

TAB 1

COMPREHENSIVE PLAN AMENDMENT
FOLLOW UP
FOR THE
JUNE 8, 2009 JOINT WORKSHOP MEETING

INTRODUCTION:

As a follow up to the discussion during the June 8th Joint Workshop, there were several questions raised that require follow up. This report will provide responses to those questions.

Section 1 – Future Land Use Table – The table has been modified to illustrate 14 dwelling units per acre in the GCOM category and 16 dwelling units per acre in the PD category. Both are consistent with the current designations in the 2010 Comprehensive Plan.

Section 2 – L.O.S. Standards – On July 8th, the Department of Community Affairs (DCA) will publish the list of Florida Cities, which comply with the new definition: Dense Urban Land Area. We will not know if Palmetto is included until July 8th. If we are eligible, the City could move ahead to declare all, or part, of the City as a Transportation Exception Area.

Before the City takes this step, however; we need to carefully consider the exclusion under the provisions of the new legislation. There may be some downside that we are not aware of. Staff recommendation is to keep the current system in place until we can assess the long-term consequences.

Section 3 – Mobile Home Parks – In the current 2010 Comprehensive Plan, there is a specific definition of mobile home parks that states:

“This land use category is used to designate existing mobile home parks with density exceeding the maximum density permitted by this plan. This land use category shall be used to recognize mobile home parks existing on the date of plan adoption and shall not be used to designate parks in the future.”

My understanding is that the intent of the category is to include only those historic parks that existed when the Comprehensive Plan was originally adopted. Apparently, new mobile home parks would be required to comply with the residential density standard in which they would be located.

Section 8 – Mobile Home Parks in Coastal Areas – Policy 8.6.5 of the 2010 Comprehensive Plan prohibits new mobile home development within the coastal high hazard area. Policy 8.5.5 in the 2030 Comprehensive Plan draft carries that prohibition forward. It appears that it is the established policy of the City to limit and prohibit mobile home parks within the CHHA area.

Section 9 – Wetland Classifications – After further review and discussion, a decision was made to leave Policy 9.2.1 as currently drafted. Policy 9.2.2 was revised to remove the reference to the Army Corp of Engineers.

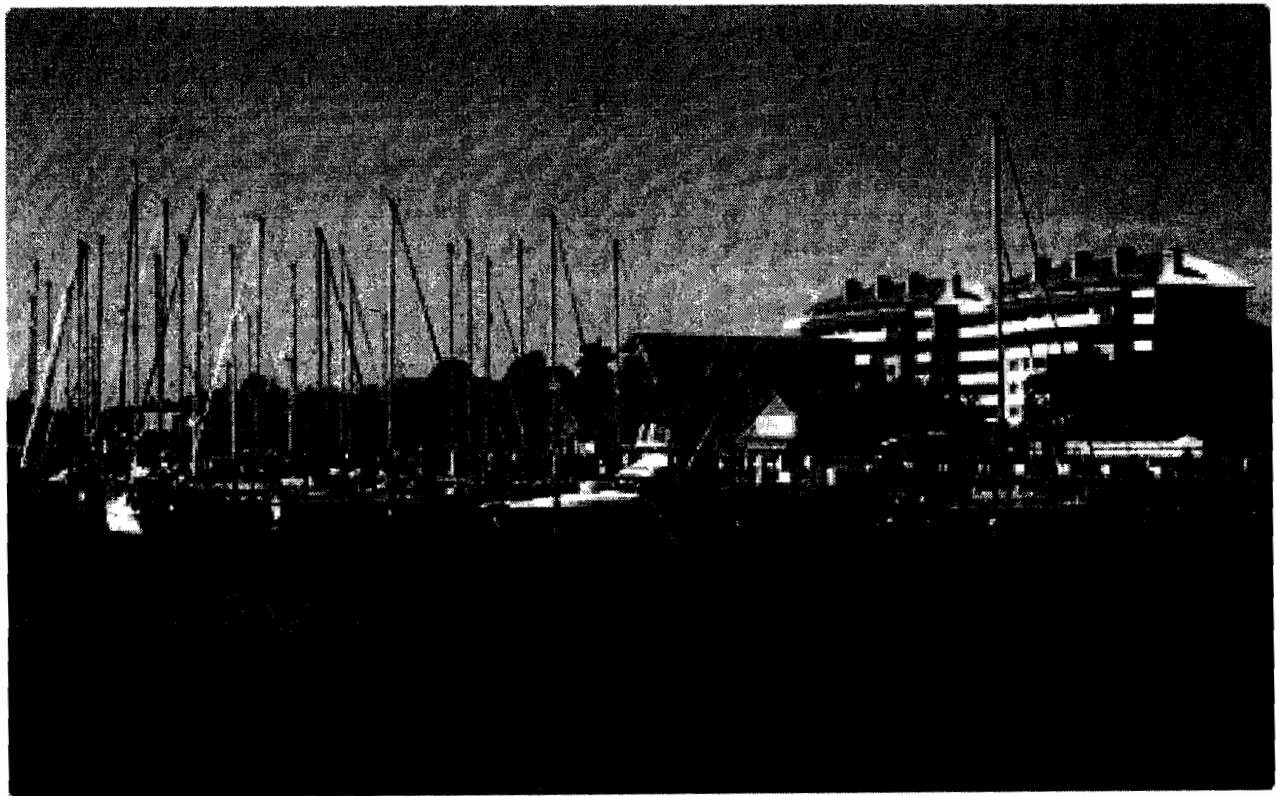
Policy 9.2.11 – Wetland Encroachments – This policy was modified as follows:

“The City shall require all wetland encroachments to be mitigated according to the requirements of the FDEP and/or SWFWMD, applicable.”

Policy 9.3.5 – This policy was modified as follows: “

“The City shall encourage Florida-Friendly Landscaping™ principles. Educational materials shall be made available to developers, homeowners, and other interested citizens concerning proper maintenance, management, restoration, and development.”

CITY OF PALMETTO 2030 COMPREHENSIVE PLAN



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Adoption Date

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I. PUBLIC PARTICIPATION

Citizen involvement in the comprehensive planning process is paramount to ensuring broad-based support and acceptance of the plan by the general public. Key to the success of any plan is a clear understanding of the issues closest to the people as well as the issues confronting City officials charged with implementing the Comprehensive Plan on a daily basis. To this end, the City shall employ a variety of mechanisms to encourage and facilitate citizen involvement in the planning process. These processes shall apply to this EAR-Based Amendment as well as to recurring plan amendments as permitted by law.

The City of Palmetto public participation process shall include the following:

Public Workshops and Public Hearings

Any revisions or amendments to the Plan Document shall be subject to public workshops and/or public hearings with notification of such workshops or hearings being provided by the City Clerk's office. It should be noted that workshops shall be optional as needed; however, public hearings shall be required. Workshops and public hearings on proposed revisions or amendments shall be conducted at a minimum before the Planning and Zoning Board (the Local Planning Agency) and the City Council.

City Council shall hold advertised public hearings in accordance with law.

Public Requests and Comments

The general public is encouraged to participate in the planning process by making known its requests and comments at workshops, hearings and general inquiries to the City Administration. To this end, any person representing himself/herself, or representing a property owner or organization shall be permitted to request information or comment at all public hearings regarding plan revisions and amendments. Further, the general public is encouraged to make known its requests, comments and inquiries either by telephone with the city planner (941-723-4570) or by written or personal communication during normal business hours with:

City Planner
Palmetto City Hall
516 8th Avenue West
(Post Office Box 1209 34220)
Palmetto, Florida 34221.

The City shall maintain copies of all documents and maps subject to revisions and amendments as well as a formal public record of the hearing proceedings of advertised public workshops and hearings, a copy of which shall be provided to the general public upon request. A copy of the current adopted Comprehensive Plan shall remain on file for public inspection at Palmetto City Hall and the Palmetto Public Library.

III. DEFINITIONS

ABUT - To physically touch or border upon; or to share all or part of a common lot line or parcel of land.

ADJACENT - A lot or parcel of land that shares all or part of a common lot line with another lot or parcel of land. Adjacent shall also include any property separated by a public or private right-of-way.

AFFORDABLE HOUSING - "Affordable" means that monthly rents or monthly mortgage payments including taxes and insurance do not exceed 30 percent of that amount which represents the percentage of the median annual gross income for the households as indicated in subsection (19), subsection (20), or subsection (28). However, it is not the intent to limit an individual household's ability to devote more than 30 percent of its income for housing, and housing for which a household devotes more than 30 percent of its income shall be deemed affordable if the first institutional mortgage lender is satisfied that the household can afford mortgage payments in excess of the 30 percent benchmark.

ANNEXATION - The incorporation of a land area into an existing community with a resulting change in the boundaries of the community.

ARTERIAL ROAD - A roadway providing service that is relatively continuous and of relatively high traffic volume, long trip length, and high operating speed. In addition, every United States numbered highway is an arterial road.

BICYCLE AND PEDESTRIAN WAYS - Any road, path or way that is open to bicycle travel and traffic afoot and from which motor vehicles are excluded.

CAPITAL BUDGET - The portion of Palmetto's budget that reflects capital improvements scheduled for a fiscal year.

CAPITAL IMPROVEMENT - Physical assets constructed or purchased to provide, improve or replace a public facility and which are large scale and high in cost. The cost of a capital improvement is generally non-recurring and may require multi-year financing. For the purpose of this document, a capital improvement is defined as a capital item with a minimum cost of \$30,000 and an overall life expectancy of 10 years.

CLUSTERING - The grouping together of structures and/or infrastructure on a portion of a development site while remaining below the maximum density and/or floor area ratio.

COASTAL HIGH HAZARD AREA - The evacuation zone for a category 1 hurricane as established in the Tampa Bay Regional Planning Council's hurricane evacuation study.

COLLECTOR ROAD - A roadway providing service which is of relatively moderate traffic volume, moderate trip length, and moderate operating speed. Collector roads collect and distribute traffic between local roads or arterial roads.

COMMERCIAL CORE CATEGORY (COMC) - Land use category used to designate the downtown redevelopment area. Commercial Core is designed to include land uses associated with a compact, pedestrian oriented, downtown core. Multi-family residential is an appropriate use in this land use category. For that portion of the Commercial Core land use category located within the Coastal High Hazard Area (CHHA), the density for residential shall be limited to an average of the existing and future density in the adjacent and surrounding area. The general boundaries of the Commercial Core located within the CHHA are: 5th Street West to the Manatee River and 10th Avenue West to 8th Avenue West. The following land uses are included:

Retail stores, including eating and drinking establishments.

Hotels and motels.

Personal services such as laundry, hairdressing, and shoe repair shops.

Business services such as advertising, photocopying, employment agencies, data processing services, and photo finishing.

Offices.

Banks and other financial services.

Health services, educational services, and social services.

Theaters, museums, and art galleries.

Service stations (excluding automotive painting and body work and the storage of vehicles).

COMMERCIAL USE - Activities within land areas that are predominantly connected with the sale, rental and distribution of products, or performance of services.

CONCURRENCY - Necessary public facilities and services to maintain the adopted level of service standards are available when the impacts of development occur.

CONCURRENCY MANAGEMENT SYSTEM - The procedures and/or process established by the City of Palmetto to assure that development orders and permits are not issued unless the necessary facilities and services are available concurrent with the impacts of development. The Concurrency Management System is located in the City's Land Development Code.

CONSERVATION USES (CONS) - Activities or conditions within land areas designated for the purpose of conserving or protecting natural resources or environmental quality, including areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, flood plain management, commercially or recreationally valuable fish and shellfish, or protection of vegetative communities or wildlife habitats.

DE MINIMIS - A de minimis impact is an impact that would not affect more than one (1) percent of the maximum volume at the adopted level of service of the affected transportation facility as determined by the City of Palmetto. No impact will be de minimis if the sum of existing roadway volumes and the projected volumes from approved projects on a transportation facility would exceed 110 percent of the maximum volume at the adopted level of service of the affected transportation facility; provided, however, that an impact of a single family home on an existing lot will constitute a de minimis impact on all roadways regardless of the level of the deficiency of the roadway. Further, no impact will be de minimis if it would exceed the adopted level of service standard of any affect designated hurricane evacuation route.

DENSITY - An objective measurement of the number of people or residential units allowed per unit land. For the purposes of this document, density shall be measured as the number of units allowed per acre of land.

DEVELOPMENT - The construction, reconstruction, conversion, structural alteration, relocation of enlargement of any structure; any mining, excavation, landfill or land disturbance, and any non-agricultural use or extension of the use of land. For the purposes of this document, redevelopment shall also be included in this definition.

DEVELOPMENT ORDER - Any order granting, denying, or granting with conditions, an application for a development permit.

DEVELOPMENT PERMIT - Any building permit, zoning permit, subdivision approval, rezoning, conditional use, variance, or any other official action of local government having the effect of permitting the development of land.

DRAINAGE BASIN - The area defined by topographic boundaries which contributes stormwater to a watershed, drainage system, estuarine waters, or oceanic waters, including all areas artificially added to the basin.

DRAINAGE FACILITIES - A system of man-made structures designed to collect, convey, hold, divert or discharge stormwater, and includes stormwater sewers, canals, detention structures, and retention structures.

ENVIRONMENTALLY SENSITIVE LANDS - Areas of land or water that are determined necessary to conserve or protect natural habitats and ecological systems.

ESTUARY - A semi-enclosed, naturally existing coastal body of water in which saltwater is naturally diluted by fresh water and which has a connection with oceanic waters, including bays, embayments, lagoons, sounds and tidal streams.

EVACUATION ROUTES - Routes designated by county civil defense authorities or by the TBRPC evacuation plan, for the movement of persons to safety, in the event of a hurricane.

FACILITY AVAILABILITY - Whether or not a facility is available in a manner to satisfy the concurrency management system.

FARM WORKER HOUSING - Habitable structures or dwelling units intended to be occupied by, and for which occupancy is limited to, farm employees and their families. Such uses occur exclusively in association with the performance of agricultural labor.

FLOOD PLAINS - Areas inundated during a 100-year flood event or identified by the National Flood Insurance Program as an A Zone or V Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps.

FLOOD PRONE AREAS - Areas inundated during a 100-year flood event or areas identified by the National Flood Insurance Program as an A Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps.

