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APPROVAL OF THE OCTOBER 13, 2008
P&Z MEETING MINUTES

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

MEETING MINUTES
OCTOBER 13, 2008 – 6:15 P.M.

BOARD MEMBERS PRESENT

Barbara Jennings, Chair
Michael Burton, Vice Chair
Jon Moore
Christopher Moquin

Robert Smith
Ed Bennett
Devin Harms

BOARD MEMBER ABSENT

Charlie Ugarte

ALTERNATE BOARD MEMBER ABSENT

Emilio Morales

SCHOOL BOARD APPOINTEE

Mike Pendley

STAFF AND OTHERS PRESENT

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|----------------|---------------|
| Bob Schmitt | Michele Hall |
| Ken Hawkins | Walt Smith |
| Linda Butler | Timothy Dove |
| Jonathan Shute | Will Robinson |

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 8th 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.

Chair Jennings introduced and welcomed the newest alternate member to the P&Z Board, Christopher Moquin. Mr. Moquin stated he looked forward to serving the community to the best of his ability and appreciated the opportunity the Commissioners have given him.

Bob Schmitt, Michele Hall, Walt Smith, Timothy Dove, Jonathan Shute, Will Robinson, Alice Kaddatz, Marietta Loudon, and Mike Merrill are sworn in.

ORDER OF BUSINESS

1. Approval of Minutes for the September 15, 2008 meeting.

MOTION: Mr. Burton moved and Mr. Bennett seconded the motion to approve the September 15, 2008 meeting minutes. **MOTION CARRIED UNANIMOUSLY.**

2. R&W Gulfcoast Properties, LLC., AN-PA-Z-08-06 (1010 10th St E)

1. Annexation (AN-08-06)
2. Plan Amendment (PA-08-06)
3. Rezone (Z-08-06)

Chair Jennings opened the public hearings.

Mr. Schmitt stated the subject property is in compliance with the criteria established for property annexation into a municipality. The parcel to be annexed is contiguous to the City of Palmetto boundary on three sides and is compact in nature. The subject parcel is identified on the Urban Development Zone (UDZ) map as being a logical expansion area of the City of Palmetto. The site is currently occupied by a commercial business (Wholesale Landscape). No new development is proposed with this application. The existing use is consistent with the Manatee County Comprehensive Plan and Land Development Code. The City of Palmetto Comprehensive Plan Future Land Use and Zoning designations are comparable to the existing County designations.

The purpose of this request is to address a health safety issue. The site is currently occupied without connection to (sewer) central utilities. There have been sanitation problems with the existing septic system. Connection will become available with the approval of this request. As such, staff recommends approval of the annexation, comprehensive plan amendment, and change of zoning with the following condition:

Mr. Will Robinson, agent, stated he has nothing else to add, and stated his client is excited about being in the City of Palmetto. Also Mr. Robinson commended Mr. Schmitt on a wonderful job as always in presenting and representing the intent of the project.

Chair Jennings asked Mr. Robinson to elaborate more on the septic system. Mr. Robinson stated the system is a very old system that needs to be replaced or put on city utilities.

Mr. Bennett questioned the economic benefit to the City? Ms. Hall stated the utilities lines are already there. Mr. Robinson stated it will be adding to the City tax base. Mr. Schmitt stated police service will have to be provided and the city would add a customer to help pay for utilities.

Chair Jennings closed the Annexation (AN-08-06) public hearing.
Chair Jennings closed the Plan Amendment (PA-08-06) public hearing.
Chair Jennings closed the Rezone (Z-08-06) public hearing.

MOTION: Mr. Harms moved to recommend approval of AN-08-06 to commission. Mr. Bennett seconded. **MOTION CARRIED UNANIMOUSLY.**

MOTION: Mr. Bennett moved to recommend approval of PA-08-06 to City Commission. Mr. Smith seconded. **MOTION CARRIED UNANIMOUSLY.**

MOTION: Mr. Burton moved to recommend approval of Z-08-06 to City Commission. Mr. Moore seconded. **MOTION CARRIED UNANIMOUSLY.**

3. 7th Avenue Cottages PA-Z-GDP-08-05

1. Plan Amendment (PA-08-05)
2. Rezone and General Development Plan (Z-GDP-08-05)

Chair Jennings opened the public hearings.

