

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

MEETING MINUTES
MARCH 16, 2009 – 6:15 P.M.

BOARD MEMBERS PRESENT

Barbara Jennings
Christopher Moquin
Ed Bennett
Robert Smith

BOARD MEMBER ABSENT

Charlie Ugarte
Jon Moore
Michael Burton

ALTERNATE BOARD MEMBERS PRESENT

Eric Gilbert
Jim Pastor

SCHOOL BOARD APPOINTEE ABSENT

Mike Pendley

STAFF AND OTHERS PRESENT

Tom McCollum, Interim City Planner
Ken Hawkins
Linda Butler

Dr. Jack Beal
John Ziemnicki
Scott Rudacille

The regular meeting of the Palmetto Planning and Zoning Board was called to order by Vice Chair Smith, in the Palmetto City Hall Commission Chambers, 516 8th Ave. W., Palmetto, Florida at 6:20 p.m. pursuant to notice being sent to the public and the Board members in accordance with Palmetto's City Code.

Staff, applicants and members of the public wishing to address the Board were sworn in.

ORDER OF BUSINESS

1. Approval of Minutes for the January 12, 2009 meeting.

MOTION: Mr. Bennett moved and Ms. Jennings seconded the motion to approve the January 12, 2009 meeting minutes. **MOTION CARRIED UNANIMOUSLY.**

2. Palmetto Animal Clinic Rezone Z-09-01

Vice Chair Smith opened the public hearing.

Mr. McCollum stated the applicant would like to replace the existing veterinary office on an existing CG (Commercial General-City) zoned lots to two adjacent lots, which are currently zoned GO (General Office). GO does not permit animal care or treatment. Changing the zoning from GO to CG allows the expansion of the business on adjacent property. It will be consistent with the surrounding zoning and development.

Mr. McCollum informed the Board Members that, because the request is for a straight zoning category change and not for a planned development category, the applicant does not have to present his proposal for the use of the property. For the record, the Board cannot require that the applicant adhere to the current proposal for the use of the property.

John Ziemnicki, World Design, reviewed the zoning map. Dr. Beal's intent is to build a new facility on the back four lots. Parking, nice landscape, a green retention area and the sign will be on the front, which will leave a clean open corner lot.

Mr. Gilbert stated he had no problem with the rezoning of the property but has some concerns with the buffering of the area. Mr. Ziemnicki stated it will be approximately 20 ft. of landscape and fence buffering.

Mr. Rudacille reminded the Board that the site plan is strictly for informational purposes and really should not be considered by the Board because there is no requirement to consider this information in a rezone application.

Mrs. Jennings asked who owned the alley. Mr. Ziemnicki stated he is under the assumption the City owns the alley, and is willing to pave the alley for safety precautions.

Vice Chair Smith closed the public hearing.

Mrs. Jennings and Mr. Bennett applauded the applicants for wanting to build up their business in the City of Palmetto.

MOTION: Mrs. Jennings moved to recommend approval of the Palmetto Animal Clinic Rezone Z-09-01 to City Commission. Mr. Bennett seconded. **MOTION CARRIED UNANIMOUSLY.**

3. Old Business:

- Mr. McCollum updated the Members on the Walgreen's Flashing Lights status that was brought forth at a previous meeting. Per Bill Strollo, Code Enforcement Director; there is currently a national initiative with Walgreen's loss prevention department using commercial security systems involving strobe lights. The lights are strategically placed near security cameras to draw attention to the cameras. In addition, Mr. Strollo stated there is nothing in the Code of Ordinances to prevent this type of activity.
- Mr. McCollum informed the Members that the Manatee School for the Arts project will go before the City Commission for a public hearing on March 23, 2009.
- Mr. McCollum gave a brief review of the Comprehensive Plan Update:
 - In 1988, the Florida Legislature passed the "Local Government Comprehensive Planning and Land Development Regulation Act", which is found in Chapter 163, *Florida Statutes* and Section 9-J-5 of the Florida Administrative Code.
 - The Act requires all cities and counties in the State to prepare Comprehensive Plans that will guide future growth in that jurisdiction. The act also requires the jurisdiction bring their Land Development Regulations into conformance with the Comp Plan, and that every seven years the jurisdiction review the Plan and make appropriate

changes. This process is known as the Evaluation and Appraisal Report (EAR). In 2001, the City adopted the Comp Plan that has been in effect since that time.

- In 2007, the City of Palmetto retained WRT, a consulting firm from Coral Gables, to assist the City with the EAR-based Comp Plan amendments. In January 2009, the City received the final draft Comp Plan amendments.
- Currently, we are reviewing and making editorial and grammatical changes to the Plan draft. We anticipate that all of the updates will be provided to the attorney's office in the next few days. I recommend that you allow me to present the revisions to you for review and recommendation to the City Commission at your next regular meeting.

Mr. McCollum asked if the Members had a hard copy of the Comp Plan and if not, are they interested in receiving one. It was the consensus of the Board that they would be interested in receiving the Comp Plan Update with the strike through and would like to receive it in a timely manner.

- Mr. Bennett inquired about the stock pile of dirt at the entry way into the City on US Business 41. Mr. McCollum stated he will do a follow-up and report back.

4 New Business

There was no new business brought forth.

5. Adjournment: 7:20 pm

MOTION: the Board unanimously moved to adjourn the meeting. Next Planning and Zoning Board meeting will be held on April 13, 2009.

Michael Burton, Chairman

Oath of Office

I, C. Christopher Rozina do solemnly swear that I will support, protect and defend the Constitution and Government of the United States and of the State of Florida and of the City of Palmetto; that I am qualified to hold office under the Constitution and laws of the State of Florida, and under the Charter and Ordinances of the City of Palmetto; that I will well and faithfully perform at all times the duties of the office of the Planning and Zoning Board on which I am now about to enter, so help me God.

Date: ~~January 14, 2008~~

March 16, 2009

Oath of Office

I, James Pastor Jr do solemnly swear that I will support, protect and defend the Constitution and Government of the United States and of the State of Florida and of the City of Palmetto; that I am qualified to hold office under the Constitution and laws of the State of Florida, and under the Charter and Ordinances of the City of Palmetto; that I will well and faithfully perform at all times the duties of the office of the Planning and Zoning Board on which I am now about to enter, so help me God.

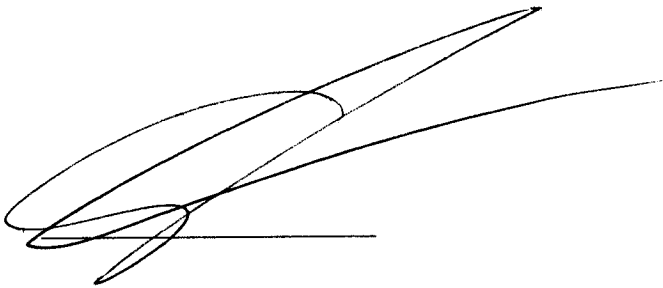


Date: ~~January 14, 2008~~

March 16, 2009

Oath of Office

I, Steve F. Gilbert, do solemnly swear that I will support, protect and defend the Constitution and Government of the United States and of the State of Florida and of the City of Palmetto; that I am qualified to hold office under the Constitution and laws of the State of Florida, and under the Charter and Ordinances of the City of Palmetto; that I will well and faithfully perform at all times the duties of the office of the Planning and Zoning Board on which I am now about to enter, so help me God.



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