FOSTER CARE FACILITY - A facility that houses foster residents and provides a family living environment for the residents, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents and serving either children or adult foster residents.

GENERAL COMMERCIAL CATEGORY (GCOM) - This land use category is used to designate areas appropriate for activities primarily connected with the sale, rental, and distribution of products or the performance of services. The following land uses are included:

Retail stores, including eating and drinking establishments.

Hotels and motels.

Personal services such as laundry, hairdressing, and shoe repair shops.

Business services such as advertising, photocopying, employment agencies, data processing services, and photo finishing.

Miscellaneous business services such as building maintenance services and sign shops.

Commercial printing.

Funeral services.

Automotive sales and service, repair garages, body shops, auto painting, boat and mobile home dealers.

Building material dealers.

Meeting places for membership organizations.

Offices.

Banks and other financial services.

Health, educational, and social services.

Theaters, museums, and art galleries.

Miscellaneous amusements such as bowling alleys, pool establishments, and arcades.

Marinas.

Radio and television studios.

GOAL - The long-term end toward which programs or activities are ultimately directed.

GROUP HOME - A facility that provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents. Adult congregate living facilities comparable in size to group homes are included in this definition. It does not include rooming or boarding homes, clubs, fraternities, sororities, monasteries or convents, hotels, residential treatment facilities, nursing homes, or emergency shelters.

HAZARDOUS WASTE - Solid waste, or a combination of solid waste, which, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible or incapacitating reversible illness or may pose a substantial present or potential hazard to human health or the environment when improperly transported, disposed of, stored, treated or otherwise managed.

HEAVY COMMERCIAL/INDUSTRIAL CATEGORY (HCOMIND) - This land use category is used to designate areas appropriate for activities connected with the manufacturing, assembly, processing, and storage of products. Residential uses are not appropriate in this land use category. The following land uses are included:

Agricultural services, including fruit and vegetable packing.
Construction yards.
Manufacturing.
Freight transportation and warehousing.
Wholesale trade.
Generation, transmission, or distribution of electricity, gas, or steam.
Telephone, radio and television facilities.
Automotive, boat, and recreational vehicle storage.

HISTORIC RESOURCES - All areas, districts or sites containing properties listed on the Florida master Site File, the National Register of Historic Places, or designated by Palmetto as historically, architecturally, or archaeologically significant.

HURRICANE SHELTER - A structure designated by local officials as a place of safe refuge during a storm or hurricane. For the purpose of this document the following structures shall serve as hurricane shelters: Tillman Elementary School, Blackburn Elementary, and Palm View Elementary.

HURRICANE VULNERABILITY ZONE - The areas delineated by TBRPC hurricane evacuation plan as requiring evacuation. The hurricane vulnerability zone shall include areas requiring evacuation in the event of a 100-year storm or Category 3 storm event.

INDUSTRIAL USES - The activities within land uses predominantly connected with manufacturing, assembly, processing, or storage of products.

INFILL - Development or redevelopment which occurs on scattered vacant lots in a developed area. Development is not considered infill if it occurs on parcels exceeding one acre or more.

INFRASTRUCTURE - Those man-made structures that serve the common needs of the population, such as: sewage disposal systems; potable water systems; potable water wells serving a system; solid waste disposal sites or retention areas; stormwater systems; utilities; piers; docks; wharves; breakwaters; bulkheads; seawalls; bulwarks; revetments; causeways; marinas; navigation channels; bridges; and roadways.

INTENSITY - An objective measurement of the extent to which land may be developed or used, including the consumption or use of the space above, on or below ground; the measure of the use of or demand on natural resources; and the measurement of the use of or demand on facilities and services.

LAND DEVELOPMENT CODE - The document that combines all of the City of Palmetto Land Development Regulations into a single code. For purposes of this document, the Land Development Code shall be adopted by December 2010.

LAND DEVELOPMENT REGULATIONS - Ordinances enacted by the City of Palmetto to regulate any aspect of development, including zoning, subdivision, landscape, parking, fencing, signage, and building construction, or any other regulation controlling the development of land.

LEVEL OF SERVICE - An indicator of the extent or degree of service provided by, or proposed to be provided by a facility based on and related to the operational characteristics of the facility.

LIVING MARINE RESOURCES - Oceanic or estuarine plants or animals, such as mangroves, sea grasses, algae, coral reefs, and living marine habitat; fish, shellfish, Crustacea and fisheries; and sea turtles and marine mammals.

LOCAL PEACETIME EMERGENCY PLAN - The plans prepared by Manatee County Public Safety addressing weather-related natural hazards and man-made disasters except nuclear power plant accidents and war. The plan covers hazard mitigation, emergency preparedness, emergency response, emergency recovery, and hurricane evacuation.

LOCAL PLANNING AGENCY (LPA) - For the purposes of this document, the LPA for the City of Palmetto is the Planning and Zoning Board.

MASS TRANSIT - Passenger services provided by public, private or non-profit entities such as the following surface transit modes: commuter rail, rail rapid transit, light rail transit, light guide way transit, express bus, and local fixed route bus.

MIXED OR MULTIPLE USE - The mixture of more than one land use within a single building, or within a single project in separate buildings, with such uses planned in a coordinated manner under a single development plan. This definition excludes parks, golf courses, schools, and public facilities. Land uses, which when combined within a single project constitute mixed or multiple uses include residential, commercial, and/or industrial uses.

MOBILE HOME PARK (MHP) CATEGORY - This land use category is used to designate existing mobile home parks with density exceeding the maximum density permitted by this plan. This land use category shall be used to recognize mobile home parks existing on the date of plan adoption and shall not be used to designate parks in the future.

NATURAL DRAINAGE FEATURES - The naturally occurring features of an area that accommodate the flow of significant amounts of stormwater, such as streams, rivers, lakes, sloughs, flood plains and wetlands.

NON-POINT SOURCE POLLUTION - Any source of water pollution that is not a point source.

OBJECTIVE - A specific, measurable, intermediate end that is achievable and marks progress toward a goal.

OPEN SPACE - Undeveloped lands suitable for passive recreation or conservation uses.

OVERRIDING PUBLIC INTEREST - Actions required by local, state, or federal government, necessary for the promotion of public safety, health and general welfare.

PARK - A neighborhood, community, or regional park.

PLANNED DEVELOPMENT - Land under unified control to be planned and developed as a whole in a single-development operation for definitely programmed services of development operations or phases. A planned development includes principal and accessory structures and uses substantially related to the character and purposes of the planned development. A planned development is built according to general and detailed plans that include not only streets, utilities, lots and building location, and the like, but also site plans for all buildings as they are intended to be located, constructed, used, and related to each other. A planned development includes a program for the provisions, operations, and maintenance of such areas, facilities, and improvements as will be for common use by some or all of the occupants of the planned development district but which will not be provided, operated, or maintained at general public expense.

PLANNED DEVELOPMENT CATEGORY (PD) - This land use category is used to designate areas where unique environmental conditions require conservation of coastal areas and other environmentally sensitive areas. It is also used to designate those areas where mixed or multi-use projects are proposed. The maximum density permitted in this land use category is 16 du/ac, as provided in the City's Land Development Code. For those portions of this land use category located within the CHHA, the maximum density shall be an average of the existing and future density of adjacent and surrounding properties.

POINT SOURCE POLLUTION - Any source of water pollution that constitutes a discernible, confined, and discrete conveyance, including but not limited to any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal feeding operation, or vessel or other floating craft, from which pollutants are or may be discharged. This term does not include return flows from irrigated agriculture.

POLICY - The way in which programs and activities are conducted to achieve an identified goal.

POTABLE WATER - Water that is satisfactory for drinking, culinary, and domestic purposes and which meets the appropriate requirements of the Florida Department of Environmental Protection.

POTABLE WATER FACILITIES - A system of structures designed to collect, treat, or distribute potable water, and includes water wells, treatment plants, reservoirs, and distribution mains.

PRIVATE RECREATION SITES - Sites owned by private, commercial, or non-profit entities available to the public for purposes of recreational use.

PUBLIC ACCESS - The ability of the public to physically reach, enter, or use recreation sites including beaches and shores.

PUBLIC FACILITY - Transportation systems or facilities, sewer systems or facilities, solid waste systems or facilities, drainage systems or facilities, potable water systems or facilities, educational systems or facilities, and public health systems or facilities.

PUBLIC FACILITIES CATEGORY (PF) - The land use category created to designate those areas defined as a "Public Facility".

PUBLIC RECREATION SITES - Sites owned or leased on a long-term basis by a federal, state, regional or local government agency for purposes of recreational use.

PUBLIC USE CATEGORY (PU) - The land use category created to designate parks and recreation systems or facilities.

RECREATION - The pursuit of leisure time activities occurring in an indoor or outdoor setting.

RECREATION FACILITY - A component of a recreation site used by the public such as a trail, court, athletic field, or swimming pool.

RESIDENTIAL 4 DU/AC CATEGORY (RES-4) - This land use category is used to designate areas appropriate for the development of single-family housing units at a maximum of 4 du/ac. This land use category may be designated in areas where environmental conditions or limitations of public infrastructure require low density development.

RESIDENTIAL 6 DU/AC CATEGORY (RES-6) - This land use category is used to designate areas appropriate for the development of single-family housing units at a maximum of 6 du/ac. This land use category is designated in areas adjacent to schools, educational facilities, and public parks that are not subject to heavy traffic. For those portions of this land use category located in the CHHA, the maximum allowable density shall be an average of the existing and future density of adjacent and surrounding properties.

RESIDENTIAL 10 DU/AC CATEGORY (RES-10) - This land use category is used to designate areas appropriate for the development of single-family attached, two-family and multi-family housing units at a maximum of 10 du/ac. For those portions of this land use category located in the CHHA, the maximum allowable density shall be an average of the existing and future density of adjacent and surrounding properties.

RESIDENTIAL 14 DU/AC CATEGORY (RES-14) - This land use category is used to designate areas appropriate for the development of single-family attached and multi-family housing units at a maximum of 14 du/ac. The primary location of this land use category is the downtown redevelopment area because of its proximity to recreational and scenic amenities, shopping and services of the Commercial Core. For those portions of this land use category located in the CHHA, the maximum allowable density shall be an average of the existing and future density of adjacent and surrounding properties.

RIGHT-OF-WAY - Land in which the state, a county, or a municipality owns the fee simple title or has an easement dedicated or required for a transportation or utility use.

ROADWAY FUNCTIONAL CLASSIFICATION - The assignment of roads into categories according to the character of service they provide in relation to the total road network. Basic functional categories include limited access facilities, arterial roads, and collector roads, which may be subcategorized into principal, major or minor levels. Those levels may be further grouped into urban and rural categories.

SANITARY SEWER FACILITIES - Structures or systems designed for the collection, transmission, treatment, or disposal of sewage and includes trunk mains, interceptors, treatment plants and disposal systems.

SERVICES - The programs and employees determined necessary by local government to provide adequate operation and maintenance of public facilities and infrastructure as well as those educational, health care, social, and other programs necessary to support the programs, public facilities, and infrastructure set out in this plan or required by local, state or federal law.

SHORELINE OR SHORE - The interface of land and water and, as used in the coastal management element, is limited to oceanic and estuarine interfaces.

SOLID WASTE - Sludge from a waste treatment works, water supply treatment plant, or air pollution control facility or garbage, rubbish, refuse, or other discarded material, including solid, liquid, semisolid, or contained gaseous material resulting from domestic, industrial, commercial, mining, agricultural, or governmental operations.

SOLID WASTE FACILITIES - Structures or systems designed for the collection, processing or disposal of solid wastes, including hazardous wastes, and includes transfer stations, processing plants, recycling plants, and disposal systems.

STORMWATER - The flow of water that results from a rainfall event.

STORMWATER FACILITIES - Manmade structures that are part of a stormwater management system designed to collect, convey, hold, divert, or discharge stormwater, and may include stormwater sewers, canals, detention facilities, and retention facilities.

TAX INCREMENT FINANCING (TIF) - A funding mechanism for redevelopment. TIF captures the incremental increase in property tax revenues resulting from redevelopment and uses it to pay for public improvements needed to support and encourage new development.

URBAN SPRAWL - Uncontrolled and untimely expansion and spreading out of an urban community into the outlying non-urban area.

WATER-DEPENDENT USES - Activities that can be carried out only on, in, or adjacent to water areas because the use requires access to the water body for: waterborne transportation including ports or marinas; recreation; electrical generating facilities; water supply.

WATER-RELATED USES - Activities that are not directly dependent upon access to a water body, but which provide goods and services that are directly associated with water-dependent or waterway uses.

WETLANDS - Those wetlands under the jurisdiction of the Department of Environmental Protection and/or the Southwest Florida Water Management District.

1.0 FUTURE LAND USE GOALS, OBJECTIVES AND POLICIES

GOAL: TO MANAGE THE GROWTH AND DEVELOPMENT OF THE CITY OF PALMETTO, SO AS TO ACHIEVE A COMMUNITY IN WHICH RESIDENTS AND VISITORS LIVE IN A HEALTHY AND SAFE ENVIRONMENT; ONE THAT CONSERVES THE HISTORICAL AND NATURAL QUALITIES OF THE CITY, WHILE PROVIDING OPPORTUNITIES FOR ECONOMIC AND SOCIAL ADVANCEMENT.

Topography, Soil Conditions and the Availability of Facilities and Services [9J-5.006(3)(b)1.]

Objective 1.1: To give due consideration to topography, soil conditions, and the availability of facilities and services in the location and density of future land uses.

Policy 1.1.1: Development of wetlands shall be avoided to the greatest extent practicable. Where development of the wetlands cannot be avoided, impacts shall be minimized to the greatest extent practicable. Development of wetlands may be authorized in cases where the mitigation provided is of greater long-term benefit to fish and wildlife and water quality or where there is a net public benefit. Mitigation for lost wetland functions shall be provided in accordance with Chapter 373 Florida Statutes and 62-345 of the Florida Administrative Code, as may be amended.

Policy 1.1.2: Residential development within low-lying areas subject to flooding shall meet flood insurance standards of elevation and be limited to densities that permit safe evacuation. [9J-5.006(3)(c)1.]

Policy 1.1.3: Availability of public facilities and services shall be concurrent with the impacts of new development and shall meet established level of service standards. In redevelopment areas, local government shall assist in correcting deficiencies. [9J-5.006(3)(c)3.]

