

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

MEETING MINUTES  
SEPTEMBER 15, 2008 – 6:15 P.M.

**BOARD MEMBERS PRESENT**

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

Robert Smith  
Ed Bennett  
Devin Harms

**ALTERNATE BOARD MEMBERS ABSENT**

Emilio Morales

**SCHOOL BOARD APPOINTEE**

Mike Pendley

**STAFF AND OTHERS PRESENT**

Bob Schmitt	Michelle Hall
Ken Hawkins	Mike Pendley
Linda Butler	Rob Tanner
Tanya Lukowiak	

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, Michelle Hall, Tanya Lukowiak, Mike Pendley, and Rod Tanner are sworn in.

**ORDER OF BUSINESS**

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

MOTION: Mr. Bennett moved and Mr. Harms seconded the motion to approve the August 11, 2008 meeting minutes.

Mr. Schmitt informed the Members of two (2) Form 8B Memorandum of Voting Conflict from the August 11, 2008 P&Z meeting included with the minutes and stated for the record, we are in compliance with state statute.

Mr. Burton stated let the record reflect, on page 3 of 5, 1<sup>st</sup> paragraph, 1<sup>st</sup> sentence, should have read, if the dock was constructed and authorized "on a proprietary bases" by DEP for residential use. **MOTION CARRIED UNANIMOUSLY.**

2. Palmetto High School Expansion 03-378exp.08

Chair Jennings opened the public hearing.

Mr. Schmitt provided a summary of the staff report. Mr. Schmitt informed the Members that the process for an expansion to an existing school is discretionary as to whether the City Commission wishes to hold an advertised public hearing. Only the construction of the classroom building qualifies for a determination of consistency per the Interlocal Agreement (ILA). The remaining items can be constructed/implemented without approval from the City of Palmetto.

Mr. Rod Tanner and Mr. Mike Pendley reviewed the projects plans. The renovation and expansion consists of the following:

- Construction of a new auditorium and classroom building
- Expansion of the existing student dining area
- Expansion and renovation of the existing field house
- Add bathroom facilities to the existing music suite
- Secure the campus with fencing and gates
- Add new tennis and basketball courts
- Add a new football/soccer practice field
- Add a new bus loop with covered walkways
- Add striping and lighting in the parking lot to accommodate band practice
- Provide handicap accessibility to the existing visitors stands in the football stadium

Chair Jennings asked for more clarification of the relocation of the tennis courts and the timeline for the project? Mr. Pendley stated there is a future alignment of 10<sup>th</sup> Avenue West that comes up the property line. A property swap is in the discussion stages to swap a piece of property for the right-of-way. Dependent upon the property received in the swap, the tennis court will move. The project can be phased, wherein the tennis courts can be built last, it is not the intention to build the tennis courts and later move them. The timeline for the project is to begin in November 2008 with construction and run until April 2010.

Mr. Harms stated it seems redundant to add athletic fields with two athletic fields just across the ditch, and questioned the use and access of Blackstone Park field. Mr. Pendley stated it was a good suggestion to use the current fields but explained the extreme wear and tear on the county fields.

Mr. Burton questioned if consideration was given to putting the tennis court close to the gym. Mr. Tanner stated it had been considered and it may be the best location.

Mr. Burton questioned the fencing material and the landscaping? Mr. Tanner stated it will be aluminum picket fencing and on the back side will be a vinyl coated chain link. The landscaping is included in the budget; the trees taken out will be replaced two to one, irrigation will be installed where there is no irrigation. Mr. Tanner stated the landscaping plan is available if the members would like to review it.

Chair Jennings closed the public hearing.

**MOTION:** Mr. Ugarte moved to approve the Palmetto High School Expansion with staff recommended conditions, 1) Request that the School Board work with the city and the Manatee Fruit Company to ensure that 10<sup>th</sup> Avenue West can be extended in the future. 2) Request that the school be cognizant of the surrounding neighborhood during band practice by limiting hours and ensuring that lighting be properly shielded. Mr. Smith seconded. **MOTION CARRIED UNANIMOUSLY.**

3. Old Business

- a. Update on funding/grant money available to improve the safety aspect of the rest rooms at the Green Bridge.

Mrs. Lukowiak stated restrooms are considered as support facilities and grant applications have to have at least 51% primary facilities, therefore the restroom does not qualify for grant money. A grant application was made but there were not enough expenses on the same site to obtain a grant.

Mrs. Lukowiak stated additional lighting was added to the area and additional locking mechanism, which include manual locks top and bottom and magnetic locks.

b. Riverside Drive Study Update

Mrs. Lukowiak distributed a handout of the Riverside Park West Proposed Improvements. The proposed improvements are as follows:

Proposed Improvements

- Day use dock
- Convert pavilion to concession with boat ramp attendant
- Picnic shelters
- Boardwalk
- Covered pavilions/stage
- Public restrooms (on pier)
- Onsite parking improvements
- Riverwalk
- Limited access to US 41 (Bus)
- Concrete paver reinforced service drive/sidewalk
- Amphitheater
- Art display/monument
- Planted buffer
- Renovate Bait Shack
- Park Entry Sign
- City gateway
- US-41 turn lane extension

Parkwide Improvements

- Improved pedestrian walkway system
- Seawall renovation and rail safety
- Site furniture upgrades
- Lighting improvement

- Landscaping
- Green bridge lighting

Mr. Harms made a suggestion that one of the docks be designated as a floating dock.

Mr. Burton made a recommendation to do a projection based on new studies to see how many slips are needed and how many can be accommodated reflected in a reasonable budget and design the project around the anticipated use. Mr. Burton also commented on the concept of the amphitheater with the stage over the water Jones Edmunds is presenting, stating, because it is a sovereign submerged land area it must have a demonstrated water dependent use. There may be some permitting issues to be considered.

Mr. Moore questioned if some of the shelters will be converted to be used for other venues such as the farmers market? Mrs. Lukowiak stated ultimately it would like to be used for any events in the park.

Mr. Ugarte questioned if the seawall renovation is under the same funding? Mrs. Lukowiak stated funding has not been identified for any of the projects at this time. The initial concept is to make sure that anything that is done is consistent with the long term plan.

4. New Business:

None

5. Adjournment: 7:20 pm

MOTION: the Board unanimously moved to adjourn the meeting. Next Planning and Zoning Board meeting will be held on October 13, 2008.

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Barbara Jennings, Chairman