

**MINUTES**  
**Planning and Zoning Board Meeting**  
**November 18, 2021 at 5:45 p.m.**  
*Zoom Meeting Application Was Utilized for the Meeting*

Planning and Zoning Members Present

Randy Iaboni, Chair  
Paul Marchese  
William Price, III

Planning and Zoning Members Present Via Zoom

Jon Moore, Vice Chair

Planning and Zoning Board Members Absent

Pamela Roberts

Staff Present

Marisa Powers, Assistant City Attorney  
Kera Hill, Planning Analyst  
Penny Johnston, Executive Assistant

Chairman Randy Iaboni called the meeting to order at 5:50 p.m., waiting for the final speaker's cards to be completed and submitted. He opened with a moment of silence, followed by the Pledge of Allegiance. Roll call showed 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. Marchese seconded, and the motion carried 4-0 to approve the November 18, 2021 Agenda.**

2. APPROVAL OF MEETING MINUTES

**MOTION: Mr. Marchese moved, Mr. Price seconded, and the motion carried 4-0 to approve the October 21, 2021 Minutes as written.**

Mr. Iaboni asked for Public Comment for items not on the agenda. There were no comments.

### 3. AA 2021-02 RIVERSIDE SMALL ENGINE REPAIR

To consider the request for Administrative Appeal (2021-02) regarding the allowed uses within the 10<sup>th</sup> Street West/Old Main Street overlay district of the Downtown Design Code, as set forth in Appendix B, Article IV, and Section 4.4. The request is from Ki Mollison, business owner of Riverside Small Engine Repair, located at 900 4<sup>th</sup> Street West, Unit B, Palmetto, FL

Applicant Mr. Ki Mollison asked for specific reason why he was denied. He does small engine repair but does not fix motor vehicles. He works on lawn mowers, generators, chain saws, barbeque grills, etc. The business is in a small building of 1350 sq ft, with no outside storage.

Kera Hill, Planning Supervisor stated that staff is bound by the old language in the "Use Table". There are Downtown/ Old Main guidelines, a moratorium in 2017, and an Ordinance prohibiting automotive repair shops.

The following people spoke in support of the Riverside Small Engine Repair:

Lynn Meier- business is small, neat, and the owner knows what he is doing. He is the perfect small business owner living the American dream.

Mark Mollison- small tool repair shop and agreed the misclassification is the only problem.

Matthew Guthrie- business conforms to the community. It is a good fit for this location.

Lindsey Crawford- Ki picked up lawn mower and grill, and delivered after they were repaired. There was no hassle. This is a good business.

Frank Abruzzino- landlord of the building. Ki is a great guy and a good worker. There is only one customer's car parked at a time.

David Stull- Ki fixed his lawn mower and pressure washer. He was affordable and offered great service.

Frank Rzonca- residents use this business. He offers good service and reasonable prices. Please do not let a language barrier run him out of business.

Ki Mollison finished by thanking supporters and suggested that "general business services" classification might solve the problem.

Mr. Iaboni opined this is clearly just a wording issue and we need to fix this.

Attorney Marisa Powers stated the appeal is that he was misclassified. If Board agrees and approves the appeal, the Applicant can work with Ms. Hill about classification choices.

**MOTION: Mr. Price moved, Mr. Marchese seconded, and based upon the evidence and documentations presented in the record and at the public hearing, the motion carried 4-0 to approve Administrative Appeal 2021-02.**

#### 4. AA 2021-01 HABITAT FOR HUMANITY

To consider the request for Administrative Appeal (2021-01) of the district requirements set forth in Appendix B, Article IV, Section 4.3 for the construction of (5) single-family residences within the RM-6 zoning district. The request is from Habitat for Humanity, property owner of the properties located at 221 11<sup>th</sup> Street West and 1020 3<sup>rd</sup> Avenue West.

Diana Shoemaker, CEO / President of Habitat for Humanity and Betsy Benac, Urban Planner spoke citing unclear language as the problem. According to RS4 regulations, they were issued a permit and built a home following current codes. If City needs to clear up language, that can be done later but this homeowner needs his Certificate of Occupancy (CO) to be allowed to move in.

Charlie Ugarte, architect for Habitat for Humanity opined the first sentence of the code is clear and makes the most sense. They received a permit from the City and built to code.

Bruce Winter opined that Policy 352 and 353 of the Comp Plan promotes increased density for lower income housing.

Kera Hill, Planning Analyst stated staff is working through the shift in the zoning language after 2006. Current codes are preventing people from developing RS4 properties due to setback requirements.

Carl Hunsinger- spoke in support of Manasota Veterans. Mr. Terry Bibbins is a service connected disabled veteran who has been waiting to move into this house since the summer.

Bryan Jones- neighbor was concerned about room for parking. Further discussion revealed the property has been a vacant, unused sand lot for decades.

Rachel Layton- support of the appeal, stating it seems like just a paperwork error.

Randy laboni asked and architect Mr. Ugarte confirmed that the house was completed, with a driveway that would hold two cars, which fit the City Code. There is no garage on the property.

**MOTION: Mr. Price moved, Mr. Marchese seconded, and based upon the evidence and documentations presented in the record and at the public hearing, the motion carried 4-0 to approve Administrative Appeal 2021-01.**

#### 5. FINAL ORDER DENYING VAR 2021-02

The Planning and Zoning Board denied Variance, VAR 2021-02 at the October 21, 2021 meeting. The final order of denial was prepared for approval.

**MOTION: Mr. Price moved, Mr. Marchese seconded, and the motion carried 4-0 to approve Final Order Denying VAR 2021-02.**

## 6. OLD BUSINESS

None.

## 7. NEW BUSINESS

The term for William Price, III will be expiring at the end of 2021. Mr. Price stated he would like to continue to serve another (3) year term on the City of Palmetto Planning and Zoning Board.

Mr. Iaboni adjourned the meeting at 6:52 p.m.

*The Planning and Zoning Board approved the 11-18-21 Minutes on: December 16, 2021*