Policy 1.1.4: New development shall be permitted only where adequate drainage and storm water management, open space, and traffic flow and parking are provided. In redevelopment areas, local government shall assist in correcting deficiencies. [9J-5.006(3)(c)4.]

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Community Redevelopment Area [9J-5.006(3)(b)2.]

Objective 1.2: To encourage the redevelopment and renewal of the City's Community Redevelopment Area.

Policy 1.2.1: The City shall use the powers of the Community Redevelopment Act to encourage development, including assemblage of parcels of land for buildings and parking.

Policy 1.2.2: The City shall encourage in-fill development in areas closer to the Commercial Core ~~by~~ allowing higher intensity in the Commercial Core Zoning District. If the property is located within the Coastal High Hazard Area (CHHA), then appropriate density and intensity limitations shall apply.

Policy 1.2.3: The City shall discourage duplication of the functions of the Commercial Core ~~to~~ minimize the need for commercial rezoning ~~outside of commercial corridors of the Community Redevelopment Area.~~

Policy 1.2.4: The City shall establish enhanced design standards to ensure that sidewalks in the Commercial Core are safe and attractive to pedestrians. Such standards may include limits to the number and width of curb cuts and other design features.

Incompatible Land Uses [9J-5.006(3)(b)3.]

Objective 1.3: To eliminate uses of land incompatible with conservation of the health, safety, and welfare of the residents.

Policy 1.3.1: Obsolete and unused railroad rights-of-way and obsolete and vacant industrial or heavy commercial buildings shall be eliminated and replaced by modern industrial or commercial facilities, public facilities, and where compatible with surrounding patterns of land use, residential development.

Policy 1.3.2: ~~The City shall, through the Land Development Code, clearly identify and determine the types, intensities, and scales appropriate for the Commercial Core and other districts in order to avoid the duplication of functions within these various districts.~~

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Policy 1.3.3: The following shall be the future land use categories that apply within the City of Palmetto and which are included on the City's Future Land Use Map (FLUM):

• **RES-4**

The Residential-Low Density District designates areas appropriate for larger lot, single-family detached residential development. Densities in this District shall be relatively low, up to a maximum of four dwelling units per gross acre, and create, in some areas, a suburban atmosphere with one to two story houses, curvilinear streets and setback building footprints. Where the gridded street network is already established, it should be maintained. viewsheds such as those to the waterfront should be protected, and access to community facilities should be maximized to create or reinforce the atmosphere of a traditional neighborhood. There may be some limited agricultural operations in the District. While these uses are permitted to continue, it is expected that they will ultimately be phased out when development occurs. While most retail/commercial use is inconsistent with the character and intent of this District, some modestly-scaled neighborhood commercial and civic facilities such as neighborhood and community parks, schools, and places of worship would be suitable.

• **RES-6**

The main objective of the RES-6 land use designation is to preserve the structure and historic fabric of established neighborhoods, which are comprised primarily of one to two-story, detached, single-family dwelling units on a gridded street network shaded by significant tree canopy. Densities of up to six dwelling units per gross acre are appropriate. This District serves as a transition between lower density residential development and the Commercial Core, which has a mix of uses and a much greater concentration of development. There may be some limited agricultural operations in

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the District. While these uses are permitted to continue, it is expected that they will ultimately be phased out when development occurs. While most retail/commercial is inconsistent with the character and intent of this District, some modestly-scaled neighborhood commercial and civic facilities such as neighborhood and community parks, schools, and places of worship would be suitable.

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• **RES-10**

The designation provides areas for a mix of residential types located adjacent to or near to planned or existing commercial and office uses, and providing employment opportunities and proximity to a complement of residential support uses normally utilized during the daily activities of residents. There may be some limited agricultural operations in the District. While these uses are permitted to continue, it is expected that they will ultimately be phased out when development occurs. In addition to single-family, two-family, and multi-family residential uses, this District may include community facilities such as libraries, places of worship, and schools. Densities up to ten dwelling units per gross acre are appropriate in this District.

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• **RES-14**

The designation provides areas for a mix of residential types located adjacent to commercial and office uses. The designation includes single-family, two-family, and multi-family residential uses and may also include community facilities such as libraries, churches, and schools. There may be some limited agricultural operations in the District. While these uses are permitted to continue, it is expected that they will ultimately be phased out when development occurs. Dwelling unit densities up to fourteen (14) units per gross acre are permitting in this category.

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• **Mobile Home Park (MHP)**

The purpose of the MHP District is to recognize areas in Palmetto that are presently developed as mobile home parks. The intent is not to increase the quantity of land dedicated to accommodate these uses, but rather to ensure that existing parks are designed and built in a safe and sound manner while maintaining a range of housing choices in Palmetto.

• **Commercial Core (COMC)**

The purpose of the COMC District is to strengthen and protect areas identified as part of the historic and functional downtown center, allowing development that is consistent with an urban theme, and that combines residential development at higher densities than other districts with commercial activities and recreational opportunities necessary for a vibrant downtown. It is further intended that development in the Commercial Core be designed with carefully located buildings, parking and service areas, open space and use mixtures which are scaled and balanced to reduce general traffic congestion, by providing interdependent uses and uses which are compatible and complimentary with adjacent and surrounding land uses. The COMC is comprised of three subareas, *Downtown Waterfront District*, *Midtown District*, and *Uptown District*, which incrementally step back the scale, density, and intensity of development northward from the Manatee River Waterfront.

• **General Commercial (GCOM)**

This land use category identifies areas suitable for a wide range of commercial (retail and office) establishments that fulfill daily and longer-term needs for goods and services. Representative appropriate uses may include convenience stores, restaurants, banks, doctors' offices, hotels, dry cleaners, auto repair, and gas stations. The areas designated CMU are primarily located along major arterials and lend

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themselves to be accessed by car. However, provisions for alternate modes of transport to and within the District from nearby residential areas should be considered.

- **Heavy Commercial/Industrial (HCOMIND)**

The primary purpose of the HCOMIND is to identify areas appropriate for those industrial, heavy commercial, and other employment-oriented uses that may generate objectionable impacts with regard to appearance, noise, vibration, dust, odor, etc., and which need to be buffered from residential and other less intense or incompatible development. Uses may include manufacturing, processing, and assembly plants, warehousing, lumberyards, and commercial marinas. There may be some limited agricultural operations in the District. While these uses are permitted to continue, it is expected that they will ultimately be phased out as redevelopment occurs. The HCOMIND land use category may also allow complementary commercial and professional uses to provide for the needs of workers in, or visitors to, or residents nearby, any areas designated under this category.

- **Conservation (CON)**

The primary function of the Conservation Land Use Category is to enhance, preserve and protect ecological and other natural functions of lands that have been determined, by their designation under this category, as having significant potential for providing regional conservation benefits. These areas may contain floodways, certain regionally-significant floodplains, surface waters, wetlands, and/or uplands that shall be protected from adverse impacts resulting from development and preserved for the benefit of the region. The following are uses/facilities/activities that shall be permitted by the City of Palmetto within this land use category: pedestrian and non-motorized vehicle trails; roadway and infrastructure crossings; passive recreation and

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environmental education facilities; wetlands and upland habitat mitigation; species-specific habitat mitigation; stormwater attenuation and water quality treatment; floodplain compensation; and surface water storage and withdrawals.

- **Public Use (PU)**

This District includes existing and planned government-owned parks, marinas, open space and other recreational facilities and may encompass other, private recreational facilities.

- **Public Facilities (PF)**

The Public Facilities category identifies existing and proposed government-owned facilities, such as schools, libraries, fairgrounds, and government buildings. This category may also accommodate semi-public uses, such as places of worship, cemeteries, museums, art galleries, and hospitals.

- **Planned Development (PD)**

The purpose of the PD District is to encourage large scale, integrated, planned development in those areas that are primarily undeveloped and contain large parcels under single ownership. There may be some limited agricultural operations in the District. While these uses are permitted to continue, it is expected that they will ultimately be phased out when development occurs. This District permits the flexibility to design, in a comprehensive manner, a mix of uses that encourages pedestrian connectivity, adequate open space, a sense of place, and, if appropriate, a range of housing types and densities.

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FUTURE LAND USE DESIGNATION SUMMARY

Map Symbol	Category	Maximum Density / Intensity	General Range of Uses
RES-4	Residential-Low Density	4 du/Gross Acre	Single-Family Residential
RES-6	Residential-Low/Moderate Density	6 du/Gross Acre	1 to 2 Story Detached Single-Family Residential
RES-10	Residential-Moderate Density	10 du/Gross Acre	Mix of Residential Uses, Community Facilities, Churches, Schools
RES-14	Residential-High Density	14 du/Gross Acre	Mix of Residential Uses, Community Facilities, Churches, Schools
MHP	Mobile Home Park	Current Residential Density	Mobile Homes and Accessory Uses
COMC	Commercial Core	5.0/1.00 FAR 45 du/Gross Acre (Except in CHHA)	Wide Range of Commercial and Office Uses, Open Space, Church, Schools, Mix of Residential Uses
GCOM	General Commercial	.60/100 FAR 14 du/Gross Acre (Except in CHHA)	General Commercial, Office, Schools, Churches, Open Space
HCOMIND	Heavy Commercial / Industrial	1.25/1.00 FAR	Manufacturing Processing Assembly, Warehouse, Lumber Yards, Commercial Marinas, Boat Building, Supporting Commercial and Office Uses
PD	Planned Development	1.00/1.00 FAR 16 du/Gross Acre (Except in CHHA)	Mixed Uses -- Range of Housing Types, Open Space, Limited Commercial Uses
CONS	Conservation	0	Open Space, Passive Recreation
PU	Public Use	Special	Parks, Marinas, and Other Recreational and Open Space Uses
PF	Public Facility	Special	Government Owned Facilities

SOURCE: City of Palmetto Planning Department, 2009

Policy 1.3.4: ~~The Land Development Code shall address performance standards related to noise, vibration, glare, odor, fumes, and smoke for heavy commercial/industrial land uses by 2010.~~

Policy 1.3.5: Heavy commercial/industrial land uses shall not be permitted in the Commercial Core. ~~Existing heavy commercial and industrial uses in this Future Land Use designation shall be deemed to be nonconforming pursuant to parameters established in the Land Development Code. Once an existing heavy commercial or industrial nonconforming land use located in the Commercial Core ceases, it shall not be re-established.~~

Natural and Historic Resources [9J-5.006(3)(b)4.]

Objective 1.4: To conserve and protect natural and historic resources from unnecessary disturbance.

Policy 1.4.1: ~~The City shall amend the Historic Preservation Resolution by December 2010. The Historic Preservation Ordinance shall establish a Historic Preservation Board and procedures and standards for nominating and designating historic districts and landmarks.~~

Policy 1.4.2: Conservation areas identified on the Future Land Use Map shall be protected by enactment of appropriate ordinances or by public acquisition.

Policy 1.4.3: The City shall have a program to protect, preserve or appropriately re-use the historic resources in the City's coastal zone. [9J-5.012(3)(b)10.]

Policy 1.4.4: The City shall adopt a Historic Preservation Ordinance to provide protection for significant historic resources.

Policy 1.4.5: The City shall amend its Land Development Code to provide for the protection of significant historic resources from the impacts of development and redevelopment.

Policy 1.4.6: Significant historic resources and their environments should be included in public acquisition programs for recreation, open space and conservation. Any development or activities planned for these sites shall be passive in nature and shall not endanger the integrity and character of the resource.

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Coastal Population Densities [9J-5.006(3)(b)5.]

Objective 1.5: To limit coastal area population consistent with the need for an effective hurricane evacuation plan.

Policy 1.5.1: Palmetto's coastal areas shall be conserved and protected by restricting development, by encouraging the use of planned development techniques, and by encouraging acquisition of property for public open space.

Policy 1.5.2: Coastal densities shall be consistent with local or regional coastal evacuation plans.

Policy 1.5.3: The City shall continue to designate land within the Coastal High Hazard Area as either RES-4, CON, GCOM, or PU.

Utility Facilities [9J-5.006(3)(b)9.]

Objective 1.6: To ensure the concurrency and adequate provision of utilities to meet the needs of the area.

Policy 1.6.1: During the development review process, the City shall continue to coordinate with all applicable utility companies.

Policy 1.6.2: The Development Review Committee shall be responsible for assessing future impacts on utilities and review for concurrency purposes.

Discourage the Proliferation of Urban Sprawl [9J-5.006(3)(b)8.]

Objective 1.7: Discourage the proliferation of urban sprawl by encouraging active redevelopment of the City's Commercial Core and the in-fill development of vacant enclaves within the City's service area.

Policy 1.7.1: Incentives to investment in the redevelopment area shall be offered to the extent necessary to correct existing blight.

Policy 1.7.2: Land use planning, zoning, and other development regulations shall be applied to encourage greater intensity of development in the Commercial Core.

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Policy 1.7.3: The City shall encourage private-public cooperation and assistance in accelerating development of in-fill sites.

Land Development Regulations [9J-5.006(3)(b)10.]

Objective 1.8: The City shall implement its Future Land Use Map through its Land Development Code. Uses that are inconsistent with the community character as depicted on the Future Land Use Map shall be eliminated, with proper consideration for property rights.

Policy 1.8.1: By December 2010, the City shall review and, as necessary, revise the Land Development Code to eliminate existing inconsistencies with the policies of the Comprehensive Plan and to ensure that proposed policies of the Comprehensive Plan are appropriately implemented.

Objective 1.9: To encourage the use of planned developments and mixed use developments when such techniques improve the City's ability to meet its land use goal.

Policy 1.9.1: The City shall review its Land Development Code to determine if the planned development districts meet the needs of the development community and the vision of the City.

Policy 1.9.2: The administration of land use development regulations shall be carried out in a manner designed to ensure that all development meets standards consistent with the comprehensive plan in drainage and storm water management, open space, and convenient on-site traffic flow, and parking.

Policy 1.9.3: By 2010, the City shall amend its Land Development Code to encourage bicycle parking for new multi-family, commercial and/or heavy commercial uses.

Policy 1.9.4: The Planned Development (PD) land use category requires a Planned Development zoning. If PD land use and zoning are proposed, appropriate density shall take into consideration visual compatibility standards defined in the Land Development Code and may not exceed 45 dwellings units per acre. A determination of compatibility between the existing and proposed development shall be based on the design standards.

