

Draft
CITY OF PALMETTO
PLANNING AND ZONING BOARD
February 16, 2012 – 5:30 P.M.

Board Members Present

Eric Gilbert
Charlie Ugarte
Jon Moore

Board Members Absent

Barbara Jennings
James Pastor

Staff Present

Lorraine Lyn, City Planner
Scott Rudacille, Assistant City Attorney
Jackie Hartley, Planning Tech

Chair Gilbert called the meeting to order at 5:30 p.m.

Swear in any speakers

ORDER OF BUSINESS:

1. **Approval of January 19, 2012 Meeting Minutes**

MOTION: Mr. Ugarte moved to approve the January 19, 2012 meeting minutes.
Mr. Moore seconded. **MOTION CARRIED UNANIMOUSLY**

2. ***PH Continuance from January 19, 2012***

Farm Labor Camp Conditional Use Stipulations Ord. 2011-33

This is an amendment to the City's Code of Ordinances, Zoning Code (Ordinance 2011-33) to provide standards and criteria for farm labor camps as a Conditional Use.

Farm labor camps are currently permitted with a Conditional Use approval in the RM-6 zoning district. One of the proposed standards is to establish gateway areas on both sides of 10th Street and 8th Avenue W and from 4th Street south to the Manatee River. The proposed ordinance also contains standards relating to maintaining farm labor camps in good condition, installing lighting and security cameras, requiring contact information from the owner and property manager and requiring follow-up inspections by Code Enforcement.

Action request: Motion to continue the public hearing for Farm Labor Camp Conditional Use Stipulations Ordinance 2011-33 to March 15, 2012 at 5:30 p.m. or as soon thereafter as this item may be heard in these chambers.

Staff request continuous and offers any public comment. Ms. Lyn explained reason for continuous, she said the packing plants need additional time to go thorough ordinance, and review data and analysis. Mr. Ugarte, asked Ms. Lyn about maps on Farm Labor project; Ms Lyn said she made the maps and can send them by e mail next week with the understanding that the maps are in draft form due to the continuous.

MOTION: Mr. Moore moved for continue the hearing until March 15th 2012 at 5:30 PM in the commission chambers at City Hall. Mr. Ugarte seconded.

MOTION CARRIED UNANIMOUSLY

3. Old Business

a. None

4. New Business

- Proposed Sign Ordinance: In discussing proposed signage in the CRA, Ms. Lyn suggested a master sign plan for certain areas like the downtown would be beneficial, and should be some relief for these special cases.
- The Board and Staff discussed approval procedures for either a conditional use or variance for commercial signage.
- Mr. Burton recommended keeping the sign ordinance within the guidelines of the Comprehensive Plan. He suggested sign designs using form based codes where CRA owner incentives could be offered for use of preferred designs.
- Mr. Burton explained the CRA redesign plans to 10th Ave would alleviate traffic on 8th Ave. The design would be similar to Five Points in Sarasota and should take about 15 years; the design should be pedestrian friendly and give Palmetto the feel of a small town atmosphere and coincide with the Comprehensive Plan
- Mr. Burton made other suggestions like moving Regatta Point into the DCOMC, prioritizing the geographic locations and using the CRA funding and incentives to increase the tax base. The CRA could also create public parking through incentives to avoid wasting space in the downtown core.
- Mr. Ugarte asks for another copy of the Comp Plan.
- Mr. Moore asked to have the old Comp Plans removed from the website.

5. Adjournment: 6:32:45