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APPROVAL OF THE FEBRUARY 11, 2008  
P&Z MEETING MINUTES

CITY OF PALMETTO  
PLANNING AND ZONING BOARD  
516 8<sup>TH</sup> Avenue West  
Palmetto, Florida 34221

MEETING MINUTES  
FEBRUARY 11, 2008 – 6:15 P.M.

**BOARD MEMBERS PRESENT**

Barbara Jennings, Chair  
Michael Burton, Vice Chair  
Jon Moore  
Charlie Ugarte

Devin Harms  
Ed Bennett

**ABSENT**

Robert Smith

**SCHOOL BOARD APPOINTEE ABSENT**

Mike Pendley

**STAFF AND OTHERS PRESENT**

Bob Schmitt  
Ken Hawkins  
Linda Butler  
Tanya Lukowiak  
Anthony Seney  
Marietta Loudon  
Stephen Thompson

The regular meeting of the Palmetto Planning and Zoning Board was called to order by Chair Jennings, in the Palmetto City Hall Commission Chambers, 516 8<sup>th</sup> Ave. W., Palmetto, Florida at 6:15 p.m. pursuant to notice being sent to the public and the Board members in accordance with Palmetto's City Code.

Bob Schmitt, Stephen Thompson, Tanya Lukowiak, Marietta Loudon, and Anthony Seney, are sworn in.

**ORDER OF BUSINESS**

1. Approval of Minutes for the January 14, 2008 meeting.

MOTION: Mr. Ugarte moved and Mr. Burton seconded the motion to approve the January 14, 2008 meeting minutes. **MOTION CARRIED UNANIMOUSLY.**

2. Manatee River Community Bank Rezone Z-07-08

Chair Jennings opened the Public Hearing.

Mr. Schmitt presented the Manatee River Community Bank Rezone staff report.

Mrs. Lukowiak read into the record, at Mr. Boyd's request, a letter, addressed to Chair Jennings and Board Members from The Boyd Group on behalf of Manatee River Community Bank.

Mr. Anthony Seney spoke in opposition of the Manatee River Community Bank Rezone. Ms. Marietta Loudon opposed the rezone, due to a lack of information on the project.

Chair Jennings closed the Public Hearing.

Discussion ensued.

MOTION: Mr. Harms moved and Mr. Bennett seconded the motion to approve the request for rezone. **MOTION CARRIED**, 1 nay, Mr. Moore.

3. Sunnydale Properties, LLC AN-PA-Z-08-01

Chair Jennings opened the Public Hearing.

Mr. Schmitt presented the Sunnydale Properties, LLC AN-PA-Z-08-01 Staff report.

Mr. Stephen Thompson, Porges, Hamlin expressed plans for annexation into the City of Palmetto, also received questions and comments.

Chair Jennings closed the Public Hearing.

Discussion ensued.

MOTION: Mr. Moore moved and Mr. Harms seconded the motion to approve the Sunnydale Annexation (AN-08-01). For the record Mr. Moore withdrew motion, Mr. Harms withdrew the second. Mr. Ugarte moved to approve the Sunnydale Annexation contingent upon the property passing inspection by the City of Palmetto Building Department and connection be made within six (6) months. Mr. Bennett seconded. **MOTION CARRIED UNANIMOUSLY.**

Chair Jennings opened the Public Hearing.

No discussion.

Chair Jennings closed the Public Hearing.

MOTION: Mr. Ugarte moved and Mr. Bennett seconded the motion to approve the Comprehensive Plan Amendment (PA-08-01). **MOTION CARRIED UNANIMOUSLY.**

Chair Jennings opened the Public Hearing.

No discussion.

Chair Jennings closed the Public Hearing

MOTION: Mr. Harms moved and Mr. Ugarte seconded the motion to approve the Rezone (Z-08-01). **MOTION CARRIED UNANIMOUSLY.**

4. Old Business:

- Palmetto Town Center tabled until March 10, 2008 meeting.
- Mr. Ugarte commented on the Palmetto Town Center building stating, the floor plan showed no windows in the bedrooms, the building needs to be turned around to face the existing street.
- Mr. Schmitt stated a change should be noticed at the 1811 8<sup>th</sup> Ave W location. A site plan was submitted. If improvements are not made by next meeting action will be taken. Chair Jennings requested the Car Lot be placed on the agenda for the March 10, 2008 meeting.

- Mr. Harms inquired about perspective occupational licenses for the old Mazda car dealership location. Mr. Schmitt stated someone had applied and the use will be a car dealership.

5. New Business:

- Mr. Harms requested that the P&Z Members be notified regarding any future workshops that will be held for the perspective hotel (next to Riverside Plaza). Mr. Harms also suggested/questioned the possibility of sending post cards notifying property owners of future annexation, in which could possibly bring more property owners into the city.

6. Adjournment: 8:15 pm

MOTION: the Board unanimously moved to adjourn the meeting. Next Planning and Zoning Board meeting will be held on March 10, 2008.

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Barbara Jennings, Chairman