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Planned Development in the Coastal High Hazard Area (CHHA) is subject to the same considerations of visual compatibility, but must also, pursuant to stipulations contained in House Bill 1359 and corresponding Florida Administrative Rules and Statutes, guarantee that hurricane evacuation times are maintained or reduced. (see Policy 8.6.6).

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Density Bonus - Planned Development Category

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Objective 1.10: In order to facilitate the provision of affordable housing, the preservation of historic, archaeological or architectural significant structures, the acquisition of public facility sites, the acquisition of public access sites, and the redevelopment or infill of properties located within the Community Redevelopment Area, the Planned Development land use category shall offer a density bonus provision.

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Policy 1.10.1: The Planned Development land use category allows consideration of a density bonus. The maximum density permitted in the Planned Development category is 45 dwelling units per acre. For those properties designated or requesting a designation of PD, the density allowance within the CHHA shall, pursuant to stipulations contained in House Bill 1359 and corresponding Florida Administrative Rules and Statutes, guarantee that hurricane evacuation times are maintained or reduced. (see Policy 8.6.6).

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Policy 1.10.2: The Land Development Code shall include the following options for consideration of a density bonus:

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- Fifteen (15) percent of the housing units shall be affordable and attainable.
- Additional density, up to 45 du/ac may be considered if the restoration and preservation of historic, archaeological or architectural significant structures or sites is part of the overall development.
- A portion of the developable land is dedicated for a public facility site.
- The proposed development provides, constructs, and maintains public access to the recreational waters of the City.

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Density/Intensity Transfer

Objective 1.11: To ensure the preservation of and compatibility of development on properties containing environmentally sensitive lands, the City shall allow the transfer of a portion of the density/intensity of the environmentally sensitive land to the upland acreage.

Policy 1.11.1: For those lands designated as environmentally sensitive, no development shall be permitted on those properties. A maximum density/intensity transfer of 25% of the environmentally sensitive acreage to the upland portion of the property is permitted.

Policy 1.11.2: If a density/intensity transfer occurs, only those uses deemed compatible with the adjacent wetlands shall be permitted.

Annexation

Objective 1.12: In order to reduce the number of enclaves and to provide more efficient governmental services, the City shall develop an annexation strategy.

Policy 1.12.1: The City shall work with the Joint Planning Committee (JPC) to determine those areas contiguous to the City that should be considered for annexation.

Policy 1.12.2: The City shall continue to coordinate with Manatee County to determine appropriate water and sewer service area boundaries through their mutual binding Potable Water agreement.

Policy 1.12.3: By December 2010, the City shall evaluate the Accord for consistency with implementation tools and regulations, both adopted and proposed.

Policy 1.12.4: By December 2010, the City shall develop and adopt annexation criteria.

Flex Provision

Objective 1.13: In order to provide the logical extension of development potential for adjacent properties, the City shall implement a flex provision.

Policy 1.13.1: The land use category boundaries depicted on the land use map are precise lines. However, when using the flex provision, the land use category boundaries shall be deemed to

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extend one hundred fifty feet (150') beyond the precise line. In consideration of a rezoning, the following criteria must be met:

1. Only properties adjacent to the plan designation proposed for flexing may be considered.
2. The proposed rezoning is consistent with the Goals, Objectives, and Policies of the Comprehensive Plan and any other applicable land development regulation.
3. The proposed rezoning does not disrupt established land use boundaries such as, but not limited to, railroads, streets, alleys, and rear property lines.
4. The increased density, intensity, use, or scale of development is compatible with adjacent land uses. [9J-5.006(3)(c)2.]
5. The site is adequately served or programmed to be served by acceptable levels of community facilities and utilities.

Policy 1.13.2: The flex provision does not change the underlying land use designation for the property subject to the rezoning; therefore, this provision can only be employed once on the subject property. Properties adjacent to a flexed property cannot use the flex provision as a basis for rezoning.

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School Siting

Objective 1.14: To provide for, locate, and expand schools in a coordinated manner ensuring the planning, construction, and opening of educational facilities are coordinated in time and place, concurrent with necessary services and infrastructure and to ensure compatibility and consistency with the Comprehensive Plan.

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Policy 1.14.1: Under appropriate circumstances, schools may be considered in all land use plan categories, except Conservation.

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Policy 1.14.2: Assist schools to determine appropriate sites. Continue to encourage the location of schools adjacent to other public facilities such as parks, libraries, and community centers and to those locations that can be used as a potential catalyst or leverage for redevelopment efforts in the surrounding urban area.

Policy 1.14.3: Per state statute, the Manatee County School Board is required to notify the City of Palmetto at least 60 days prior to acquiring or leasing property that may be used for a new public educational facility. The City shall notify the School Board within 45 days if the site proposed for acquisition or lease is consistent with the land use categories and policies of the Comprehensive Plan.

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Deleted: **Policy 1.13.3:** It is the intent of the City that development and redevelopment of school sites shall be as minimally disruptive as possible to adjacent areas. In order to achieve this, the City shall assess the potential impacts of these uses on the physical development pattern and the character of the surrounding area, and require mitigation of negative off-site impacts, consistent with the provisions of the Comprehensive Plan.

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Reason for Amendment: To address recommendations in EAR Section V.1.2, "New Future Land Use Policies." The amendment clarifies the City's utilization of the Land Development Code as its primary mechanism for implementing the Future Land Use Map.

Reason for Amendment: The original date is obsolete.

Reason for Amendment: To ensure internal consistency with new Policy 1.9.1. The City plans to do a comprehensive update of the Land Development Code following the adoption of the EAR-based amendments.

Policy 1.8.4: The maximum allowable density for each land use category shall be as follows: [9J-

5.006(3)(c)7.]

RES-4	4 dwelling units per acre
RES-6	6 dwelling units per acre
RES-10	10 dwelling units per acre
RES-14	14 dwelling units per acre
CG	14 dwelling units per acre

(except in the CHHA)

CC	14 dwelling units per acre
----	----------------------------

(except in the CHHA)

CHI	0 dwelling units per acre
-----	---------------------------

(residential inappropriate)

PD	16 dwelling units per acre
----	----------------------------

(except in the CHHA)

Policy 1.8.5: The City shall continue to implement the maximum densities stated in Policy 1.8.4. through the land development code and appropriate zoning designations.

Reason for Amendment: To resolve existing inconsistencies between the Comprehensive Plan Future Land Use Element, the Future Land Use Map, and the Land Development Code, this policy is being replaced with clearly stated Future Land Use designation definitions (Policy 1.3.3). The Future Land use Map today depicts categories that are not addressed in this policy and viceversa. In addition, residential densities in the Downtown core have been revisited through the preparation of the Waterfront District

Reason for Amendment: The "fold over" no longer applies because the downtown/Commercial Core will have a higher allowable density than the surrounding areas. The City has shifted focus to the "transition zone" between new and old development. The evaluation of compatibility will be based upon design guidelines, which are currently under development for each area of the City.

Reason for Amendment: To address recommendations in EAR Section V.1.2, "New Future Land Use Policies." The amendment provides a timeframe for the City, not only to interpret new policies into its Land Development Code, but also to address specific issues raised during the preparation of the EAR regarding the lack of regulations to implement existing policies and inconsistencies in the manner in which some policies are implemented through the Land Development Code.

Reason for Amendment: This policy will become unnecessary with the addition of Policy 1.9.1.

Policy 1.8.6: The maximum allowable intensity for each land use category (excluding residential, public and conservation) shall be as follows:

	CG	0.75
FAR		
	CC	1.00
FAR		
CHI	0.50 FAR	
PD	1.00 FAR	

By April 2002, the City shall amend its land development code to include floor area ratios for the commercial zoning districts.

The maximum density of the PD category is 16 dwelling units/acre with applicable density bonus; however, existing densities and future land use plan category densities of adjacent and surrounding development shall be considered when determining the density permitted for a specific project. For purposes of this document, the density shall be determined by averaging the density of adjacent property. For purposes of this document, adjacent property shall include those properties an equal dimensional distance to the north, south, east and west of the subject property. For example, if the subject property is 250-feet wide by 287-feet deep with the width running east/west and the depth running north/south, all properties 250-feet east and west of the subject property shall be included in the averaging formula.

The averaging formula shall be done as follows:

a) If the adjacent property is developed or is controlled by an approved site plan, the existing density or approved site plan shall be used to determine the maximum density.

b) If the adjacent property is vacant, the average density shall be calculated from the adjacent property land use categories.

This information shall be provided by the applicant for staff review and approval by the appropriate governing bodies.

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Once these service area boundaries have been established, a binding agreement between the City and the County establishing service areas shall be executed.

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Reason for Amendment: *The EAR determined that the City should amend the Comprehensive Plan to require consideration of The Accord in growth-related decisions in order to substantiate its support for The Accord. Thus, it is essential that it be reviewed in relation to the City's growth management tools and regulations.*

2.0 TRANSPORTATION ELEMENT GOALS, OBJECTIVES, AND POLICIES

GOAL 1: TO PROVIDE A SAFE, CONVENIENT, COST EFFECTIVE, AND EFFICIENT MULTI-MODAL TRANSPORTATION SYSTEM WHILE ENHANCING THE NATURAL AND SOCIAL ENVIRONMENT OF THE CITY. [9J-5.019(4)(a)]

Level of Service

Objective 2.1: Maintain and update as necessary roadway level-of-service standards for review of development proposals and issuance of development orders with respect to concurrency requirements, for use in capital improvement programming, and for establishing the long-range traffic operation goals for major roadways. [9J-5.019(4)(b)]

Policy 2.1.1: The level of service standard for collector and arterial roadways in the City shall be LOS "D", peak hour.

Policy 2.1.2: The City shall utilize the level of service standard adopted by Manatee County for all County roadways and state roadways not on the Florida Intrastate Highway System as defined by Section 338.001, FS.

Policy 2.1.3: The City shall issue development orders only upon certification that required transportation facilities are available to serve the proposed development at the adopted level of service standard, or are scheduled to be in place or under actual construction not more than three years after issuance of a first certificate of occupancy or its equivalent as recognized in the adopted Palmetto Five-Year Capital Improvements Plan or the first three years of the adopted FDOT Five-Year Work Program.

Policy 2.1.4: The City shall review its roadway design criteria to ensure consistency with recommended planning and engineering principles and design criteria.

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Policy 2.1.5: The City shall continue to implement regulations ~~that~~ provide for the construction of off-site road improvements by developers which mitigate traffic congestion in the immediate area of their development.

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Policy 2.1.6: The City shall continue to implement development regulations and programs ~~that~~ require road users and land developers to absorb a fair share portion of the costs of needed transportation facilities to maintain adopted ~~level-of-service standards~~, thereby enhancing the economic feasibility of existing and future transportation systems.

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Policy 2.1.7: The City shall review on an annual basis the vehicle miles of travel operating below the adopted level of service standard.

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Traffic Circulation

Objective 2.2: The traffic circulation system shall emphasize efficiency, safety, and aesthetics. [9J-5.019(4)(b)1]

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Policy 2.2.1: The City shall minimize through traffic movement within residential neighborhoods through signage and police enforcement.

Policy 2.2.2: Access to and from arterial streets shall be minimized consistent with Florida Department of Transportation specifications and City regulations.

Policy 2.2.3: The City shall limit access through the proper location and spacing of curb cuts, thereby improving roadway capacity and level of service.

Policy 2.2.4: The City shall continue to require all development to meet City regulations adopted for parking lots, ~~for~~ both motorized and non-motorized vehicles.

Policy 2.2.5: The City shall coordinate with FDOT to improve safety on state roads ~~that~~ traverse Palmetto.

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Policy 2.2.6: The City shall continue to prioritize improvements at intersections with unusually high accident rates.

Policy 2.2.7: The City shall continue to clearly post evacuation routes.

Objective 2.3: , To coordinate with Manatee County to further the County's mass transportation plans for transportation in an effort to become a multi-modal community.

Policy 2.3.1: The ~~Sarasota/Manatee Metropolitan Planning Organization 2030 Long Range Transportation Plan (SMMPO)~~ shall be ~~considered~~ for identification of future roadway improvements necessary to safely and efficiently carry local and non-local traffic through the City.

Intergovernmental Coordination

Objective 2.4: ~~The City shall continue~~ to coordinate transportation planning activities with the plans and programs of any applicable county, regional, state, and federal transportation entities. [9J-5.019(4)(b)3]

Policy 2.4.1: The City shall actively participate through attendance at public hearings, informational workshops, and technical advisory committee meetings or organizations, such as, ~~SMMPPO~~, in the county, regional, and state planning efforts regarding upgrading transportation facilities within its planning area.

Policy 2.4.2: ~~The~~ City shall coordinate with Manatee County and the Sarasota Manatee MPO in the establishment and implementation of transportation demand management programs such as ridesharing and flexible working hours ~~that~~ serve to modify peak hour travel demand and reduce the number of vehicle miles traveled per capita.

Policy 2.4.3: ~~The~~ City of Palmetto shall coordinate with Manatee County Area Transit to increase annual transit trips per capita.

Objective 2.5: ~~Maintain~~ the Future Traffic Circulation Map to be ~~consistent~~ with the MPO's Long Range Transportation Plan. [9J-5.019(4)(b)3]

Policy 2.5.1: ~~Annually~~, the City shall review both the MPO's and FDOT's 5-year programs to determine if revisions to of the City's Future Traffic Circulation Map are necessary.

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Policy 2.5.2: After the annual review of the MPO's and FDOT's 5-year plans, the City shall revise the Transportation Element and/or the Future Traffic Circulation Map as necessary.

Multi-modal

Objective 2.6: The City shall continue to provide and improve for the safe and efficient movement of bikeway and pedestrian traffic. [9J-5.019(4)(b)1]

Policy 2.6.1: The City shall continue to support the implementation of the Manatee County Bikeways Plan and include within its overall transportation system an adequate bikeway and pedestrian plan that connects schools, residential areas, recreational facilities, and commercial areas and specifies adequate right-of-way and pedestrian crossing signals and/or markings.

