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APPROVAL OF THE MARCH 10, 2008  
P&Z MEETING MINUTES

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

MEETING MINUTES  
MARCH 10, 2008 – 6:15 P.M.

**BOARD MEMBERS PRESENT**

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

Robert Smith  
Ed Bennett

**ABSENT**

Devin Harms

**SCHOOL BOARD APPOINTEE ABSENT**

Mike Pendley

**STAFF AND OTHERS PRESENT**

Bob Schmitt	Tom McCollum
Ken Hawkins	Caleb Grimes
Linda Butler	Linda Svenson
Chris Lukowiak	Tim Vining
Tanya Lukowiak	Andy Allison
Michele Hall	Laurie Gee
Bill Manfull	

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, Tom McCollum, Caleb Grimes, Linda Svenson, Chris Lukowiak, Tim Vining, Tanya Lukowiak and Michele Hall, are sworn in.

**ORDER OF BUSINESS**

1. Approval of Minutes for the February 11, 2008 meeting.

MOTION: Mr. Ugarte moved and Mr. Bennett seconded the motion to approve the February 11, 2008 meeting minutes. **MOTION CARRIED UNANIMOUSLY.**

2. Gulling Variance, VAR-08-01

Mr. Schmitt stated this item was pulled at the request of the applicant.

3. Sanctuary Cove Amended Conceptual/General Development Plan GDP-05-03

4. BOMA Tract Rezone Z-08-02

5. Rogers Tract Rezone Z-08-03

Chair Jennings opened the Public Hearing for items #3, Sanctuary Cove, #4, BOMA Tract, and #5, Rogers Tract.

Mr. Schmitt removed himself from the meeting. Mr. McCollum, ZNS, presented a Power Point presentation on agenda items 3, 4 and 5 as related to the Staff Report.

Mr. Grimes and Mr. Vining gave an overview of the projects and received questions and comments.

Chair Jennings closed the Public Hearing.

Discussion ensued.

Regarding the boardwalk discussion, Mr. Lukowiak stated for the record "the proposed boardwalk" is pending Southwest Florida Water Management District (SWFWMD) approval.

Mr. Moore stated for the record, he saw this project come in and metamorphosis very early and it is marvelous what has been done, it just gets better and better. It is going to be an asset to Palmetto.

Chair Jennings called for a motion on each agenda item.

Item #3, Sanctuary Cove Amended Conceptual/General Development Plan (GDP-05-03) - MOTION: Mr. Burton moved and Mr. Ugarte seconded the motion to approve the Sanctuary Cove Amended Conceptual/General

Development Plan (GDP-05-03). For the record Mr. Burton amended the motion to approve the Sanctuary Cove Amended Conceptual/General Development Plan (GDP-05-03) amending stipulation #3 of the Staff Report, adding the word "proposed" boardwalk and striking stipulation #6 which reads: All corner lots along Sanctuary Cove Way (Boulevard) shall maintain two front yard setbacks and two side yard setbacks. **MOTION CARRIED UNANIMOUSLY.**

Item #4, BOMA Tract Rezone (Z-08-02) - MOTION; Mr. Bennett moved and Mr. Smith seconded the motion to approve the BOMA Tract Rezone (Z-08-02). **MOTION CARRIED UNANIMOUSLY.**

Item #5, Rogers Tract Rezone (Z-08-03) - MOTION; Mr. Bennett moved and Mr. Moore seconded the motion to approve the Rogers Tract Rezone (Z-08-03). **MOTION CARRIED UNANIMOUSLY.**

6 Old Business:

a. Palmetto Town Center GDP-PA-Z-07-07

Mr. Allison, Allison Engineering and Ms. Gee, Laura Gee Architect, gave an update of the projects architectural design at the request of the Board, and received comments. The Board gave the engineer and architect instructions to coordinate and review their plans with the Building Department and North Fiver Fire District (NRFD) and report back if there are substantial changes to the plans.

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

Mr. Schmitt gave an update on the Sunnydale Properties at the Board's request. The property was inspected by several staff members including the Building Department and Code Enforcement. Police records were also obtained. The property did pass inspections, and no major issues from the Police Department were noted. A representative for Sunnydale Properties attended the City Commission workshop and presented their request for annexation. The City Commission approved the annexation process to move forward.

c. Auto Sales 1811 8<sup>th</sup> Avenue West (Mr. Sergio Nikon)

Mrs. Lukowiak gave a review and received questions and comments on the history of the property located at 1811 8<sup>th</sup> Ave. W. which is known as Auto Sales.

Mr. Burton stated when he voted for the annexation of the 1811 8<sup>th</sup> Ave site, he inquired about a car lot being at that location; he stated he was told there would not be a car lot at that location. Mr. Burton stated in the future "he will not vote for another annexation and rezone without a site plan".

7 New Business:

- a. For the record, Mrs. Lukowiak stated she will be applying for the OGT Grant for trail improvements. Mrs. Lukowiak presented an overview of Hydrant Park Trail and discussed ideas for improvements. The Board applauded Mrs. Lukowiak's efforts and hard work.

8. Adjournment: 8:45 pm

MOTION: the Board unanimously moved to adjourn the meeting. Next Planning and Zoning Board meeting will be held on April 14, 2008.

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Barbara Jennings, Chairman