

**MINUTES  
CITY OF PALMETTO  
PLANNING AND ZONING BOARD  
NOVEMBER 8<sup>TH</sup>, 2012 – 5:30 P.M.**

516 8<sup>th</sup> Avenue West  
Palmetto, FL 34221

[www.palmettofl.org](http://www.palmettofl.org)  
941-723-4570

PLANNING AND ZONING BOARD MEMBERS

ERIC GILBERT, Chair  
JAMES PASTOR, Vice Chair  
LEON KOTECKI  
CITY PLANNER, LORRAINE LYN  
CITY ATTORNEY, MARK BARNEBEY

JON MOORE  
CHARLIE UGARTE

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*Anyone wishing to speak before the Planning and Zoning Board must sign in prior to the meeting, stating name, address and topic to address. All comments will be limited to two minutes.*

**“Do you swear or affirm that the evidence or factual representations that you are about to give or present to the Planning and Zoning Board on this 18th day of October 2012 are truthful?”**

**ORDER OF BUSINESS:**

1. Approval of October 18, 2012 Meeting Minutes Tab 1

Mr. Pastor motioned to approve the minutes dated October 18, 2012. Mr. Ugarte seconded.  
**MOTION CARRIED UNANIMOUSLY.**

2. 1<sup>st</sup> Baptist Church of Palmetto Site Plan Amendment Tab 2

1<sup>st</sup> Baptist Church of Palmetto is requesting a 3 year extension of the site plan approval of 2 portable buildings on property owned by the church located at the SE corner of 6th St. W and 11<sup>th</sup> Ave. W.

Ms. Lyn spoke that this was a continuation from the October 18<sup>th</sup>, 2012 meeting. This is a request for an extension (site plan amendment) for another three years. Location of property is 1037 6<sup>th</sup> Street West, it is zoned P (Public) which requires a site plan approval.

She continued that the applicant has responsibly complied with the City Commission stipulations and recommended the 3 year extension with conditions as follows:

1. The location of the structures will comply with the setbacks illustrated on the Site Plan. These are consistent with the setbacks within the RS-3 Zoning Category.
2. Skirting will be provided around the base of the structures to enhance the residential character of the structures.
3. The use of the structures shall be limited to church-related uses.
4. Front yards (north and west) shall be landscaped to enhance the site.
5. Architectural enhancements such as paint color, trim, window treatment, and the like shall be provided in order to enhance the historic character of the area.
6. Structures that will be used for Program activities shall be ADA compliant.
7. The structures will be removed by March 1, 2016.

Mr. Robey spoke on behalf of the church and noted that the property is not for sale, they were no offers from The Historical Society as previously thought. He continued that the church was in the beginning stages of planning for a permanent structure.

Ms. Lyn stated that staff did send out notice to the surrounding property owners as directed at the last P&Z meeting and that they have not received any feedback.

Discussion continued regarding the end date of extension, the church asking for a three year extension.

**Mr. Moore motioned to approve the site plan amendment with the following conditions:**

- 1. The location of the structures will comply with the setbacks illustrated on the Site Plan. These are consistent with the setbacks within the RS-3 Zoning Category.**
- 2. Skirting will be provided around the base of the structures to enhance the residential character of the structures.**
- 3. The use of the structures shall be limited to church-related uses.**
- 4. Front yards (north and west) shall be landscaped to enhance the site.**
- 5. Architectural enhancements such as paint color, trim, window treatment, and the like shall be provided in order to enhance the historic character of the area.**
- 6. Structures that will be used for Program activities shall be ADA compliant.**
- 7. The structures will be removed by March 1, 2016.**

**Mr. Kotecki seconded. Motion carried unanimously.**

3. **Pacific Tomato Growers, LTD. CU 2012-12**

Tab 3

This is a request for a Conditional Use Permit, Application CU 2012-12 by Pacific Tomato Growers, LTD. Located at 1000-1042 & 1001-1031 1<sup>st</sup> Avenue Ct W. pursuant to City Ordinance 2012-07 on Farm Worker Housing.

Ms. Lyn spoke regarding CU-2012-12 the property consists of 2 parcels with a total of 76 units (38 duplexes), one of which is used as the Security/Administration Office. The CPTED (Crime Prevention Through Environmental Design) review was performed by the Police Department in February and the applicant has completed all of the items that were requested

Ms. Lyn continued to explain the history of the site which was zoned County M-1 when it was annexed into the City in 1963. On May 18, 1987, the property was rezoned from County M-1 to City C-2, and then November 20, 1989 the Cities new zoning code changed the zoning from C-2 to CG to conform to its GCOM Plan category.

Parking is a bit unusual with a total of 58 parking spaces with bumper stops, additional parking (without bumper stops) are provided in the general parking locations and the bus parking is also designated at the northeastern corner of the site. Together, these parking spaces as well as the provision of bus parking are intended to meet parking requirements of one space per unit.

Staff recommends approval of the proposed conditional use permit subject to CPTED recommendations.