Policy 2.6.2: Where feasible, the City shall incorporate MPO recommended bicycle friendly design standards into all new and reconstructed thoroughfare streets. Where specific design standards can not be met, the City shall consider the use of wider outside vehicle lanes to accommodate safe bicycle travel.

Policy 2.6.3: In accordance with the Waterfront Plan, the City shall improve methods to enhance the east/west transportation corridors and circulation from the 4th Street extension.

Policy 2.6.4: The City shall adopt a policy that includes landscaping standards for gateway enhancement and beautification.

Objective 2.7: Coordinate with the Manatee County Area Transit System for the provision of efficient transit services based upon existing and proposed major trip generators; existing and proposed major trip attractors; safe and convenient public transit terminals; land uses; and accommodation of the special needs of the transportation disadvantaged. [9J-5.019(4)(b)4]

Policy 2.7.1: The City shall encourage the use of existing mass transit to relieve pressure on the existing roadway system by providing transit service information at public buildings.

Policy 2.7.2: The City shall utilize the route performance standards adopted by the Manatee County Area Transit System as an indicator of the fixed route transit system that serves Palmetto.

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Future Land Use

Objective 2.8: To ensure that transportation improvements promotes desirable future land use consistent with the Future Land Use Element. [9J-5.019(4)(b)2]

Policy 2.8.1: Major roads shall serve as boundaries to neighborhoods. Non-residential uses shall be concentrated on these major roads and not on local residential streets.

Policy 2.8.2: As a means of managing the location of growth, the City shall prioritize roadway improvements to correct existing deficiencies and to meet projected future needs as indicated on the Future Land Use Map.

Policy 2.8.3: The City shall encourage the development and redevelopment of properties served by the existing transportation network prior to developing new facilities. Methods of encouragement could include rezoning approval, providing information regarding capacity on roadways, etc.

Policy 2.8.4: The City shall give special priority to funding transportation improvements necessary within the designated downtown redevelopment area.

Policy 2.8.5: The City should consider the adoption of Corridor Master Plans with consideration of any appropriate changes to the boundary of the Community Redevelopment Area.

Environmental Quality

Objective 2.9: Develop and implement a transportation system that limits water, air, and noise pollution, thereby enhancing the quality of the environment.

Policy 2.9.1: The City shall require the paving of parking lots in its land development regulations in order to reduce fugitive dust. However, in order to minimize the addition of unnecessary impervious surface area (parking areas) the City may permit the use of other techniques (e.g., turf block, porous pavement, sod) in ancillary parking areas.

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Policy 2.9.2: The City and developers shall protect environmentally sensitive areas from future road construction through applicable permitting processes.

Policy 2.9.3: The City shall coordinate with FDOT to limit air and noise pollution attributable to traffic on state roadways which traverse Palmetto.

Right-of-Way Protection

Objective 2.10: Ensure the availability of existing and future right-of-way needed to implement the Transportation Element. [9J-5.019(4)(b)5]

Policy 2.10.1: The Palmetto Land Development Code shall continue to provide setback requirements to protect future rights-of-way from building encroachments.

Policy 2.10.2: The City shall review future land uses when planning for new roadways to ensure that the future mobility needs of City residents are met.

Policy 2.10.3: The City shall not vacate public right-of-way until it has been determined that the right-of-way is not required for future mobility, utility infrastructure, or storm water needs.

TABLE 2-1 FDOT FUNCTIONALLY CLASSIFIED ROADWAYS IN PALMETTO			
NAME	FUNCTIONAL CLASSIFICATION	NUMBER OF LANES	MAINTENANCE RESPONSIBILITY
US 41	Principal Arterial	4LD	State
US 301	Principal Arterial	4LD	State
Business 41 (8th Avenue West)	Principal Arterial	4LD/U	State
17th Street West	Urban Collector	2LU	City
10th Street West	Collector	3LU/2LU	City
7th Street West	Collector	3LU/2LU	City
14th Avenue West	Collector	2LU	City

SOURCE: City of Palmetto, 1997.

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Policy 2.6.1: The City shall continue to include within its overall transportation system an adequate bikeway and pedestrian plan which connects schools, residential areas, recreational facilities, and commercial areas, including adequate right-of-way and pedestrian crossing signals and/or markings.

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The City shall support implementation of the Manatee County Bikeways Plan, with particular emphasis on the establishment of a community trails network.

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Reason for Amendment: To address EAR issue III.5 "Protection of Neighborhood Character: Aesthetic Identity." The "Potential Tools/Required Policy Changes" part of this issue includes "Engage in a process to identify gateways into the City" and "Target capital investment to improve the aesthetic character of key locations within the City, including gateway entrances, major corridors, landmarks, and public facilities and spaces." This policy is step toward these strategies.

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In accordance with the waterfront plan, the City shall adopt a policy to enhance the east/west transportation corridors and circulation from the 4th street extension.

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3.0 HOUSING ELEMENT GOALS, OBJECTIVES, AND POLICIES

GOAL: TO PROVIDE DECENT, SAFE, AND SANITARY HOUSING AT AFFORDABLE COSTS TO MEET THE NEEDS OF PRESENT AND FUTURE POPULATIONS. [9J-5.010(3)(a)]

Substandard Housing

Objective 3.1: To upgrade substandard housing through rehabilitation, replacement, or demolition. [9J-5.010(3)(b)2]

Policy 3.1.1: The City shall set annual goals for the elimination of substandard housing within established target areas and monitor progress on an annual basis. [9J-5.010(3)(c)3]

Policy 3.1.2: The City shall encourage rehabilitation of deteriorated housing through the use of public grants and private local banks.

Policy 3.1.3: The City shall update the Language in the Land Development Code permitting the use of accessory structures as dwelling units.

Objective 3.2: To achieve structural soundness and aesthetic improvement of existing housing and prevent existing standard units from becoming substandard. [9J-5.010(3)(b)2]

Policy 3.2.1: The City shall target concentrated code enforcement efforts to areas having concentrations of substandard housing and shall maintain regular enforcement activities in all areas of relatively older housing or rental housing. [9J-5.010(3)(c)3]

Policy 3.2.2: The City Code Enforcement Board shall establish standards and indicators of code compliance in terms of structural soundness and aesthetic improvement and annually report the quality of the City's housing stock in terms of such indicators to City Council. [9J-5.010(3)(c)3]

Policy 3.2.3: The City shall continue to enforce standards which facilitate the preservation of sound neighborhoods that are conducive to reinvestment by residents, infill developers, and financial institutions. [9J-5.010(3)(c)3]

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Policy 3.2.4: The City shall assist neighborhood conservation by providing code enforcement, removing blighting or unsanitary conditions, and concentrating law enforcement efforts to create a safe, livable environment.

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Policy 3.2.5: The City shall enforce housing codes to the fullest extent through code enforcement action.

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Historically Significant Housing

Objective 3.3: Provide necessary measures to ensure preservation and conservation of known historical resources. [9J-5.010(3)(b)5]

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Policy 3.3.1: Promote the designation of historic districts through implementation of a preservation ordinance which includes criteria for designating property; standards and guidelines for controlling demolitions, alterations, and relocations; and procedures for administration and enforcement. [3] 2010, the City shall develop standards and guidelines.

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Policy 3.3.2: The City shall negotiate with land owners prior to the development review process to avoid disturbance and encourage preservation of known historical and pre-historical sites. When appropriate, the City shall require a cultural resources survey. [9J-5.010(3)(c)4]

Policy 3.3.3: The City shall assist the Palmetto Historical Commission in its efforts to provide public information, education, and technical assistance relating to historic preservation programs. [9J-5.010(3)(c)4]

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Relocation Housing

Objective 3.4: Provide uniform and equitable treatment of persons displaced by government housing programs consistent with State laws. [9J-5.010(3)(b)6]

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Policy 3.4.1: Persons displaced by federal or state programs shall be assured reasonably located, standard housing at affordable costs prior to their displacement. [9J-5.010(3)(c)9]

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Housing Supply

Objective 3.5: Encourage and facilitate private sector development of housing units indicated in the Housing Element analysis to meet the housing needs of existing and projected populations

Policy 3.5.1: The City shall provide information, technical assistance, and efficient permitting processes to assist the private sector to maintain a rate of housing production, especially for affordable housing, sufficient to meet the needs of the population [9J-5.010(3)(c)2]

Policy 3.5.2: The City shall continue to implement land development regulations which grant density bonuses to encourage planned development (PD) techniques to achieve affordable housing densities while preserving estuarine wetlands [9J-5.010(3)(c)11]

Policy 3.5.3: The City shall continue to implement development regulations which grant density bonuses to developers of rental units [9J-5.010(3)(c)11]

Policy 3.5.4: The City shall continue to implement development regulations which grant density bonuses to developers of multiple family dwelling units. [9J-5.010(3)(c)11]

Policy 3.5.5: The City shall continue to review ordinances, codes, regulations, and permitting processes for the purpose of eliminating excessive requirements, and to establish fast-track processing for housing developments intended to serve persons with special housing needs including the elderly, handicapped, large families, and persons relocated from substandard housing, [9J-5.010(3)(c)2]

Affordable Housing

Objective 3.6: Monitor the provision of affordable housing for the existing and anticipated population of very low, low and moderate income households, and encourage private sector development of affordable housing in order that a minimum of fifteen percent of the current housing demand as indicated in the Housing Element analysis is met annually. [9J-5.010(3)(b)1]

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Policy 3.6.1: The City shall continue to implement programs which facilitate financing for housing rehabilitation, infill development, and housing affordable to very low, low, and moderate income households. [9J-5.010(3)(c)7]

Policy 3.6.2: The City shall make greater use of available incentives to increase production of housing affordable to very low, low, and moderate income households by directing the use of tax increment funds which result from commercial development being used to subsidize affordable housing. [9J-5.010(3)(c)7]

Policy 3.6.3: The City shall utilize federal, state, and local subsidy programs as one means of meeting affordable housing needs. [9J-5.010(3)(c)7]

Policy 3.6.4: The City shall continue to provide density bonuses for the inclusion of affordable units within each residential project and establish intensity bonuses for the inclusion of affordable units within mixed use development. [9J-5.010(3)(c)5]

Policy 3.6.5: The City shall require the location of publicly assisted housing, group homes, and foster care facilities in areas which meet the following criteria:

- adequate public facilities are present;
- adequate public services are present;
- site is proximate to employment opportunities;
- site is proximate to schools and recreation;
- site is proximate to emergency medical facilities;
- site is proximate to shopping opportunities;
- mass transit;

Policy 3.6.6: The City shall spatially deconcentrate assisted housing consistent with the criteria in Policy 3.6.7 of this element. [9J-5.010(3)(c)5]

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Policy 3.6.7: The City shall approve plan amendment requests for additional residential acreage (consistent with the FLUE) when and where substantiated by residential growth trends and need for affordable housing. [9J-5.010(e)(c)11]

Policy 3.6.8: The City may approve rezoning of non-residential land if it is compatible with surrounding areas in order to promote reasonably priced supply of building residential land. [9J-5.010(3)(c)11]

Objective 3.7: To provide incentives to developers for providing housing sites for very low, low, and moderate income households. [9J-5.010(3)(b)3]

Policy 3.7.1: The City shall continue to implement development regulations which grant density bonuses to developers of subdivisions and planned unit developments which include very low, low, and moderate income housing units. [9J-5.010(3)(c)5]

Providing for the Housing Needs of the City's Residents

Objective 3.8: The City shall allocate sufficient acreage in appropriate locations to meet the housing needs of the City's residents.

Policy 3.8.1: The City shall continue to implement development regulations which allow group homes and foster care facilities in all residential zones, subject to standards designed to avoid adverse impacts. [9J-5.010(3)(c)6]

Policy 3.8.2: The City shall allow mobile home parks in areas designated MHP on the Future Land Use Map.

Policy 3.8.3: The City shall review and evaluate zoning and other regulations that pertain to housing to ensure that requirements continue to be reasonable and do not unduly limit opportunities for lower income groups to secure housing in desirable locations.

Housing Implementation Programs

Objective 3.9: To establish housing implementation programs capable of meeting the Housing Element objectives. [9J-5.010(3)(b)7]

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Policy 3.9.1: The City shall continue to implement land development regulations which provide flexibility in the form of affordable densities, and standards to protect the environment and design quality.

Policy 3.9.2: The City shall encourage participation in a regional housing task force comprised of real estate, development and financial industries, residents, and public officials to develop practical implementation methods for improving the supply of good quality affordable housing. Methods could include technical assistance programs, low-cost housing construction techniques, loan assistance programs, federal, state, and local subsidy programs, and cooperation with other units of government.

Policy 3.9.3: The City shall encourage neighborhood conservation by providing code enforcement, removing blight or unsanitary conditions, and concentrating law enforcement efforts to create safe, livable neighborhoods conducive to reinvestment by residents, infill developers, and financial institutions.

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~~Policy 3.1.3: The City shall apply available funds to the demolition of dilapidated structures including CDBG funds and tax increment funds. [9] 5.010(3)(c)4]~~

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Reason for Amendment: The language of this policy was changed in order to reflect the City's level of commitment. . The City has the option to approve rezoning of non-residential land if it is compatible with surrounding areas; however, The City is not required to approve rezoning on the basis that the land in question is compatible with surrounding areas.

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Reason for Amendment: The City is no longer eligible to receive CDBG funds.

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Reason for Amendment: A 2005 amendment to Chapter 163, F.S. allowed certain accessory dwelling units to applying toward satisfying the affordable housing component of the housing element. . By requiring a change in the LDC, this policy will help the City to meet its affordable housing objectives, and is in line with affordable housing strategies advocated by many experts.

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Policy 3.8.3: Due to the already substantial percentage of mobile and manufactured homes in the overall housing supply, the City shall discourage new mobile and manufactured home sites. [9J-5.010(3)(c)5]

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Objective 3.9: To provide safeguards to ensure adequate and affordable housing for farm workers employed in the City of Palmetto. [9J-5.010(3)(b)1]

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Policy 3.9 1: The City shall monitor the efforts of Manatee County to provide farm worker housing in existing and future farming areas of the County. [9J-5.010(3)(e)5]

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Reason for Amendment: To address EAR issue II.3.4.b.i "Workforce Housing" Since there are no working farms in the City of Palmetto that would warrant farm worker housing, Objective 3.9 and Policies 3.9.1, 3.9.2, and 3.9.3 are obsolete. . To address Local Community Issue III.3, "Housing Affordability," this objective and the related set of policies will be replaced with new policies that are more consistent with the City's conditions and its current and future affordable housing needs, as well as the requirements of Section 9.J-5.010(3)(b)1, F.A.C. Refer to the new section titled "Providing for the Housing Needs of the City's Residents."

