



City of
PALMETTO
Florida

Planning and Zoning Board Meeting

June 11, 2020 at 5:45 PM

This meeting will be conducted utilizing communications media technology

516 8th AVENUE WEST
PALMETTO, FL 34221

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

Planning and Zoning Board Members Present

Randy Iaboni, Chair
Jon Moore
Sharon Tarman
Pamela Roberts

Planning and Zoning Board Members Absent

William Price, III

Staff Present

Mark Barnebey, City Attorney
Marissa Powers, Assistant City Attorney
Karla Owens, Development Services Supervisor
Kera Hill, Planning Analyst

Chair Iaboni called the meeting to order at 5:59PM.

Chair Iaboni explained the procedures for utilizing communications media technology for this meeting.

Roll call was taken, showing Mr. Price, III 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. Moore seconded, and the motion carried 4-0 to approve the June 11, 2020 Agenda.

2. APPROVAL OF MEETING MINUTES

(TAB 1)

Motion: **Mrs. Tarman moved, Mr. Moore seconded, and the motion carried 4-0 to approve the February 20, 2020 Minutes.**

3. PUBLIC COMMENT

There was no public comment.

4. ORDINANCE NO. 2020-02 REZONE (K. HILL)

(TAB 2)

AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA REZONING APPROXIMATELY .4488 ACRES OF PROPERTY GENERALLY LOCATED AT 526 9TH AVENUE WEST, PALMETTO, FLORIDA, FROM CITY ZONING RM-6 (MULTI-FAMILY RESIDENTIAL) TO CITY ZONING CC, (COMMERCIAL CORE), AND AS MORE PARTICULARLY DESCRIBED IN THIS ORDINANCE; PROVIDING FOR SEVERABILITY, AND AN EFFECTIVE DATE. (CASIQUE, LLC)

There were no members of the public present, and no public comment.

Mrs. Hill explained that the request was to rezone the subject property from RM-6 (Multi-Family Residential), to CC (Commercial Core). The current owner, Casique, LLC is in the process of renovating the existing building. The existing building is being used as an office. The proposed rezoning is consistent with the surrounding zoning in the area. The existing Future Land Use designation is also consistent with the proposed rezoning. The existing parking on-site is adequate at time for the present use as an office.

Imelda Casique, owner of the property was present, and stated she loves Palmetto. She thanked Staff, and the Board for their help. Mrs. Casique is aware that she must submit a site plan for review prior to any change of use.

Motion: **Mr. Tarman 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, The Planning and Zoning Board recommends adoption of Ordinance No. 2020-02 to the City Commission.**

5. ORDINANCE NO. 2020-06 SIGNS (K.OWENS)

(TAB 3)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PALMETTO, FLORIDA, SUBSTANTIALLY AMENDING AND REPLACING ARTICLE III, DIVISION 1, SECTIONS 3-61 THROUGH 3-72 OF APPENDIX "B" OF THE PALMETTO CITY CODE OF ORDINANCES REGULATING SIGNS; PROVIDING FOR APPLICABILITY, PURPOSE AND INTENT; PROVIDING FOR DEFINITIONS; PROVIDING FOR PERMITS AND REQUIREMENTS FOR PERMITS; PROVIDING REGULATIONS FOR PROHIBITED, EXEMPT, NONCONFORMING, AND UNSAFE SIGNS; REGULATING FREE-STANDING SIGNS, WALL SIGNS, BILLBOARDS,

CHANGEABLE MESSAGE SIGNS, TEMPORARY SIGNS AND OTHER TYPES OF SIGNS; PROVIDING FOR DESIGN, CONSTRUCTION, AND MAINTENANCE OF SIGNS; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Mrs. Owens explained that the changes before the Board are to incorporate case law that took place in 2015, and to complete a series of house-keeping cleanup. Mrs. Owens went over a couple of the proposed changes, which include the allowance of message board signage for schools and churches in residential zoning districts. Message board sign criteria, conversion to digital billboards, and prohibition of new billboards.

Discussion ensued regarding Chair laboni's concerns with no limitation on how many signs can be on private property. Chair laboni suggested limiting the number of signs, and having an expiration date. Mrs. Tarman opined she was not in favor of such restrictions. Attorney Barnebey stated that he would look into these issues further as they may involve 1st Amendment Rights.

Chair laboni suggested staff clean up the language to read clearer, and to further distinguish residential verse commercial categories.

There was no public comment, but public comment was left open due to proposed continuance.

Motion: **Mrs. Tarman moved, Mrs. Roberts seconded, and the motion carried 4-0 to continue Ordinance No. 2020-06 to the July 16, 2020 Planning and Zoning Board Meeting at 5:45PM in the Commission Chambers.**

Mr. Barnebey left the meeting at 6:56PM

6. CU 2018-02 CONDITIONAL USE PERMIT (K. OWENS) (TAB 4)

To consider a Conditional Use Permit Application (CU-2018-02) by the applicant, Church on the Rock, to allow an electronic message sign at 1401 14th Avenue West, Palmetto, Florida. A conditional use approval is required for electronic message signs.

Mrs. Owens explained that this Conditional Use request is contingent upon the approval of Ordinance No. 2020-06, and requested the Board to continue the item to the July 16, 2020 Planning and Zoning Board meeting.

There was no public comment, but public comment was left open due to proposed continuance.

The applicant was not present, and no members of the public were present.

Motion: Mrs. Tarman moved, Mrs. Roberts seconded, and the motion carried to continue Conditional Use Permit (CU 2018-02) to the July 16, 2020 Planning and Zoning Board meeting at 5:30PM, in the Commission Chambers.

7. CU 2020-03 CONDITIONAL USE PERMIT (K. OWENS) (TAB 5)

To consider a Conditional Use Permit Application (CU-2020-03) by the applicant, CIEM REFU, LCC, to allow construction of a telecommunication tower at 1550 US 301 N, Unit 5, Palmetto, Florida. A conditional use approval is required pursuant to Section 17.4 of the Palmetto City Code.

Mrs. Owens explained that the applicant is requesting a telecommunication tower, which would boost the telecommunication service to the immediate area. Engineer standards have been addressed, and signed and sealed documents have been submitted. Mrs. Owens received comments from the City Attorney's office late today, requesting additional language to be added to the proposed Order, as follows: h) The tower must be removed at owner's cost if the tower becomes unused or abandoned for a period of six (6) months or more, or if the tower is deemed to be unsafe; and (i) Prior to final building approval of the tower, the owner must post a performance bond in the amount of 130% of an engineered cost estimate of the cost of construction of the tower. The applicant, Rod Connelly was present virtually, and stated he had no objection to the added language.

There was no public comment.

Motion: Mrs. Tarman moved, Mrs. Roberts second, and the motion carried 4-0 to recommend approval of Conditional Use No. 2020-03 with conditions, to the City Commission.

8. OLD BUSINESS

There was no old business.

9. NEW BUSINESS

There was no new business.

10. ADJOURNMENT

Chair laboni adjourned the meeting at 7:08PM

The June 11, 2020 Planning and Zoning Board meeting minutes were approved on: July 16, 2020 by the Planning and Zoning Board.