

Tab 2

APPROVAL OF THE NOVEMBER 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  
NOVEMBER 10, 2008 – 6:15 P.M.

**BOARD MEMBERS PRESENT**

Barbara Jennings, Chair  
Charlie Ugarte  
Jon Moore  
Christopher Moquin

Robert Smith  
Devin Harms

**BOARD MEMBER ABSENT**

Michael Burton  
Ed Bennett

**ALTERNATE BOARD MEMBER ABSENT**

Emilio Morales

**SCHOOL BOARD APPOINTEE ABSENT**

Mike Pendley

**STAFF AND OTHERS PRESENT**

Bob Schmitt	Lucienne Gaufillet
Ken Hawkins	Sandi Bargfrede
Linda Butler	Steve Haeffele
Michele Hall	

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, Ken Hawkins, Michele Hall, Lucienne Gaufillet, Sandi Bargfrede, Steve Haeffele, Ann Marshall, Michael Strink, Bill Horton, Frank Fitzpatrick are sworn in.

**ORDER OF BUSINESS**

1. Approval of Minutes for the October 13, 2008 meeting.

MOTION: Mr. Smith moved and Mr. Moquin seconded the motion to approve the October 13, 2008 meeting minutes. **MOTION CARRIED UNANIMOUSLY.**

2. Value Pawn and Jewelry CU-08-05

Chair Jennings opened the public hearings.

Mr. Hawkins gave a brief overview of the project referring to the staff report. Mr. Hawkins stated staff recommends denial of the conditional use permit. The location of Value Pawn is within the Downtown Design Guidelines (DDG) area, therefore does not meet the guideline.

Ms. Bargfrede displayed pictures of several signs that are located in the city, Horizon Bank, CVS, Manatee Civic Center and Walgreens and stated they are the same type signs as she is requesting. The sign is being requested to alleviate change copy and save time. Ms. Bargfrede shows pictures of the existing sign and the proposed sign. Ms. Bargfrede stated she is willing to accept conditions put on the sign. If the sign is not allowed to scroll, flash or pop they will abide by the conditions.

Mr. Moquin asked why the signs are not allowed in the DDG, is it because of trying to maintain the character of Palmetto?

Mr. Hawkins stated the signs that are erected now were approved before the DDG was adopted. The flashing lights are restricted due to safety, and it takes away for the aesthetic of downtown Palmetto.

Mr. Harms stated in the past, the Board denied the Horizon Bank sign and the Commissioners passed it.

Ms. Hall asked if Value Pawn was a tenant or owner. Ms. Bargfrede stated they are tenants with a 15 year lease with two 5 year options and has invested approximately \$250,000 in renovating the building.

- Ms. Marshall, citizen, stated she is concerned, it is past time this Committee and the Department Heads get a sign ordinance. It is time to stop talking and get a sign ordinance in place.

Mr. Ugarte asked if the intention of the applicant was to have the sign a copy sign or have movement. Ms. Bargfrede stated she just wants to be able to advertise the merchandise. If the Board conditions the sign the store will abide. Mr. Ugarte stated he is not opposed to a static sign, but does not support the flashing signs.

Chair Jennings closed the public hearing.

Discussion ensued regarding the need to develop and implement a sign ordinance.

**MOTION:** Mr. Moore moved to recommend approval of Value Pawn and Jewelry Conditional Use permit, CU-08-05 to City Commission. Mr. Smith seconded. **DISCUSSION ENSUED:** Mr. Morquin motion to amend: move to recommend approval of a static electronic message sign to change after 5 minutes intervals. Mr. Harms seconded. **MOTION CARRIED** 5 to 1.

3. Beach Townhomes @ Riviera Dunes GDP-08-06

Chair Jennings opened the public hearings.

Mr. Hawkins gave a brief overview of the project referring to the staff report. The project is located at 136 Riviera Dunes Way. Mr. Hawkins stated staff recommends approval of the plan as designed with the following stipulations:

1. The townhomes on the site shall not exceed 40 feet in height from the first floor elevation to the top of roof.
2. Emergency access is granted to the North River Fire Department through the Bel-Mare parking garage at the north end of the project driveway.
3. A community trash collection area needs to be identified on the construction plans.

Mr. Schmitt stated for the record this application has nothing to do with the commercial square footage. It is strictly 8 townhomes.

Ms. Gauffillet provided a review of the project and showed graphics on overhead.

Chair Jennings asked the height of the buildings. Ms Gaufillet stated 40 ft.

Mr. Harms asked if the GDP differs from the old GDP and has North River Fire District (NRFD) approved the plans. Mr. Hawkins stated NRFD has reviewed the project and given a letter of approval.

Mr. Michael Strink, Board Member of Bel-Mare, yearly resident voiced concerns regarding the following:

- Freshwater lake/pond
- Maintenance of lake
- Fire access
- Creating safety hazard

Mr. Bill Horton, citizen, voiced concerns regarding the following:

- Agrees with Mr. Strink
- 40ft height
- View
- Security

Steve Haeffele, citizen, was sworn in and voiced concerns regarding

- The approved GDP was approved before any tenant was there, with no representation; it was done in a vacuum.

Mr. Hawkins read into the record a letter from Mr. James V. Meads, owner of unit 2-402 and Mr. Vincent Eurice, owner, unit 2-502 dated November 7, 2008 (see attached). The letter voiced concerns regarding the following:

- Height of 40 ft
- Negative aesthetic presence
- Security issue
- Style type of roof
- Environmental impact
- Direct conflict to what was told to prospected owners
- Impact of property value

Ms. Gaufillet addressed the concerns voiced by the public that spoke.

Mr. Ugarte asked if the original site development plan had a maximum height of 40 ft. and if so, was the 40 ft height to the flat roof of the structure or to the elevator? Ms. Gauffillet stated the 40 ft height was to the top of the elevator. Mr. Schmitt stated the GDP did not provide elevations and the construction plans were never submitted.

Chair Jennings closed the public hearing.

**MOTION:** Mr. Harms moved to recommend approval of Beach Townhomes @ Riviera Dunes GDP-08-06 to City Commission. Mr. Ugarte seconded. **MOTION DENIED 2 to 4.**

4. Old Business:

- a) Mr. Bill Strollo, Code Enforcement, provided a slide presentation of issues faced by code enforcement. The code enforcement process was also reviewed.
- b) Mr. Hawkins provided an update of stockpile of dirt in Palmetto.

5. New Business

- Mr. Harms stated Walgreens is using strobe lights on their building and were we aware of it. Staff is not aware of the use of strobe lights at Walgreens but will investigate it.

6. Adjournment: 8:30 pm

**MOTION:** the Board unanimously moved to adjourn the meeting. Next Planning and Zoning Board meeting will be held on December 08, 2008.

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Barbara Jennings, Chairman