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Policy 3.9.2: The City shall refer private agricultural businesses and non-profit agencies to the appropriate County agency to plan and coordinate farm worker housing at locations convenient to agricultural areas of Manatee County. [9J-5.010(3)(c)5]

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Policy 3.9.3: The City shall maintain a definition of "Farm Labor Camp" and zoning districts that permit farm worker housing as a conditional use in the land development regulations. [9J-5.010(3)(c)5]

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Group Homes and Foster Care Facilities

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Objective 3.8: To hold the number of mobile and manufactured home sites constant. [9J-5.010(3)(b)3]

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Policy 3.8.1: The City shall allow existing mobile and manufactured home parks to continue to operate and take no action to close or relocate existing mobile home parks unless residents are assured reasonably located mobile and manufactured home sites at affordable costs. [9J-5.010(3)(c)5]

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Policy 3.8.2: The existing mobile and manufactured home parks designated as MHP on the land

use map shall have the following maximum densities:

<u>PARK</u>	<u>DWELLING UNITS</u> <u>(DU'S)</u>	ACRES	DU'S PER ACRE
Rainbow Mobile Home Park	85	3.85	22.1
Palmetto Mobile Home Park	488	32.89	15.0

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To provide adequate sites for group homes and foster care facilities consistent with Chapter 419,

Florida Statutes in all residential zones, particularly in new subdivisions and planned unit

developments. [9J-5.010(3)(b)4]

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Policy 3.10.2:

The City shall continue to implement development

regulations which grant density bonuses to developers of subdivisions or planned unit

Reason for Amendment: This change will better reflect the City's commitment to providing appropriate locations for all types of residential uses, rather than for only specific types. This change and the policy changes below reflect a direction to address residential land use needs more comprehensively. . Additionally, Palmetto already complies with the statutory requirement that group homes with five or less people be permitted in single-family districts.

developments which include sites for group homes and foster care facilities. [9J-

5.010(3)(c)6]

Reason for Amendment: This new policy is related to the requirements of s. 163.3177(6)(f), F.S.

Policy 3.10.3:

The City shall adopt in the land development regulations

site selection criteria including accessibility, convenience, and infrastructure availability for locating housing for the elderly and institutional housing.

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Policy 3.8.4: The City shall allow manufactured housing built to the Standard Building Code in residential areas designated on the Future Land Use Map.

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<i>Reason for Amendment: This new policy will help to ensure that there will not be undue regulatory barriers to the development of affordable/attainable housing in Palmetto.</i>

<i>Reason for Amendment: As manufactured housing is often less expensive than "stick built" housing, this will help to ensure that there will be undue regulatory barriers to the development of affordable/attainable housing in Palmetto..</i>

4.0 SANITARY SEWER GOALS, OBJECTIVES AND POLICIES

GOAL: A COST EFFECTIVE, EFFICIENT, AND SAFE COLLECTION AND TREATMENT SYSTEM THAT PROTECTS THE QUALITY AND INTEGRITY OF THE ENVIRONMENT AND MEETS FUTURE POPULATION DEMANDS, WHILE PROMOTING COMPACT URBAN GROWTH.

Advanced Wastewater Treatment System

Objective 4.1: To provide sanitary sewer service to all areas within the City limits and service area.

Policy 4.1.1: The City's sewage collection, treatment, and disposal system shall meet or exceed applicable local, state, and federal regulations and guidelines.

Policy 4.1.2: The City shall carefully review proposed annexations for impacts upon the City's sewer system.

Policy 4.1.3: The City shall require all development to be reviewed for sanitary sewer concurrency standards.

Policy 4.1.4: The sanitary sewer level-of-service standard is 100 gallons/person/day. [9J-5.011(2)(c)2.]

Policy 4.1.5: The City's current service area boundaries may be extended to provide needed sewer service beyond the present City limits. If the property is not contiguous to the City when service is provided, then the property owner shall enter into an Annexation Agreement with the City that is binding on future property owners to annex into Palmetto when contiguous.

Policy 4.1.6: Require industrial or commercial users that generate wastewater loads of a character not permitted for disposal directly into the City's sanitary sewer system to pretreat wastewater to achieve compliance with the City's standards prior to discharge into the City's sanitary sewer system.

Maintenance of Existing Facilities

Objective 4.2: As a means to maximize the City's existing wastewater treatment facilities, the City shall limit the opportunities for inflow and infiltration and shall modify lift stations as necessary to ensure the effective collection of wastewater.

Policy 4.2.1: The City shall continue the Inflow and Infiltration Program and correct any areas identified as having either inflow and/or infiltration problems.

Policy 4.2.2: The City shall continue to ensure the efficient and effective collection of wastewater through the maintenance and upgrading of lift stations.

Reclaimed Water Use

Objective 4.3: As a means to further enhance the City's water conservation efforts, the City shall expand the practice of using reclaimed water for the irrigation of recreational, urban lands, and agricultural uses as a means to reduce the use of potable or groundwater and to cease the discharge of wastewater to surface waters. [9J-5.011(2)(b) 4., (c)3.]

Policy 4.3.1: Require the use of reclaimed water to irrigate recreational, agricultural, and future development.

Policy 4.3.2: Encourage the use of reclaimed water to irrigate lawns and landscaping in current urban areas.

Policy 4.3.3: Pursue a regional approach, wherever feasible, to the use of reclaimed water through development of interlocal agreements with other governmental jurisdictions.

Policy 4.3.4: Require the construction of an on-site distribution system for the transmission of reclaimed water in all new and future development projects.

Funding Mechanisms

Objective 4.4: Appropriate funding mechanisms to provide adequate revenue to finance the construction, operation, and maintenance of the City's collection, treatment, and disposal system shall be implemented.

Policy 4.4.1: Wastewater collection and reclaim utility rates shall be reviewed to determine the adequacy for financial support of system operation and maintenance.

Policy 4.4.2: Scheduling and prioritizing of major system improvements to the sewage system shall be completed as a component of the Capital Improvements Program.

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5.0 SOLID WASTE GOALS, OBJECTIVES AND POLICIES

GOAL: COST EFFECTIVE, EFFICIENT, AND ENVIRONMENTALLY SOUND COLLECTION AND DISPOSAL OF SOLID WASTE ~~THAT MEETS THE NEEDS OF THE PROJECTED POPULATION.~~

Collection and Disposal

Objective 5.1: The City shall continue to assess its methods of collection and disposal of solid waste to ensure that the most cost effective, efficient, economic, and environmentally sound practices are employed by its handlers.

Policy 5.1.1: Only acceptable methodologies ~~that~~ meet federal, state, and local guidelines shall be employed in the collection, transport, and disposal of solid wastes.

Policy 5.1.2: The City shall continue to enforce all applicable ordinances and laws to prevent illegal dumping of solid or liquid wastes within the City.

Policy 5.1.3: As part of the site plan review process, the City shall require the screening of solid waste receptacles.

Policy 5.1.4: The City shall support Manatee County's efforts to purchase additional landfill sites consistent with the long-range needs for solid waste disposal.

Policy 5.1.5: The City shall continue to cooperate with the Manatee County Public Works Department to advise its citizens of the appropriate methods for disposal of hazardous materials. Each quarter, the City shall notify its residential customers of the Household Hazardous Waste Amnesty Day provided at the Lena Road Landfill. The City shall continue to monitor its commercial and industrial customers to ensure that they are following appropriate disposal methods for hazardous materials.

Recycling and Waste Reduction

Objective 5.2: As a means to further enhance the City's recycling and solid waste reduction efforts, the City shall continue to provide and improve the existing recycling and yard debris separation programs.

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Policy 5.2.1: The City ~~shall continue to provide~~ curbside recycling to single-family residential customers. The City shall ~~encourage~~ commercial ~~and~~ institutional customers to recycle.

Policy 5.2.2: The City shall continue its efforts to reduce solid waste generation through both its curbside recycling and separation of yard trash programs.

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6.0 STORM WATER MANAGEMENT GOALS, OBJECTIVES AND POLICIES

GOAL: TO PROVIDE THE MOST COST EFFECTIVE, EFFICIENT, AND ENVIRONMENTALLY SOUND STORMWATER MANAGEMENT PLAN THAT PROTECTS HUMAN LIFE AND PROPERTY AND ENHANCES THE NATURAL ENVIRONMENT.

Storm Water Management Plan

Objective 6.1: The City shall periodically update and implement the Master Drainage Plan, pursuant to staff recommendations and historic flooding data in order to ensure that adequate drainage facilities are available commensurate to future development.

Policy 6.1.1: The City's Public Works Department shall continue to maintain an inventory and map of its natural and manmade drainage systems.

Policy 6.1.2: The City shall periodically review its drainage regulations to ensure compliance of applicable regional, district, and federal regulations.

Policy 6.1.3: The City Public Works Department shall coordinate (e.g., dovetail maintenance of drainage ditches with multiple jurisdictions) its stormwater management activities with other governmental agencies to ensure optimal protection of human life and property.

Policy 6.1.4: The City Public Works Department shall ensure that major drainage ditches and natural drainage features are inspected quarterly to ensure that no alterations to the features have been made. Where deemed necessary, an annual maintenance is performed in a timely manner.

Policy 6.1.5: Except in cases of overriding public interest, the City shall not permit development where it is determined that such development will have an irreversible adverse impact on storage capabilities, increase flood prone areas, significantly increase rates of runoff, or cause other unfavorable drainage conditions.

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Policy 6.1.6: Pollution control structures and techniques shall be required during and, if necessary, after construction activities to prevent water pollution from erosion and siltation.

Level-of-Service Standards

Objective 6.2: The City shall adopt level-of-service standards to meet both water quality and water quantity issues.

Policy 6.2.1: The water quality level-of-service standards shall comply with the rules and regulations as set forth by the State and the City's NPDES Permit. [9J-5.011(2)(c)5.]

Policy 6.2.2: The water quantity level-of-service standard is the 25-year frequency, 24-hour duration design storm event. [9J-5.011(2)(c)2.c.]

Policy 6.2.3: The Master Drainage Plan shall include an analysis of the adopted water quantity level-of-service standard (see Policy 6.2.2) and provide recommendations for any revisions to that level-of-service standard.

Surface Water

Objective 6.3: To ensure that the quality of surface water within the City is maintained, and where unacceptable, improved.

Policy 6.3.1: Surface and Stormwater Treatment. The City shall continue to implement and update, from time to time, adopted surface and stormwater management regulations that assure that systems are designed to meet or exceed current standards, and can be practically and easily maintained. Enforcement of these requirements is intended to increase retention of stormwater, minimize degradation of surface waters, and protect wetlands through treatment of stormwater runoff. At a minimum, surface and stormwater treatments may include, but are not limited to:

- Appropriate on-site retention or detention in accordance with adopted local and state regulations including filtration, exfiltration, establishment of littoral zones in wetland areas, and the use of grassy areas for filtration;

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- Protection of wetlands and environmentally sensitive areas; and
- Management and protection of the quantity, timing, and quality of water releases and discharges.

Policy 6.3.2: Retrofitting of substandard drainage systems shall occur during repair, expansion, or redevelopment activities. This policy is intended to address water quality problems resulting from inadequate systems, or those systems constructed prior to a complete understanding of the effects of stormwater runoff on water quality.

Policy 6.3.3: All drainage outfall and irrigation connections shall be designed to maintain, and where possible, improve water quality.

Implementation of Drainage Improvements

Objective 6.4: To establish a schedule of drainage improvements that is prioritized to correct existing deficiencies. [9J-5.011(2)(c)1.]

Policy 6.4.1: The drainage improvements identified in the Capital Improvements Program shall be completed in order to correct existing drainage deficiencies.

Policy 6.4.2: By December 2010, The City shall adopt a policy that encourages the sharing of stormwater systems where appropriate in order to minimize the number of stormwater ponds.

Policy 6.4.3: The Land Development Code shall include regulations that require private developers to remedy situations of minor and temporary flooding associated with new development or redevelopment.

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Deleted: Objective 6.5: Because of limited funding opportunities available to the City to complete the improvements identified in the master drainage plan, the City shall coordinate with the following agencies toward identification and resolution of the City's long term drainage problems:¶

¶
Florida Department of Environmental Protection¶
Southwest Florida Water Management District¶
Manatee County Public Works Department ¶

Policy 6.5.1: By December 1999, the City shall determine the feasibility of securing additional funds for implementing the improvements identified in the Master Drainage Plan and the Capital Improvements Program.¶

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7.0 POTABLE WATER GOALS, OBJECTIVES AND POLICIES

GOAL: TO PROVIDE AN ADEQUATE SUPPLY OF POTABLE WATER AND DISTRIBUTION SYSTEM THAT MEETS PROJECTED DEMANDS, PROTECTS PUBLIC INVESTMENTS, AND PROMOTES ORDERLY, COMPACT URBAN GROWTH.

Availability of Potable Water to Serve Future Development

Objective 7.1: The City shall ensure through the implementation of this plan that at the time of development permit issuance, adequate potable water capacity is available when needed to serve development.

Policy 7.1.1: Unless determined to be in the best financial interest of the City's residents, the City shall honor its commitment to purchase potable water from Manatee County through the year ~~2015~~.

Policy 7.1.2: By adoption of this plan, a level-of-service standard of 105 gallons per day per capita is established and shall be used as the basis for determining future potable water needs within the City of Palmetto's service and planning areas. [9J-5.011(2)(c)2.]

Policy 7.1.3: ~~The City shall continue to update, as necessary, and implement its Long Range Potable Water Plan.~~

Policy 7.1.4: To ensure adequate fire flow, the City shall establish a program for replacing inadequate lines (less than 4"). No new water line installation shall be less than 4".