Mr. Schmitt stated the site located at 615 5th St W. can accommodate a four unit residential multi-family building under the RES-14 designation. Although the increase in density requires the comp plan amendment to PD and rezone to PDH, the plan promotes several of the design aspects of the adopted Downtown Design Guideline (DDG). Staff is of the opinion that this project can serve as a model for higher density residential projects within the downtown core. The detached houses will be limited to two stories in height, incorporate a front porch concept, and have on focal point to attract people and promote a socially interactive neighborhood.

Staff recommends approval of the plan as designed with the following stipulations:

1. A parking and sidewalk easement shall be provided for the area located on the private property adjacent to 7th Avenue West and 5th Street West where the parking and sidewalk is located.
2. The architecture of the proposed structures shall be consistent with the elevation depicted on the plan. Final design shall be presented to the Planning and Zoning Board for discussion prior to the commencement of building construction.
3. Development is subject to construction plan approval.

Walt Smith, agent, commended and thanked Mr. Schmitt on a job well done in presenting the technical aspect of the project. Mr. Smith explained and reviewed the concept of the project and stated the concept fits the DDG. A similar project on a smaller scale was constructed in the City of Bradenton. Mr. Smith stated they are aware of the economic risk, but believe this will be a great attraction to the downtown Palmetto. Also the building will offer the "green building" concept.

Chair Jennings questioned the time frame in starting the project. Mr. Smith stated as soon as they can get through the final engineering plan.

Mr. Burton questioned if they are seeking Green Building certification. Mr. Smith responded yes they are looking to move forward in that direction.

Mr. Harms questioned if the homes are modular homes. Mr. Smith responded yes they are modular structures; they will be built in a factory and shipped in.

Ms. Hall asked the anticipated selling price. Mr. Shute stated they will be in a price range of \$175,000 to \$200,000, and they will be land condominium.

Mr. Moore questioned the angled parking versus the 90 degree parking, and asked for an explanation. Mr. Shute stated the 90 degree parking doesn't work for the turning movement off the street, creates a greater hazard when pulling in and backing up. You have a higher visibility with angled parking, and also the best and safest. Mr. Shute stated he has no issue with the parking being angled or 90 degrees.

Mr. Burton asked if North River Fire District (NRFD) had looked at the plans for accessing all the structures. Mr. Schmitt stated they had and is now satisfied with the separation between the units, however this still needs to go through the building permit process. Mr. Smith stated they are also providing NRFD with a fire department connection at NRFD request.

Mr. Burton asked Mr. Dove to explain the criteria for the stormwater exemption. Mr. Dove stated SouthWest Water Management District (SWFWMD) requires 4,000 square feet for impervious paved surface and 9,000 square feet total impervious area and are under the threshold.

Chair Jennings asked about the trash pick-up, where will the waste management cans be? Mr. Smith pointed out on the plan designated locations for the trash cans.

Mr. Moore asked if this were not a plan unit development will the landscaping concept comply with the City plans. Mr. Schmitt stated no because it doesn't meet the minimum buffer requirement. One of the issues that was reviewed is the cross visibility and the site is in compliance with it. Mr. Moore stated a lot of nice trees and greenery is shown on the plan, but in fact with only 7 1/2 feet between the units you don't want to plant any significant size trees because it will take the foundation up.

Mr. Shute stated some of the trees are in poor health; they will be very selective in removing any trees. The large oak will remain and have a gazebo built around it.

Chair Jennings questioned the material used to build the homes. Mr. Shute stated the material meets or exceeds local building codes. The material is energy efficient.

Mr. Harms asked if the site will be eligible for impact fee credits. Mr. Schmitt stated he will look into it.

