

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

MEETING MINUTES
July 14, 2008 – 6:15 P.M.

BOARD MEMBERS PRESENT

Charlie Ugarte
Michael Burton, Vice Chair
Jon Moore

Ed Bennett

BOARD MEMBERS ABSENT

Barbara Jennings, Chair
Robert Smith
Devin Harms

SCHOOL BOARD APPOINTEE ABSENT

Mike Pendley

STAFF PRESENT

Bob Schmitt Tanya Lukowiak
Ken Hawkins Michelle Hall

The regular meeting of the Palmetto Planning and Zoning Board was called to order by Vice Chair Burton, in the Palmetto City Hall Commission Chambers, 516 8th Ave. W., Palmetto, Florida at 6:18 p.m. pursuant to notice being sent to the public and the Board members in accordance with Palmetto's City Code.

Bob Schmitt, Michelle Hall, Tanya Lukowiak, David Bishop, Kurt Hahnel, Andy Allison and Lauralee Westine are sworn in.

ORDER OF BUSINESS

1. Approval of Minutes for the June 9, 2008 meeting.

MOTION: Mr. Bennett moved and Mr. Moore seconded the motion to approve the June 9, 2008 meeting minutes.

MOTION CARRIED UNANIMOUSLY.

2. Palmetto Riverside Bed and Breakfast GDP-08-01

Charlie Ugarte recused himself, with a conflict of interest, as an architect working on the project. Bob Schmitt requested that the public hearing be opened to receive testimony and then be continued to a date certain, due to issues with the timeliness of the publication of public notice in the local newspaper.

The Public Hearing was opened.

Mr. Schmitt provided a staff report to Board members and the public. The property was formerly a Bed and Breakfast, and at one time had guest cottages on the property.

This is a two phased project. There are currently five (5) bedrooms in the structure. The applicant proposes the construction of an architecturally compatible, additional wing to the home on the west side, with four (4) additional rooms, the reinstallation of a pool, and the addition of a pool deck. The second story of the new wing will house the owner's family. The second phase of the property includes the conversion of the 2nd floor owner's quarters to three (3) additional guest rooms, once the owner completes the construction of his new single-family home on the lot just north of the site, which he also recently purchased.

Staff recommended approval of the application with 3 conditions:

- 1 – The applicant will grant the City a parking and sidewalk easement on 11th Ave. West.
- 2 – The architecture of the proposed addition and other structures will be consistent with the existing buildings. Elevations will be brought to this board.
- 3 – Construction plans must be approved.

Variances include the allowance of on-street parking. As PDMU property, there is no restriction on the number of guest rooms that are allowable.

The applicant's representative (David Bishop, Ugarte and Associates) presented the General Development Plan to the Board and answered questions.

There were no public comments.

The Public Hearing was continued to August 11, 2008.

4 C & D Migrant Housing CU-08-03

The Public Hearing was opened.

Mr. Schmitt provided a staff report to Board members and the public. The property currently houses migrant farm worker housing. The applicant proposes the improvement of the property, with the addition of a new building containing nine units, and the construction of a single family structure that will serve as a caretaker's dwelling for on-site property management. The site is evaluated as a commercial property.

The applicant's representative (Andy Allison, Engineer) provided an overview of the proposed improvements and answered questions. Discussion included the number of units, landscaping improvements, parking, stormwater retention and the addition of the on-site full-time caretaker. Mr. Schmitt advised that construction plans must be approved.

Public Comment:

- Mr. Raymond Varnadore, 1706 8th Ave. W, Palmetto – speaking in opposition to the proposed improvements. It is noisy there, and he has a business across the street. There is loud music, fireworks, and people loitering around. It should not be considered commercial. It should look a lot better there. There probably will not be enough parking there. It is the wrong place for a migrant camp, and he would not like to see it expanded, and would really not like to see it there. He has dogs and it really irritates them. There are better uses for the property than migrant housing.
- Mr. Bruce Varnadore - speaking in opposition to the proposed improvements. He stated that we are finally getting a Publix on Main Street in Palmetto and it would help the rest of the area to not have this migrant camp there. This is a chance to improve the downtown area with a Publix, and to keep Palmetto from looking like Ruskin did in the '70's. Kids have to walk from Lincoln Middle School to Palmetto High and they deserve the same amount of safety as someone from the west side of town.
- Ms. Shirley Groover-Bryant – 2413 Waterfront Court, Palmetto – with questions about the improvements. She asked whether the parking spaces, calculated at one per unit, accommodated the existing one or two buses parked on site. Second, she noted that the neighbors to the east have cleaned up their property to the

degree that this property is now more visible. Why hasn't Code Enforcement from the City addressed this property previously? Finally, Ms. Groover-Bryant had questions about the Health Department's involvement in migrant labor camps.

The Board asked that staff add a stipulation that the property include the on-site, residential caretaker. Mr. Allison advised that there was a location selected for the bus parking, but that they would ensure that the area was striped for identification. Mr. David Bailey (project construction) discussed the plans for improvements, the role of the caretaker, the commitment of the owners to improve the property, the provision of quality housing, code enforcement, and the improvement of infrastructure including the replacement of the sewer line. Mr. John Cucchi (owner's representative) advised the Board that they have monthly inspections from the Health Department.

The Public Hearing was closed.

Board Member Jon Moore said that this is an extremely difficult issue for the City to wrestle with. He expressed understanding of Mr. Varnadore's concerns, as his neighbors are either migrant or transient workers. There are numerous times that their culture is different than ours and their music is louder and it is, in his view a nuisance. He understands how this can be a nuisance to the rest of the community, but he also thinks that it is incumbent upon us to provide adequate housing for workers in and around the community.

Motion: Mr. Ugarte moved, Mr. Moore seconded and the motion carried unanimously to approve the application with four stipulations (fence on south side of property, entire property in compliance with applicable codes, working with city to replace appropriate utilities, and the inclusion of the residence of an on-site caretaker with contact information visibly posted).

3. T-Mobile South, LLC, CU-08-04

Mr. Bennett recused himself as a member of the Terra Ceia CDD.

Public Hearing was opened, and there was no public comment. The Public Hearing was continued to August 11, 2008 due to a lack of quorum.

5. Old Business

- a) **CAD Drawings** – Attorney Michele Hall provided the Board with an overview of copyright issues as related to the provision of professional documents to the City in electronic format. The Board agreed that appropriate professionals (engineers, architects, etc) should meet with staff to develop an appropriate procedure.
- b) **FDOT Right-of-Way and Permits for State Roads** – Mr. Schmitt advised the Board that the FDOT is not receptive to the concept of posting directory signs on State Rights-of-Way, so as to direct thru-traffic to local amenities.
- c) Mr. Moore asked staff to follow-up with Code Enforcement regarding the parking of trailers on Right-of-Way at Steve Covey's Trailer Sales located on US 41/301 and 7th Street West.

6. New Business

- a) Mr. Schmitt reminded the Board about the upcoming community meeting, scheduled for July 23, 2008, to gather public information regarding the revision of the sign ordinance. Attorney Michele Hall advised the Board that one of their duties is to acquire information related to development within the City.

7. Adjourn: 7:56 pm