Policy 7.1.5: ~~Because the City purchases its water wholesale from Manatee County, the City shall monitor and support the County's implementation of long-term water supply projects that ensure provision of potable water supplies for all of its customers, including the City of Palmetto. Those projects are listed below, and more information about them can be found in the County Comprehensive Plan.~~

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- MARS-I (East County Wellfield Expansion) this is expected to generate 2.17 million gallons per day (mgd) of additional capacity, and to be online in 2009;
- MARS-II (North County Wellfield) this is expected to generate 3.0 mgd in additional capacity and to be online in 2014;
- Peace River Manatee River Regional Water Supply Authority (PR/MRWSA) Option – this is expected to generate 5.0 mgd in additional capacity and to be online in 2017 and
- PR/MRWSA Regional Option for MARS-IV this is expected to generate 5.0 mgd in additional capacity and to be online by 2024.

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Maximize Existing Facilities

Objective 7.2: The City shall require that existing and new developments maximize the use existing potable water facilities.

Policy 7.2.1: The City shall require the use of low-volume plumbing fixtures for all new construction in accordance with the requirements of the most recently adopted Standard Plumbing Code.

Water Reuse

Objective 7.3: As a means to further enhance the City's water conservation efforts, the City shall expand the practice of using reclaimed water for the irrigation of recreational, urban lands, and agricultural uses as a means to reduce the use of potable or ground water and to cease the discharge of wastewater to surface waters. [9J-5.011(2)(b) 4., (c)3.]

Policy 7.3.1: Require the use of reclaimed water to irrigate recreational, agricultural, and future development.

Policy 7.3.2: Encourage the use of reclaimed water to irrigate lawns and landscaping in current urban areas.

Deleted: Policy 7.2.2: The City shall continue to encourage the use of xeriscape in all landscaping projects.¶
Policy 7.2.3: Where lines are available, the City shall require new development and redevelopment to connect to the reclaimed water system.¶
Water Conservation

Policy 7.3.3: Pursue a regional approach, wherever feasible, to the use of reclaimed water through development of interlocal agreements with other governmental jurisdictions.

Policy 7.3.4: Require the construction of an on-site distribution system for the transmission of reclaimed water in all new and future development projects.

Policy 7.3.5: The City shall continue to implement the emergency conservation of water resources in accordance with the plans of the Southwest Florida Water Management District.

Policy 7.3.6: The City shall amend the Land Development Code to require new development and redevelopment to connect to the reclaimed water system. If the reclaimed water system is not available at the time development occurs, then installation of "dry" lines or payment to City for future pipe installation shall be required.

Policy 7.3.7: In accordance with the Reclaimed Water System Ordinance adopted in June 1998 (Ordinance No. 609), the City shall address the following issues:

Installation of backflow preventors

Amount of connection fee; and

Fee for using reclaimed water.

Policy 7.3.8: The City shall continue to encourage the use of xeriscape in all landscaping projects.

Policy 7.3.9: Where lines are available, the City shall require new development and redevelopment to connect to the reclaimed water system.

Policy 7.3.10: If reclaimed water is available then it must be used for irrigation. If it is not available, the City first encourages the use of existing wells and then, as a last resort, the use of potable water for irrigation.

Funding Mechanism

Objective 7.4: Appropriate funding mechanisms to provide adequate revenue to finance the construction, operation and maintenance of the City's potable water distribution system shall be implemented.

Policy 7.4.1: Rates shall be reviewed periodically to determine the adequacy for financial support of system operation and maintenance.

Policy 7.4.2: The City shall periodically review the potable water impact fee to determine if any changes are necessary.

Policy 7.4.3: Scheduling and prioritizing of major system improvements to the potable water system shall be completed as a component of the Capital Improvements Program.

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8.0 COASTAL MANAGEMENT GOALS, OBJECTIVES, AND POLICIES

GOAL: PROTECTION AND IMPROVEMENT OF THE ENVIRONMENTAL QUALITY, NATURAL, HISTORIC AND ECONOMIC RESOURCES OF THE CITY'S COASTAL AREA AS FUTURE DEVELOPMENT OCCURS.

Sound Coastal Management and the Protection and Enhancement of Coastal Resources and Wildlife

Objective 8.1: To protect and enhance wildlife and fish populations and habitat. [9J-5.012(3)(b)1.]

Policy 8.1.1: The dredging and filling of marine grass beds shall be prohibited except in instances of overriding public interest. Mitigation is required.

Policy 8.1.2: Future development of mangrove forests and coastal marshes shall be prohibited except as provided in Conservation Policy 9.2.7.

Policy 8.1.3: Living marine resources shall be protected from immediate and future degradation resulting from improper development and/or waste disposal practices. The City shall continue to review appropriate codes and ordinances and make corrections or revisions as necessary to ensure that future development and redevelopment results in no net loss of living marine resources.

Policy 8.1.4: The City shall utilize the Planned Development (PD) concept in those coastal areas characterized as having unique environmental concerns in order to encourage clustering of development on the upland portions of the sites thereby maximizing the protection of coastal resources.

Policy 8.1.5: By October 2010, the City shall review its land development regulations to assess the feasibility of amendments and/or additions that would achieve the following:

- A representative tract of a site's Coastal Native Vegetation shall be preserved after development.

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- Utilizing pilings as opposed to fill to elevate structures in areas of extensive native vegetation.
- Providing buffer strips to separate the development areas of sites from the site's native vegetation in accordance with Conservation Policy 9.2.4.
- Utilizing a maximum amount of native vegetation for landscaping in buffer areas, setbacks, and/or open spaces.
- Establishing mitigation standards for use in developing in and around environmentally sensitive areas in accordance with Conservation Policy 9.2.9.

Policy 8.1.6: The City shall assist in the enforcement of federal, state, and local mitigation policies by withholding building permits until all required environmental permits are issued.

Policy 8.1.7: The City shall defer to the rules and policies established by Manatee County regarding manatee habitat areas in native coastal areas.

Policy 8.1.8: The City shall prohibit the planting of Australian pine, Melaleuca, Brazilian pepper, Mimosa pigra, and other nuisance species. Utilization of these plant types to meet the requirements of the Land Development Code shall be prohibited. Removal and continued management of these "pest exotic" species shall be required as a condition of development approval. The City shall refer to the Florida Pest Plant Council Category 1.

Estuarine Systems

Objective 8.2: To protect and preserve the functions and values of marine natural systems. These systems serve a multitude of functions including, but not limited to, wildlife habitat, flood control, and erosion control. [9J-5.012(3)(b)2.]

Policy 8.2.1: The City shall ensure that no point sources shall be permitted to discharge directly into the Manatee River or Terra Ceia Bay that result in the reduction of estuarine water quality.

Policy 8.2.2: Dredging or spoiling of undisturbed bay bottom shall be prohibited except in cases of overriding public interest. Mitigation shall be required as appropriate.

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Implement and maintain a manatee public awareness program (coordinate with the Department of Environmental Protection) which includes the posting of signs to advise boat users that manatees are an endangered species which frequently use the waters of the Manatee River and Terra Ceia Bay and provide educational/informational data on manatees at conspicuous locations ¶
Declare the waters in an around marinas and/or boat ramps as no wake or idle speed zones ¶
Ensure that prospective renters, lessees or owners of ships are aware that if they are found in violation of marine laws which are intended to protect manatees, then they may be prohibited from using the facility thereafter.

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Policy 8.2.3: Discharges into Terra Ceia Bay shall be in compliance with at least minimum Class II water quality standards of FDEP.

Policy 8.2.4: Shellfish harvesting is permitted in Terra Ceia Bay based upon water quality standards.

Water Dependent and Water Related Resources

Objective 8.3: The City of Palmetto shall establish land use criteria, which gives priority to the siting and development of water-dependent uses in the coastal area. [9J-5.012(3)(b)3.]

Policy 8.3.1: The following uses shall be given priority in the shoreline and coastal areas. This listing is not applicable to property designated for residential use only. The order indicates the priority of use.

- Water-dependent uses such as fish, shellfish and wildlife production, recreation, water-dependent industry, marinas, and navigation.
- Water-related uses such as utilities, commercial, and industrial uses.
- Water-enhanced uses such as recreational and commercial uses.
- Non-water dependent or related activities such as residential uses.
- Non-water dependent and non-water uses that result in an irretrievable commitment of coastal resources.

Policy 8.3.2: The City shall maintain a map designating water-dependent land uses.

Policy 8.3.3: Because of the orientation and dependence of City and County residents to water dependent uses, the City shall continue to ensure through its Land Development Code that these uses are protected.

Policy 8.3.4: The City shall continue to encourage commercial and recreational uses of a water-dependent and water-related nature east of U.S. 301 and South of Haben Boulevard in the area designated as Planned Development.

Policy 8.3.5: The City shall strive to maintain existing access to the waterfront, and seek opportunities to increase public access points to the waterfront, including at locations of new development and redevelopment located at or near the waterfront.

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<#>Marlow Marine¶
<#>Bradenton Yacht Club¶
<#>Regatta Pointe Marina¶
<#>Riverside Park and Boat Ramp¶
<#>Riverside Park East¶
<#>Green Bridge Fishing Pier¶
<#>FDOT Wayside Park¶
<#>Tropic Isles Mobile Home Park Marina¶
These water-dependent uses shall be classified as "commercial" or "public access/recreational".

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Hurricane Evacuation

Objective 8.4: The City shall continue to work with the County Public Safety Department and the Tampa Bay Regional Planning Council to improve the hurricane evacuation clearance time of 12 hours for all zones within Palmetto and to ensure that adequate shelter capacity is available for City residents and visitors.

Policy 8.4.1: Development orders shall be evaluated for their impacts on traffic circulation, evacuation routes, critical locations, on-site shelter provisions, and proximity to off-site shelter facilities within the Coastal High Hazard Area (CHHA).

Policy 8.4.2: At the beginning of each hurricane season, the City shall inspect the evacuation routes and remove any potential hazards from these routes.

Policy 8.4.3: The City shall continue to work with the County's Public Safety Department to increase the number of shelters for residents of Palmetto. The existing shelters are: Tillman Elementary School, Blackburn Elementary School, Palm View Elementary School, and Palm View Baptist Church.

Policy 8.4.4: Any new mobile home developments shall be required to provide sheltering for 100 percent of the development's residents expected to reside in mobile homes during hurricane season.

Policy 8.4.5: The design and construction of any community facility within a new development located within Storm Category 1, 2, and 3 zones shall be required to meet hurricane shelter design standards.

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Historic Preservation¶
Objective 8.4:

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Deleted: The City shall have a program to protect, preserve or appropriately re-use the historic resources in the City's coastal zone. [9]-5.012(3)(b)10 ¶
Policy 8.4.1:

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Policy 8.4.2: The City shall amend its Land Development Code to provide for the protection of significant historic resources from the impacts of development and redevelopment ¶

Policy 8.4.3: Significant historic resources and their environments should be included in public acquisition programs for recreation, open space and conservation. Any development or activities planned for these sites shall be passive in nature and shall not endanger the integrity and character of the resource. ¶

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Development in Coastal High Hazard Area

Objective 8.5: The CHHA shall be defined as the evacuation zone for a Category 1 hurricane as established by the Tampa Bay Regional Planning Council. The City shall ensure that development activities in the CHHA are carried out in a manner that minimizes danger and/or damage to private and public property and human life. Development within high hazard areas shall be restricted and public funding for facilities within the CHHA shall be limited. [9J-5.012(3)(b)5., 6.]

Policy 8.5.1: High density developments in areas projected to receive major hurricane damage from coastline storm surges shall be avoided.

Policy 8.5.2: The City shall at a minimum require building elevations consistent with the Flood Insurance Rate Maps, the building requirements of the National Flood Insurance Program, and provide detention of rain from the 25-year storm frequency, 24-hour duration.

Policy 8.5.3: The City shall review on a minimum five-year schedule the hazard mitigation annex of the Local Comprehensive Emergency Management Plan and make appropriate amendments to lessen the City's exposure to natural hazards. The City shall continue to cooperate with the County in the update of the Local Comprehensive Emergency Management Plan, which shall include a mitigation strategy for Palmetto and other governmental entities in Manatee County.

Policy 8.5.4: The City shall restrict the expenditure of public funds for facility development in coastal high hazard areas, unless the facility is for public access or resource restoration, or is an overriding public interest.

Policy 8.5.5: New mobile home development shall be prohibited within the CHHA.

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Deleted: Policy 8.5.6 : Because of the importance of 10th Avenue West and 10th Street West to the evacuation of the City, a drainage construction and finance program to improve the flooding conditions at this intersection should be completed by December 1999

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Policy 8.5.6: Density in the CHHA shall be limited to 4 du/ac, unless a Planned Development (Planned Development) land use and zoning classification is approved. If Planned Development land use and zoning is proposed, appropriate density shall take into consideration visual compatibility and, pursuant to stipulations in House Bill 1359, account for infrastructure that enables timely evacuation in the event of a hurricane. A determination of compatibility between the existing and proposed development shall be based on the design standards established in the Land Development Code.

Post Disaster Redevelopment

Objective 8.6: The City's highest priority following a natural disaster shall be to restore potable water, sanitary sewer, and roadway access services to its residents. The City shall establish post disaster redevelopment plans to reduce the risks to human life and public and private property damage. [9]-5.012(3)(b)8.]

Policy 8.6.1: Following a major disaster, but prior to re-entry of the population into evacuated areas, the Hurricane Response Team shall meet to determine preliminary damage assessments and coordinate the implementation of the Post Disaster Development Plan.

Policy 8.6.2: Following a natural disaster, the Hurricane Response Team shall:

- Review damages and assess the priorities for repair and/or reconstruction,
- Coordinate with the Mayor, county, state, and federal officials as appropriate to prepare applications for disaster assistance,
- Identify options for repair or reconstruction of damaged public facilities, and
- Implement a redevelopment strategy and plan for both short- and long-term redevelopment.