Mr. Moore questioned if the City's building codes address modular homes/structure. Mr. Schmitt stated the modular homes are addressed the same as single family residential homes. No building permits have been applied for at this time. Staff will talk with Roger Titus, Building Official regarding the issue.

Mr. Burton suggested to the applicant, to provide for the City Commission, a separate sheet, a landscape plan, with specification that

indicate that the perimeter planting will provide an opaque capacity to provide more privacy for the adjacent property owners.

Chair Jennings called for public comments and questions.

- Ms. Marietta Loudon, 414 7th Ave W, citizen, Opposed. Issues with the project: Turning into rental units, number of units on lot and the closeness to her property line. However, the rendering does look beautiful.
- Mr. Mike Merrill, 417 6th Ave. W., citizen, Opposed. Mr. Merrill has lived there 22 years. Issues with the project: density and parking.
- Ms. Alice Kaddatz, 511 4th St W., citizen, Opposed. Issues with the project: parking, traffic and congestion.
- Mr. Ray Frazier, citizen, Opposed. Issues with the project: density and congestion.
- Mr. Steve Pyles, citizen. Mr. Pyles was sworn in, stated it was a blessing Mr. Shute purchased the lot and tore down what was there. Opposed. Issues with the project: cutting down his trees, invasion of his privacy, congestion, density, possibility of the project turning into rental units and traffic.
- Mr. Anthony Seney, 507 7th Ave W., citizen, Mr. Seney was sworn in, stated the cottages appear on the surface to be an improvement, and is pleased that it is residential development. Issues with project: would like to see four units instead of 6, don't want rental units, vehicle repair on site, and parking accommodations. Also the city development process should be governed by time limits.

Mr. Schmitt informed the Members and public that a quadruplex can be built on that site without coming before the Board or Public Hearing.

Chair Jennings closed the plan Amendment (PA-08-05) public hearing

Chair Jennings closed the Rezone, General Development Plan (Z-GDP-08-05) public hearing.

Mr. Burton requested staff to address the statement made by the residents regarding reducing or eliminating density in the area. Mr. Schmitt stated he is not aware of any reduction or push to eliminate density not in the Urban Core.

Mrs. Tanya Lukowiak, CRA Director, was sworn in. Mrs. Lukowiak stated the density reductions in question were the removal of 3 building, 6 duplex units next to the CRA building. They were run down buildings. The intention is not to leave the property vacant. The DDG will allow for more urban setting in that area. The underlying land use did not change and the allowable density on the property under zoning remains the same.

Mr. Harms stated times are changing; the reality is that everybody is coming back to the core. People want to live closer to their job, banks and shopping.

Mr. Moore asked Mr. Schmitt to elaborate on the 7 units versus 6 that was originally planned. Mr. Schmitt stated the DDG would have allowed the seven units by density, but functionally it was not feasible, too compact and the parking was an issue. Mr. Moore asked, with economics aside, under the DDG, how many units are allowed on the lot. Mr. Schmitt answered 35 units per acre, with the lot being less than 1 acre, you can put a multi family building up to 11 units.

MOTION: Mr. Burton moved to recommend approval of PA-08-05 to City Commission. Mr. Bennett seconded. **MOTION CARRIED 6 to 1.**

MOTION: Mr. Bennett moved to recommend approval of Z-GDP-08-05 with stipulation recommended by staff and add a stipulation to include a detail planting plan for the perimeter landscaping with specification as part of the GDP to City Commission. Mr. Moquin seconded. **MOTION CARRIED 6 to 1.**

4. Old Business:

- Mr. Moore questioned the status of the intersection of 7th and 301. Mr. Schmitt stated Code Enforcement is now involved. Also Mr. Strollo will be invited to attend the next meeting to discuss code enforcement findings and their procedures.

5. New Business

- Mr. Schmitt announced there will be a Community Sign Workshop held in November. Flyers were distributed. Input is welcomed and encouraged.

6. Adjournment: 8:00 pm

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

Barbara Jennings, Chairman