

**MINUTES  
CITY OF PALMETTO  
PLANNING AND ZONING BOARD  
JANUARY 20, 2011 – 5:30 P.M.**

516 8<sup>th</sup> Avenue West  
Palmetto, FL 34221

[www.palmettofl.org](http://www.palmettofl.org)  
941-723-4570

PLANNING AND ZONING BOARD MEMBERS

BARBARA JENNINGS  
JON MOORE  
CHARLIE UGARTE -Absent

ERIC GILBERT

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*Anyone wishing to speak before the Planning and Zoning Board must sign in prior to the meeting and state their name, address and agenda item for the record. All comments will be limited to two minutes.*

**Swearing in of all persons speaking to the Board:**

**“Do you swear or affirm that the evidence or factual representations that you are about to give or present to the Planning and Zoning Board on this 20th day of January 2011 are truthful?”**

**ORDER OF BUSINESS:**

Mr. Rudacille stated that while there were 3 board members present, the current City Ordinance provides for a quorum of 4 members. The City Commission decreased the board composition from seven to five members in August of 2010 but the quorum requirement was not changed from 4. He indicated that no action could be taken tonight; each public hearing item will be opened for comments before continuing the public hearing to a date certain.

Chair Jennings asked whether it was the intent of the Commission to change the language. She also inquired about the Board's previous actions at the last meeting when 3 members were in attendance? Mr. Rudacille stated that two meetings will be required to change the language in the Code. At the Board's next meeting of 4 members, all past actions taken by the Board (with 3 members present), will be ratified and re-affirmed. Mr. Rudacille apologized to the applicants and Board for the inconveniences.

Mr. Moore posed the question: if a member recluses himself or herself, can the remaining 3 vote? Mr. Rudacille stated he will have an answer by next month's meeting

1. **Election of 2011 Officers** Tab 1

- a. Election of Chair
- b. Election of Vice-Chair

2. **Approval of December 16, 2010 Meeting Minutes** Tab 2

December 16, 2010 Meeting Minutes

Action request: Motion to approve, approve with modification or deny the request.

3. ***Continuance of Public Hearing:***

**Future Plan, LLC. Variance (VAR-2010-04) Request (900 17<sup>th</sup> St W)**

Tab 3

Chair Jennings opened the public hearing. There were no comments.  
Chair Jennings closed the public hearing.

Mr. Gilbert moved to continue the public hearing of Future Plan, LLC. Variance (VAR-2010-04) until January 27, 2011 at 6:30 p.m. in the City of Palmetto Commission Chambers. Mr. Moore seconded. MOTION CARRIED UNANIMOUSLY.

4. **Blanton Variance (VAR-2011-01) Request (249 Aloha Dr.)** Tab 4

The variance request for a 5'4" side set back in lieu of the required 10' set back for a carport.

Chair Jennings opened the public hearing. There were no comments.  
Chair Jennings closed the public hearing.

Mr. Gilbert moved to continue the public hearing of Blanton Variance (VAR-2011-01) until January 27, 2011 at 6:30 p.m. in the City of Palmetto Commission Chambers. Mr. Moore seconded. MOTION CARRIED UNANIMOUSLY.

5. **Amending Alcoholic Beverage Code** Tab 5

Chapter 4, Section 4-2 (b) Selling, where prohibited, which reads "No alcoholic beverages shall be sold in any establishment within two hundred (200) feet of Tenth Street, west of Fourteen Avenue, within the city, except there shall be no prohibition against the sale of beer and wine for

consumption off the premises between Twenty-eight Avenue and Thirty-first Avenue.

Chair Jennings opened the public hearing. There were no comments. Chair Jennings closed the public hearing.

Mr. Gilbert moved to continue the public hearing for amending Alcoholic Beverage Code until January 27, 2011 at 6:30 p.m. in the City of Palmetto Commission Chambers. Mr. Moore seconded. MOTION CARRIED UNANIMOUSLY.

6. **CRA Commercial Redevelopment Incentive Package**

These incentives use current documents such as the Downtown Development Guidelines and City Comprehensive Plan as their backbone. They promote removing nonconforming uses, demolition of derelict structures, protection of historic structures, a consistent design theme, stormwater pretreatment (less pollutants into the Manatee River), Crime Prevention, code enforcement violation reduction, direct positive influence on the real property tax base, new construction and local vendor preference.

Mr. Gilbert moved to continue the public meeting of CRA Commercial Redevelopment Incentive package until January 27, 2011 at 6:30 p.m. in the City of Palmetto Commission Chambers. Mr. Moore seconded. MOTION CARRIED UNANIMOUSLY.

7. Old Business

a. Directors' Comments

8. New Business

a. None

9. Adjournment

Mr. Gilbert moved to continue the Planning and Zoning Meeting until January 27, 2011 at 6:30 p.m. in the City of Palmetto Commission Chambers. Mr. Moore seconded. MOTION CARRIED UNANIMOUSLY.