang owns the property at 1612 17th Street West, and inquired about the proposed use of the subject property. Mrs. Owens explained that staff will require the applicant to buffer the proposed use as there are residential uses to the east of the subject property.

Motion: Mr. Price moved, Mrs. Tarman 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 approval that City Commission adopt Ordinance No. 2019-07.

7. ORDINANCE NO. 2019-22 (K.OWENS)

(TAB 5)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PALMETTO, FLORIDA, AMENDING THE PALMETTO CITY CODE, APPENDIX "B", ZONING; AMENDING ARTICLE III, DEFINITIONS; AMENDING SECTION 3.2 DEFINITION OF "COMMERCIAL VEHICLE" TO INCLUDE MEASUREMENTS; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT;

Mrs. Owens explained that the subject ordinance doesn't include how to measure a commercial vehicle. We have three Code Enforcement Officers, and each are measuring differently. Discussion ensued Mrs. Owens explained that the ordinance modification is to cover if there are no specifications for the trailer, staff will measure the box.

Motion Mrs. Tarman moved, Mr. Price seconded, and the motion carried 4-0 to recommend adoption of Ordinance No. 2019 –22 to the City Commission.

8. OLD BUSINESS

9. NEW BUSINESS

Mrs. Owens stated that there are no pending applications, and a December Planning and Zoning Board meeting is not anticipated.

10. ADJOURNMENT

Chair laboni adjourned the meeting at 6:34 PM.

The November 21, 2019 Planning and Zoning Board meeting minutes were approved on February 20, 2020 by the Planning and Zoning Board.