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APPROVAL OF THE JANUARY 14, 2008
P&Z MEETING MINUTES

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

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

BOARD MEMBERS PRESENT

Charlie Ugarte, Chairman	Devin Harms
Barbara Jennings, Vice Chair	Ed Bennett
Robert Smith	Jon Moore
Michael Burton	

SCHOOL BOARD APPOINTEE ABSENT

Mike Pendley

STAFF AND OTHERS PRESENT

Bob Schmitt
Ken Hawkins
Linda Butler
Jim Boyd
Chris Lukowiak
Tanya Lukowiak
Richard Clark
Laura Lee
Bill Manfull
Andy Allison
Anthony Seney
Tom Nader

Due to Chair Ugarte laryngitis the regular meeting of the Palmetto Planning and Zoning Board was called to order by Vice Chair Jennings, in the Palmetto City Hall Commission Chambers, 516 8th 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, Jim Boyd, Chris Lukowiak, Tanya Lukowiak, Bill Manfull, Andy Allison, Anthony Seney, Tom Nader are sworn in.

ORDER OF BUSINESS

1. Approval of Minutes for the December 10, 2007 meeting.

MOTION: Mr. Burton moved and Mr. Smith seconded the motion to approve the December 10, 2007 meeting minutes. **MOTION CARRIED UNANIMOUSLY.**

2. Manatee River Community Bank Rezone Z-07-08

Vice Chair Jennings opened the Public Hearing.

Mr. Schmitt presented the Manatee River Community Bank Rezone staff report.

Mr. Jim Boyd, Boyd Broker Group, spoke on behalf of the Manatee River Community Bank Rezone, stating it will be used for overflow parking. Mr. Anthony Seney and Mr. Tom Nader spoke regarding Manatee River Community Bank Rezone, stating they are not in opposition of the parking lot but have concerns about what will happen once it is rezoned and Mr. Boyd leaves. It can be used for something other than a parking lot.

Vice Chair Jennings continued the Public Hearing until February 11, 2008.

MOTION: Mr. Bennett moved and Mr. Burton seconded the motion to continue the Public Hearing until February 11, 2008. **MOTION CARRIED UNANIMOUSLY.**

3. Palmetto Town Center GDP PA-Z-07-07

Vice Chair Jennings opened the Public Hearing.

Mr. Schmitt presented the Palmetto Town Center GDP PA-Z-07-07 Staff report.

Mr. Manfull shared his plan for the Palmetto Town Center with the Board, also received questions and comments.

Discussion ensued.

Vice Chair Jennings closed the Public Hearing.

MOTION: Mr. Harms moved and Mr. Moore seconded the motion to approve the Palmetto Town Center GDP with the condition that

the applicant provides new architectural elevations to be reviewed at their next meeting on February 11, 2008. **MOTION CARRIED.** Mr. Burton abstained. Mr. Manfull is a client of Wilson Miller, in which Mr. Burton is a shareholder and Senior Associate with Wilson Miller. Form 8B Memorandum of Voting Conflict was submitted by Mr. Burton.

MOTION: Mr. Moore moved and Mr. Bennett seconded the motion to approve the Comprehensive Plan Amendment, **MOTION CARRIED.** Mr. Burton abstained for reason stated above.

MOTION: Mr. Bennett moved and Mr. Moore seconded the motion to approve the Rezone. **MOTION CARRIED.** Mr. Burton abstained for reason stated above.

4. Election of 2008 Officers

Vice Chair Jennings open the floor for nomination of Chair and Vice Chair.

MOTION: Mr. Burton nominated Ms. Jennings as Chair. Mr. Bennett seconded. **MOTION CARRIED UNANIMOUSLY.** Mr. Ugarte nominated Mr. Burton as Vice Chair. Mr. Moore seconded. **MOTION CARRIED UNANIMOUSLY.**

5 Old Business:

- Mr. Harms stated he had discussion with staff regarding Section 6.20, New Boat Sale Ordinance. Mr. Schmitt stated workshops will be held regarding updating the Land Development Codes (LDC) and input will be received from members and citizen. Mr. Harms suggestion will be taken into consideration.
- Mr. Burton voiced concerns and expressed disappointment in that the City has not taken action regarding Auto Sales (car lot) located at 1811 8th Ave W. Mr. Schmitt stated letters has been written and Code Enforcement is aware.
- Mr. Moore questioned the status of Liquidators Plus. Mr. Schmitt stated the snipe signs (removable signs) have been removed. The sandwich boards (A frame sign) are questionable, as they are used by business along 8th Avenue. Mr. Moore stated the sandwich

board signs are not the issue, doing business out of a mini warehouse is the issue. Mr. Schmitt stated the zoning allows for retail sales. But will investigate further.

6. New Business:

2008 P&Z meeting schedule.

7. Adjournment: 7:30 pm

MOTION: the Board unanimously moved to adjourn the meeting. Next Planning and Zoning Board meeting will be held on February 11, 2008.

Charles Ugarte, Chairman