

**VILLAGE OF PALMETTO BAY**  
**MINUTES OF THE LOCAL PLANNING AGENCY MEETING**  
**Monday, January 4, 2016 - 7:00 P.M. (to immediately precede Regular Council Meeting)**  
**Village Hall Chambers, 9705 E. Hibiscus Street**

**1. CALL TO ORDER, ROLL CALL, PLEDGE OF ALLEGIANCE**

The meeting was called to order at 7:00 p.m.

The following members of the Village Council were present:

Mayor Eugene Flinn  
Vice Mayor John DuBois  
Council Member Karyn Cunningham  
Council Member Tim Schaffer  
Council Member Larissa Siegel Lara

The following members of staff were present:

Village Manager Edward Silva  
Village Attorney Dexter Lehtinen  
Village Clerk Meighan J. Alexander  
Director of Planning & Zoning Darby Delsalle

Mayor Flinn led the pledge of allegiance.

- 2. DECORUM STATEMENT:** Any person making impertinent or slanderous remarks, or who becomes boisterous, while addressing the Council may be barred from further appearance before the Council by the Mayor, unless permission to continue or again address the Council is granted by a majority vote of the Council. Applauding speakers shall be discouraged. Heckling or verbal outbursts in support or opposition to a speaker, or his or her remarks, shall be prohibited. No signs or placards shall be allowed in the Council meeting. Persons exiting the Council meeting shall do so quietly. All cellular telephones and beepers are to be silenced during the meeting.

The Council deferred the meeting to allow for certain items to be heard under the Regular Council Meeting agenda.

Councilwoman Siegel Lara moved to move into the Local Planning Agency Meeting. Seconded by Councilman Schaffer. All voted in favor. The meeting re-commenced at 8:00 pm.

**3. ORDINANCE FOR SECOND READING/PUBLIC HEARING**

- A. AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; AMENDING SECTION 30-50.23, ENTITLED "DOWNTOWN URBAN VILLAGE", TO INCLUDE THE AMENDMENTS AT ATTACHMENT A; AND AMENDING THE OFFICIAL ZONING MAP BY CHANGING THE

ZONING OF THOSE LANDS EFFECTED AS DESCRIBED AT ATTACHMENT B, FROM R-1, SINGLE FAMILY DISTRICT; R-O, BUSINESS OFFICE; MM, MIXED-USE MAIN STREET; MN, MIXED USE NEIGHBORHOOD; AND LW, LIVE-WORK DISTRICT; TO DUV, DOWNTOWN URBAN VILLAGE DISTRICT; IN PALMETTO BAY, FLORIDA; PROVIDING FOR ORDINANCES IN CONFLICT, CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE. (Second reading)

Vice Mayor DuBois moved this item forward. Seconded by Councilman Schaffer.

Director Delsalle reported that this matter was not modified from first reading on December 14, 2015.

Mayor Flinn opened the public hearing. Mr. Steve Kreisher, 18201 SW 98 Avenue, addressed the Council.

Mayor Flinn asked the rationale for changing the lot coverage. Director Delsalle replied that the original FT&I code was relatively stringent and staff is attempting to accommodate those who wish to improve their property. Manager Silva stated that it would be possible to modify the lot coverage for a single family home.

Vice Mayor DuBois asked if language could be included to state that lot coverage for a residential unit would be "grandfathered" in. Director Delsalle stated that the previous code (FT&I) would not allow for an increase.

Discussion ensued concerning allowing homeowners in the area to be able to improve their homes.

Director Delsalle suggested that language may be included that would state that if a property is a residential property, the property could remain regulated by R-1 zoning.

Councilwoman Siegel Lara asked the percentage of improvement that triggers FT&I Regulations. Director Delsalle stated that any time a resident pulls a permit in this area, FT&I Regulations would apply.

Attorney Lehtinen suggested language to state. "Properties currently constructed and utilized as single-family residences, should they apply for a development permit that continues to keep them as a single-family residence, would be regulated under R-1 zoning."

Vice Mayor DuBois moved to allow the amendment. Seconded by Councilwoman Siegel Lara. All voted in favor (5-0.)

Attorney Lehtinen confirmed that the Council wished this provision to apply only to properties that currently have a home on the property, not for vacant properties.

Councilwoman Siegel Lara moved to approve the proposed Ordinance on second reading and bring the matter to the Regular Council Meeting. Seconded by Vice Mayor DuBois. All voted in favor, following roll call vote.

4. **NEXT MEETING AND ADJOURNMENT:** The meeting adjourned at 8:30 pm.

*Prepared and submitted by:*



*Meighan J. Alexander, CMC  
Village Clerk*

*Approved by the Village Council on this 1st day of February, 2016.*



*Eugene Flinn, Mayor*

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