1. The property owner shall maintain doors and windows in good working order with all parts including single cylinder deadbolt locks and pry guards on all doors.
2. Maintain wide-angle peep hole viewers in all doors.
3. Maintain chain link fencing on the north, south and east sides of the property.
4. Landscaping on the south side of the property shall be maintained so as not to obscure visibility from 10<sup>th</sup> Street West.
5. The property owner shall insure that lighting on poles on the south side of 1st Avenue Court west is maintained in good working condition to create good visibility.
6. The property owner shall insure that lighting on the north side of 1<sup>st</sup> Avenue Court West is maintained in good working condition to create good visibility.
7. Maintain simple, energy efficient pole mounted lanterns that work on photocells for the areas between buildings.
8. Maintain motion activated security lights on the back corners of each building.
9. Maintenance of video surveillance is strongly encouraged for parking areas, front and rear of the buildings, and open area in the back for the protection of the residents and to aid the protective efforts of the Police Department.
10. The required parking including 58 spaces with bumper stops, general parking locations and bus parking for a company bus are depicted on the site plan.

Ms. Ricinda Perry, attorney for Pacific Tomato Growers, LTD., spoke and said that Ms. Lyn has done an outstanding job representing staff at resolving the cities issues as well as Pacific Tomato Growers concerns. She continued that she and her client are in agreement with the stipulations and then she introduced Pacific Tomato Growers Land Use Planner, Alan Garrett.

Mr. Garrett spoke thanking Ms. Lyn and the Board for their support on this project; he continued by explaining the accommodations and provisions for the farm workers located at Overpass Apartments; being in agreement with the 10 stipulations; asked the Board to respectively approve the project and move forward to City Commission.

**CHAIRMAN GILBERT REOPENED THE PUBLIC HEARING FOR CU-2012-12**

**No public hearing.**

**CHAIRMAN GILBERT CLOSED THE PUBLIC HEARING FOR CU-2012-12**

Discussion continued regarding the adequate parking; site plan being followed;

**Mr. Ugarte motioned to approve CU-2012-12 with the following conditions:**

1. **The property owner shall maintain doors and windows in good working order with all parts including single cylinder deadbolt locks and pry guards on all doors.**
2. **Maintain wide-angle peep hole viewers in all doors.**
3. **Maintain chain link fencing on the north, south and east sides of the property.**
4. **Landscaping on the south side of the property shall be maintained so as not to obscure visibility from 10<sup>th</sup> Street West.**
5. **The property owner shall insure that lighting on poles on the south side of 1st Avenue Court west is maintained in good working condition to create good visibility.**
6. **The property owner shall insure that lighting on the north side of 1<sup>st</sup> Avenue Court West is maintained in good working condition to create good visibility.**
7. **Maintain simple, energy efficient pole mounted lanterns that work on photocells for the areas between buildings.**
8. **Maintain motion activated security lights on the back corners of each building.**
9. **Maintenance of video surveillance is strongly encouraged for parking areas, front and rear of the buildings, and open area in the back for the protection of the residents and to aid the protective efforts of the Police Department.**
10. **The required parking including 58 spaces with bumper stops, general parking locations and bus parking for a company bus are depicted on the site plan.**

**Mr. Moore seconded. Motion carried unanimously.**

4. **Art Rental, LLC. AN-2012-02, PA-2012-02 and Z-2012-03**

Tab 4

This is a request for an Annexation, Small Scale Plan Amendment and Rezone application AN-2012-02, PA-2012 and Z-2012-03 by Art Rentals, LLC, located at 529 20<sup>th</sup> Street West.

Ms. Lyn spoke explaining the request for the annexation, small scale plan amendment and rezoning is 0.7 acre parcel located at the south side of 20<sup>th</sup> Street W, west of Bayshore Road, the plan category of the annexed parcel from County designation RES-9 to City RES-10 and the rezone parcel from GC in the County to RM-5 in the City.

She continued that the primary goal of the annexation is to be able to hook up to City utilities to serve the existing 4 duplexes.

Staff recommends approval of the annexation, small scale plan amendment to RES-10 and rezoning to RM-5.

**CHAIRMAN GILBERT OPENED THE PUBLIC HEARING FOR AN-2012-02, PA-2012-02 and Z-2012-03**

**No public hearing.**

**CHAIRMAN GILBERT CLOSED THE PUBLIC HEARING FOR AN-2012-02, PA-2012-02 and Z-2012-03**

**Mr. Pastor moved to approve the Annexation AN-2012-02. Mr. Moore seconded. Motion carried unanimously.**

**Mr. Ugarte moved to approve the Plan Amendment PA-2012-02. Mr. Pastor seconded. Motion carried unanimously.**

**Mr. Moore moved to approve the Rezone Z-2012-03. Mr. Kotecki seconded. Motion carried unanimously.**

5. Old Business

- a. None

6. New Business

- a. Move the December 20<sup>th</sup> meeting to December 13<sup>th</sup>, 2012.

**Mr. Moore moved to reschedule the December 20<sup>th</sup> meeting to December 13<sup>th</sup>, 2012 @ 5:30 pm. Mr. Kotecki seconded. Motion carried unanimously.**

7. Adjournment 6:20 pm.