

**MINUTES**  
**Planning and Zoning Board Meeting**  
**July 15, 2021 at 5:45 p.m.**  
*Zoom Meeting Application Was Utilized for the Meeting*

Planning and Zoning Members Present

Randy Iaboni, Chair  
Jon Moore, Vice Chair  
William Price, III  
Karen Jones

Planning and Zoning Board Members Absent

Pamela Roberts

Staff Present

Mark Barnebey, City Attorney  
Kera Hill, Planning Analyst  
Penny Johnston, Executive Assistant

Chairman Randy Iaboni called the meeting to order at 5:45 p.m., but shared no opening comments. Roll call revealed only Pamela Roberts was absent. All people 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 4-0 to approve the July 15, 2021 Planning and Zoning Agenda.

2. APPROVAL OF MEETING MINUTES

**MOTION:** Mr. Price moved, Mr. Moore seconded, and the motion carried 4-0 to approve the June 17, 2021 Planning and Zoning Minutes.

3. PUBLIC COMMENT

There was no public comment.

4. ORDINANCE NO. 2021-06 ANNEXATION

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PALMETTO, FLORIDA, ANNEXING TWO PARCELS CONTAINING A COMBINED TOTAL OF 5.22 ACRES OF UNINCORPORATED MANATEE COUNTY, FLORIDA INTO THE CITY OF PALMETTO SPECIFICALLY LOCATED AT 1907 AND 2003 16<sup>TH</sup> AVENUE EAST,

PALMETTO, FL 34221, WHICH PARCELS ARE REASONABLY COMPACT AND ARE CONTIGUOUS TO THE CITY OF PALMETTO; REDEFINING THE BOUNDARY LINES OF THE CITY OF PALMETTO, FLORIDA TO INCLUDE SAID PARCELS; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE. (ART RENTALS, LLC.)

Planning Analyst Kera Hill spoke about the annexation, rezoning, and comprehensive plan amendment of the properties located at 1907 16<sup>th</sup> Avenue East and 2003 16<sup>th</sup> Avenue East in Palmetto, FL. Currently the properties are in Manatee County with a future land use designation of IL (Light Industrial) and County zoning of A-1 (Agricultural/ Suburban). She was proposing to rezone to match the County designations with the comprehensive plan and City zoning of CHI (Heavy Commercial/ Light Industrial).

The property owner, Jim Amerson, is planning to leave the current structures on site and in the future have outdoor storage for vehicle and trailer parking. He would like to annex into the city limits of Palmetto, as the property to the south also borders the City. Utility services will still be provided by Manatee County.

Mr. Jim Amerson stated he wants to annex into the City because he is very “pro-Palmetto” and thinks this property will be needed in the City based on the other warehouses and properties that he owns.

**MOTION: Mr. Price moved, Ms. Jones seconded, and finding the request consistent with Chapter 163, Florida Statutes and the City of Palmetto Comprehensive Plan, the motion carried 4-0 to recommend the City Commission adopt Ordinance No. 2021-06.**

#### 5. ORDINANCE NO. 2021-07 COMPREHENSIVE PLAN AMENDMENT

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 IL (INDUSTRIAL LIGHT), TO CITY FUTURE LAND USE MAP DESIGNATION HCOMIND (HEAVY COMMERCIAL INDUSTRIAL), ON APPROXIMATELY 5.22 COMBINED TOTAL ACRES MORE SPECIFICALLY LOCATED AT 1907 AND 2003 16<sup>TH</sup> AVENUE 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. (ART RENTALS, LLC)

**MOTION: Mr. Price moved, Mr. Moore seconded, and finding the request consistent with Chapter 163, Florida Statutes and the City of**

**Palmetto Comprehensive Plan, the motion carried 4-0 to recommend the City Commission adopt Ordinance No. 2021-07.**

**6. ORDINANCE NO. 2021-08 REZONE**

AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA REZONING APPROXIMATELY 5.22 ACRES OF PROPERTY SPECIFICALLY LOCATED AT 1907 AND 2003 16<sup>TH</sup> AVENUE EAST, PALMETTO, FLORIDA, FROM COUNTY ZONING A-1 (AGRICULTURAL SUBURBAN), TO CITY ZONING CHI (HEAVY COMMERCIAL AND LIGHT INDUSTRIAL), AND AS MORE PARTICULARLY DESCRIBED IN THIS ORDINANCE; PROVIDING FOR SEVERABILITY, AND AN EFFECTIVE DATE. (ART RENTALS, LLC.)

**MOTION:** **Mr. Price moved, Ms. Jones seconded, and finding the request consistent with Chapter 163, Florida Statutes and the City of Palmetto Comprehensive Plan, the motion carried 4-0 to recommend the City Commission adopt Ordinance No. 2021-08.**

**7. OLD BUSINESS**

The Riviera Dunes item was continued to August 2, 2021, meeting in the Civic Center.

**8. NEW BUSINESS**

Due to scheduling conflicts, the August Planning and Zoning Board meeting date will tentatively be moved to August 12, 2021. Ms. Hill will follow up with Board members individually to confirm availability.

Attorney Mark Barnebey noted the State Legislature recently passed a bill indicating that municipalities have to adopt a private property rights element in our Comprehensive Plan to protect private property rights, ensuring rezoning is complete before making changes in a Comprehensive Plan. Mr. Barnebey intends to prepare documents to present to the Board at the August meeting, making changes in FL Statutes Chapter 163.

Karen Jones indicated she would no longer be able to serve on the Planning and Zoning Board as of this meeting, due to a change in her employment.

Chair Randy laboni adjourned the meeting at 5:56 p.m.

THE JULY 15, 2021 PLANNING AND ZONING BOARD MEETING MINUTES WERE APPROVED ON AUGUST 31, 2021 BY THE PLANNING AND ZONING BOARD.