



City of
PALMETTO
Florida

Planning and Zoning Board Meeting
June 17, 2021 at 5:45 PM
Zoom meeting application was utilized for this meeting

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, VICE CHAIR
WILLIAM PRICE, III
PAMELA ROBERTS
KAREN JONES

STAFF PRESENT

Kera Hill, Planning Analyst
Marisa Powers, Assistant City Attorney
Tanisha Jefferson, Permitting Tech

Chair Iaboni called the meeting to order at 5:45pm, followed by a moment of silence and the pledge of allegiance.

Roll call was taken and all members of the planning and zoning board were present.

All persons intending to address the Planning and Zoning Board were duly sworn.

1. PLANNING & ZONING BOARD AGENDA APPROVAL

Motion: Mr. Price moved, Mr. Moore seconded, and the motion carried 5-0 to approve the June 17, 2021 agenda.

2. APPROVAL OF MEETING MINUTES

Motion: Mr. Moore moved, Mrs. Jones seconded, and the motion carried 5-0 to approve the May 20, 2021 minutes.

3. PUBLIC COMMENT

There was no public comment.

4. ORDINANCE NO. 2021-04 GENERAL DEVELOPMENT PLAN (K.HILL)

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 MULTI-FAMILY, PLANNED DEVELOPMENT CONTAINING 262 MULTI-FAMILY RESIDENTIAL UNITS ON 8.37 ACRES OF PROPERTY GENERALLY LOCATED ALONG THE EAST SIDE OF U.S. 41 SOUTH OF HABEN BOULEVARD AT THE WESTERN ENTRANCE TO THE RIVIERA DUNES DEVELOPMENT; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE. (RIVIERA DUNES APARTMENTS)

Mrs. Hill explained the item presented tonight is for a general development plan for the Riviera Dunes Apartments, and the applicant Epoch Residential is requesting a total of 255 apartments.

Mr. Vogler Attorney for the applicant, explained that the request is for a general development plan approval. We are not at final engineering; we are not at final design. A traffic study is to come at the construction plan process.

Mr. Sand President of Epoch Residential, explained that they have had community meetings, discussing the proposed project with the residents of Riviera Dunes.

Public Comment was received from the following: James Bailie, Art Monbert, Morris Beneini, Jimmy Stuart, Paul Marchese, Keith Grady, Dan Lobeck, Keith Ewer, Jackie Picore, Shay Hawkesbury, and Lynn Daniel. A PowerPoint presentation was presented, and has been made part of the record.

The current property owner, Gino Sedillo spoke in favor of the proposed project for the property.

Motion: Mr. Price moved, Ms. Jones seconded, and the motion failed to recommend denial of ordinance 2021-04 until after a traffic study has been presented.

Motion Mr. Moore moved, Mrs. Roberts seconded, and the motion carried 3-2 to recommend adoption of Ordinance 2021-04 with deviation 1-4. Stipulations 1-11 as recommended by staff.

5. OLD BUSINESS

There was no old business.

6. NEW BUSINESS

There was no new business.

7. ADJOURNMENT

Chair laboni adjourned the meeting at 8:08pm.

The Planning and Zoning Board approved the June 17, 2021 meeting minutes on: July 15, 2021.