

Tab 1

**APPROVAL OF THE P&Z OCTOBER 12, 2009  
MEETING MINUTES**

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

MEETING MINUTES  
*October 12, 2009 – 6:15 P.M.*

**BOARD MEMBERS PRESENT**

Michael Burton, Chair  
Charlie Ugarte  
Ed Bennett  
Christopher Moquin

Robert Smith  
Barbara Jennings  
Jon Moore

**ALTERNATE PRESENT**

Eric Gilbert

**ALTERNATE ABSENT**

Jim Pastor

**SCHOOL BOARD APPOINTEE ABSENT**

Mike Pendley

**STAFF PRESENT**

Mary Davis-Wallace, ZNS  
Linda Butler  
Scott Rudacille

The regular meeting of the Palmetto Planning and Zoning Board was called to order by Chair Burton, in the Palmetto City Hall Commission Chambers, 516 8<sup>th</sup> Ave. W., Palmetto, Florida at 6:15 p.m.

**ORDER OF BUSINESS**

1. Approval of September 21, 2009 Minutes

MOTION: Mr. Bennett moved and Mr. Smith seconded the motion to approve the September 21, 2009 meeting minutes.

Chair Burton noted on page 4, item 5 should have read “next P&Z meeting is October 12, 2009”.

**MOTION CARRIED UNANIMOUSLY.**

2. Dirk V. Hankins Rezone Z-09-02

Ms. Wallace stated the applicant wishes to sell the property to a buyer who is pursuing a FHA (Federal Housing Authority) loan. The FHA requires a residential lot be within a residentially zoned district. The Hankins property is currently zoned GO (General Office – City), which is not an acceptable district. RS-4 (Single Family Residential) is an acceptable district to obtain financing through the FHA. Also the proposed rezone will support the purposes of the Comprehensive Plan for the area.

Mr. Moore stated according to the comp plan and recent discussion; the Future Land Use (FLU) code does not allow for residential in GO zoning. Chair Burton noted the FLU for the property is RES 14 which is Residential and noted the property and the existing actual use is residential. Some how over the years the property was zoned GO, it has not in recent years been used as GO.

Mr. Hankins, 708 3<sup>rd</sup> St Dr W, stated Ms. Wallace summarized the intent of the rezone very well. Mr. Hankins also noted they were unaware of the GO zoning at the time of the proposed sale and wish to keep the property as it is currently being used, residential.

Chair Burton closed the public hearing.

**MOTION:** Mr. Ugarte moved and Mrs. Jennings seconded the motion to recommend approval of Dirk V. Hankins Rezone to City Commission.

Mrs. Jennings asked for clarification on the Staff Report, stating under Staff Recommendation it list RM-4, should that be RS-4. Ms. Wallace answered yes.

Ms. Wallace also noted that once the property is rezoned residential, the property owner will have to come back to the Board if they want to change the use again.

**MOTION CARRIED UNANIMOUSLY.**

3. Old Business: (Interim City Planner Report)

- The City Commission approved the Comp Plan School Elements for transmittal to DCA. The transmittal was sent on October 7, 2009
- The City Commission approved the revision to the Alcoholic Beverage Code, the 300 foot distance did not change
- The City Commission will hold another Comp Plan workshop on October 26, 2009, 6 pm
- The City Commission adopted a modification to Recreation & Amusement Uses requiring conditional use permit for all uses

4. New Business

a. Future P&Z Meeting Date

Chair Burton stated the City Commission discussed at their last meeting the length and frequency of meetings and workshops and agreed that they would like to reserve Monday nights for meetings and workshops. They requested that the P&Z Board find another night for the monthly meeting.

It was the consensus of the Board to move the regular P&Z meeting day to the third (3) Thursday of each month.

5. Adjournment: 7:15 p.m. The next P&Z meeting is November 19, 2009

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Michael Burton, Chairman