Policy 8.6.3: The Hurricane Response Team shall develop and place into operation a program for immediate repair and clean-up needed to protect the health, safety and welfare of returning citizens. Such activities shall include, but not be limited to:

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Deleted: For those properties designated or requesting a designation of PD, the maximum density within the CHHA shall not exceed 10 du/ac ¶ For those properties designated or requesting a designation PD, density shall be determined by averaging the density of adjacent property. For purposes of this document, adjacent property shall include those properties an equal dimensional distance to the north, south, east and west of the subject property. For example, if the subject property is 250-foot wide by 287-foot deep with the width running east/west and the depth running north/south, all properties 250-foot east and west of the subject property and all properties 287-foot north and south of the subject property shall be included in the averaging formula ¶ The averaging formula shall be done as follows: ¶ If the adjacent property is developed or is controlled by an approved site plan, the existing zoning category or approved site plan shall be used to determine the maximum density. For example, if the zoning is RS-3, the maximum density shall be 6 du/ac (43,560 square feet ÷ 7,250 square feet [minimum lot size]). ¶ If the adjacent property is vacant, the average value within the CHHA shall be 4 du/ac; the average value outside ... [1]
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- Restoration of potable water, sanitary sewer, electrical power and temporary road access,
- Removal of storm debris to facilitate movement of vehicular traffic, and
- Identification and removal of unsafe structures and identifying structures to receive priority permitting approvals.

Policy 8.6.4: The Hurricane Response Team shall further identify long-term redevelopment strategies based upon an assessment of infrastructure and/or structural damage. Appropriate interagency hazard mitigation reports shall be thoroughly assessed to assist the City in distinguishing between immediate repair, cleanup activities, and long-term repair and redevelopment activities.

Policy 8.6.5: Recognizing that a major hurricane could result in extensive repairs to public infrastructure, the City shall continue to fund the Emergency/Disaster Contingency Fund.

Policy 8.6.6: The Hurricane Response Team shall propose comprehensive plan amendments, if appropriate, which reflect the recommendations of any interagency hazard mitigation reports or other reports prepared pursuant to Section 406 of the Disaster Relief Act of 1974 (PL-93-288).

Policy 8.6.7: Any structure within the CHHA that is damaged in excess of 50% of its most recent assessed value shall be rebuilt to meet or exceed all current Building Code requirements, including those enacted since the construction of the structure.

Post Disaster Habitat Restoration

Objective 8.7: By December 2010, the City shall develop a plan to restore or enhance the natural resources and habitat value of severely damaged, newly formed, or extensively altered coastal areas following disastrous storm events.

Policy 8.7.1: Land acquisition mechanisms that enable public acquisition of newly formed or extensively altered coastal lands following disastrous storm events shall continue to be researched.

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Policy 8.7.2: Reconstruction of severely damaged coastal areas shall meet all existing FEMA requirements.

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Interagency Hazard Mitigation Reports

Objective 8.8: The City shall work in cooperation with Manatee County and the other jurisdictions in the development of the Local Comprehensive Emergency Management Plan.

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Policy 8.8.1: The City of Palmetto adopted the Local Mitigation Strategy Plan on November 1, 1999. The CME shall be amended to include appropriate plan strategies and policies in the next round of plan amendments after adoption of the City's Comprehensive Plan.

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Provision of Public Access

Objective 8.9: There shall be no net loss of public access to the Manatee River or Terra Ceia Bay over the horizon of this Plan. [9J-5.012(3)(b)9.]

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Policy 8.9.1: The City shall, through its comprehensive land use map, preserve the current amount of land for public access to the Manatee River or Terra Ceia Bay.

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Policy 8.9.2: The City shall continue to permit density bonuses to developments, which provide public shoreline access facilities.

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Policy 8.9.3: The City shall continue to pursue the acquisition of additional boat ramps adjacent to the Manatee River or Terra Ceia Bay.

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Deleted: **Policy 8.10.3:** By December 2001, the City in cooperation with the Florida Department of Transportation shall expand and improve Wayside Park thereby providing additional shoreline access.

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Coastal Area Level-of-Service Standards

Objective 8.10: The level of service in the CHHA shall be the same as for those areas of the City outside of the CHHA. [9J-5.012(3)(b)11.]

Policy 8.10.1: Implement only infrastructure improvements and level-of-service standards specified in the City of Palmetto Comprehensive Plan within the CHHA unless overriding public interest is established.

Policy 8.10.2: Regularly identify any areas within the CHHA that are considered blighted and propose programs to eliminate unsafe conditions and encourage appropriate economic development.

Policy 8.10.3: Require that placement of infrastructure within the CHHA addresses, but does not provide capacity that exceeds, the demands generated by approved development or redevelopment activities.

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For those properties designated or requesting a designation of PD, the maximum density within the CHHA shall not exceed 10 du/ac.

For those properties designated or requesting a designation PD, density shall be determined by averaging the density of adjacent property. For purposes of this document, adjacent property shall include those properties an equal dimensional distance to the north, south, east and west of the subject property. For example, if the subject property is 250-feet wide by 287-feet deep with the width running east/west and the depth running north/south, all properties 250-feet east and west of the subject property and all properties 287-feet north and south of the subject property shall be included in the averaging formula.

The averaging formula shall be done as follows:

If the adjacent property is developed or is controlled by an approved site plan, the existing zoning category or approved site plan shall be used to determine the maximum density. For example, if the zoning is RS-3, the maximum density shall be 6 du/ac (43,560 square feet ÷ 7,250 square feet [minimum lot size]).

If the adjacent property is vacant, the average value within the CHHA shall be 4 du/ac; the average value outside of the CHHA shall be 10 du/ac.

This information shall be provided by the applicant for staff review and approval by the appropriate governing bodies.

9.0 CONSERVATION GOALS, OBJECTIVES AND POLICIES

GOAL: CONSERVE, PROTECT, AND ENHANCE THE CITY'S NATURAL RESOURCES FOR FUTURE GENERATIONS RECOGNIZING THEIR EXTENSIVE BIOLOGICAL AND ECONOMIC VALUE.

Protect and Enhance Natural Resources

Objective 9.1: The City shall protect and enhance its natural resources by ensuring mitigation of adverse impacts of pollution and by restoring natural systems disrupted by new development or redevelopment. [9J-5.013(2)(b)4.]

Policy 9.1.1: ~~Development applicants shall demonstrate that their project will not result in a net reduction of fish and wildlife habitat.~~

Policy 9.1.2: Land use decisions shall consider the effects of development impacts on rare, endangered, threatened, or species of special concern. Those species known to inhabit the Palmetto area include: White Ibis, Great Egret, Snowy Egret, Little Blue Heron, Eastern Brown Pelican, Bald Eagle, Roseate Spoonbill, and West Indian Manatee. Where known to be present, a condition of approval will be that a preserve area management plan shall be prepared at the time of site plan submittal. This preserve area management plan shall describe a habitat management program that addresses several particular endangered, threatened, or species of special concern found onsite. It shall specify:

- All activities to be undertaken to support habitat values to sustain viable communities.
- The manner and method in which disrupted wildlife or habitat shall be relocated.
- Management procedures necessary to maintain viability of protected habitat.
- Design features and management techniques to protect the habitat of endangered, threatened plant, and animal species of special concern from the effects of drainage and other development related impacts.

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- The extent, type, and timing of any planting and the provision to enhance habitat conditions.

Wetlands

Objective 9.2: Use the local planning process to protect identified wetlands from physical and hydrologic alteration.

Policy 9.2.1: The classification of wetlands, in the City of Palmetto, shall be as follows:

- Category I wetlands shall include wetlands having hydrological connection to natural surface water bodies, any isolated wetlands 40 acres or larger, and wetlands containing Strategic Habitat Conservation Areas as identified by FGFWFC;
- Category II wetlands shall include isolated wetlands that have been connected to other surface water drainage and are greater than or equal to five acres, or are less than 40 acres and do not qualify as Category I;
- Category III wetlands shall include isolated wetlands less than five acres and those that do not qualify as Category I or Category II wetlands.

Policy 9.2.2: The City shall coordinate with the Florida Department of Environmental Protection and the Southwest Florida Water Management District to identify and regulate wetland areas under the respective agency's jurisdiction.

Policy 9.2.3: The City shall require ~~that a qualified professional prepare a map delineating wetlands~~ prior to staff review of any of the following:

- a) ~~Annexation-related~~ Future Land Use Map amendments requested in conjunction with development. For annexation-related plan amendments not associated with development, an applicant shall provide existing delineation maps as prepared by appropriate governmental agencies.

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- b) Preliminary site plan, preliminary plat, or other preliminary development plan or similar approval in conjunction with development approval;
- c) Preliminary site plan, preliminary plat, or other preliminary redevelopment plan or similar approval in conjunction with redevelopment approval.

The City of Palmetto may revoke any development orders where the difference between an estimate of wetland areas shown on a signed-and-sealed survey and actual wetlands onsite is determined to be significant enough to warrant substantial project redesign.

Policy 9.2.4: Within Category I and II wetlands, the City shall require a minimum preserve area setback of ten (10) feet or greater if warranted by specific site conditions. This minimum setback is in addition to the minimum setbacks established in the Land Development Code for the respective zoning district. For single-family lots of record, the preserve area setback may be reduced to less than ten (10) feet but not less than five (5) feet.

Policy 9.2.5: The preserve area setback, as measured landward from the approved jurisdictional line, shall be maintained in a natural vegetative state and be free of exotic and nuisance species as defined by the Florida Pest Plant Council.

Policy 9.2.6: The City's Land Development Code shall be amended to contain criteria for the award of density/intensity credit for preserved on-site wetlands and preserve area setbacks. To determine credit eligibility, the criteria shall specify:

- Types of sensitive lands to be protected under the program;
- The maximum ratio of sensitive land acreage to developable acreage that may qualify for credit;
- The maximum gross density/intensity as set forth in the comprehensive plan; and,
- Standards for applying density/intensity to on-site, developable acreage.

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Policy 9.2.7: The City shall not permit development in a Category I or II wetlands or the preserve area setback except as follows:

- Clearing and/or construction of walking trails;
- Construction of timber boardwalks/catwalks for direct access to water bodies; construction of wildlife management shelters, footbridges, observation decks, and similar structures not requiring any dredging and/or filling for their replacement;
- Developing an area that no longer functions as a wetland, provided its potential value as a restored wetland would not lend itself to a larger ecological benefit and no wetlands have been filled or altered in violation of any rule, statute, or this Comprehensive Plan;
- Clearing and/or construction of electric utility infrastructure as needed to provide electric service that does not impair the long term viability of the wetland system;
- Dredging and filling within wetlands if:
 - No other reasonable alternative exists and avoidance cannot be achieved;
 - Such activity is consistent with other policies of the Comprehensive Plan;
 - Such activity complies with the requirements of all federal, state, and regional agencies claiming jurisdiction over wetlands alteration;
 - Appropriate justification for alterations is provided to the City;
 - Adequate mitigation of any adverse hydrological and physical alterations is provided;
 - No more than one percent of any Category I wetlands is impacted (may be increased in cases of overriding public benefit); and
 - No more than fifteen percent of any Category II wetlands is impacted (may be increased in cases of overriding public benefit).

Policy 9.2.8: Removal, encroachment, or alteration for Class III wetlands may be allowed with the extent of such activities being determined on a case-by-case basis in conjunction with applicable regulatory agencies and in the interest of the public benefit.

Policy 9.2.9: When encroachment, alterations, or removal of wetlands is permitted, habitat compensation or mitigation as a condition of development approval shall be required. The basis for mitigation shall be categorized by type of wetland area. Mitigation shall be required to replace the habitat and functions performed by the wetland areas destroyed. Reasonable assurance shall be provided for type-for-type mitigation at the ratios set by agency regulations.

Policy 9.2.10: Any development parcel containing wetlands must demonstrate that no significant adverse impact to the wetlands will result from activities to be conducted on the site, or that adequate mitigation/compensation will be provided to protect function and replace type-for-type.

Policy 9.2.11: The City shall require all wetland encroachments to be mitigated according to the requirements of the FDEP and/or SWFWMD, as applicable.

Policy 9.2.12: In combination with other goals, objectives, and policies of the Comprehensive Plan, the City shall protect and conserve wetlands by redirecting incompatible uses.

Protection of Trees and Native Vegetation

Objective 9.3: Protect and enhance native trees and vegetation within the City. [9J-5.013(2)(b)3.]

Policy 9.3.1: The planting or seeding of exotic species of plants that tend to out-compete or otherwise displace native species of plants is prohibited.

Policy 9.3.2: In conjunction with the development of any site, Australian pine, Melaleuca, Mimosa pigra, and Brazilian pepper are to be removed from the site and prevented from re-establishing on the site.

Policy 9.3.3: By April 2010, the City shall review and amend, if necessary, the Land Development Code to regulate the diminishment of the tree canopy. During the review process,

consideration shall be given to tree removal, tree replacement, and other native vegetation protection.

Policy 9.3.4: The City of Palmetto shall continue to cooperate with Manatee County for the purpose of conserving, using and/or protecting unique vegetative communities (i.e., Terra Ceia Bay, Manatee River) with shared boundaries.

Policy 9.3.5: The City shall encourage Florida-Friendly Landscaping principles. Educational materials shall be made available to developers, homeowners, and other interested citizens concerning proper maintenance, management, restoration, and development.

Water Quality and Conservation

Objective 9.4: The City shall ensure that there is no net reduction in surface and subsurface water quality in coastal and inland areas as a result of existing and future development. [9J-5.013(2)(b)2.]

Policy 9.4.1: Drainage systems in all new development or redevelopment shall be designed to collect and treat stormwater so as to minimize pollution loadings to receiving water bodies consistent with the level-of-service standard adopted in the Stormwater Management Element of this plan. All new development shall be required to comply with the most recent stormwater requirements of the Southwest Florida Water Management District.

Policy 9.4.2: Provided wastewater service is available to new development at the time of construction, all such development shall connect to the City wastewater system at that time. All existing development that is not connected to the City's wastewater system shall connect to such system within thirty (30) days of the system becoming available to such development.

Policy 9.4.3: The City shall continue to implement the emergency conservation of water resources in accordance with the plans of the Southwest Florida Water Management District.

Policy 9.4.4: The City shall continue to review is Land Development Code to encourage the use of innovative development practices that minimize negative water quality impacts. These techniques could include "Turf Block" for overflow, temporary or periodically used parking areas; grassed swales for drainage, etc.

Policy 9.4.5: The City shall amend the Land Development Code to require new development and redevelopment to connect to the reclaimed water system. If the reclaimed water system is not available at the time development occurs, then installation of "dry" lines or payment to City for future pipe installation shall be required.

Policy 9.4.6: The City shall continue the requirement for existing development to connect to the reclaimed water system where available.

Policy 9.4.7: The hardening, channelizing, or structural modification of natural drainageways shall be discouraged except in cases of protection of property and human life. The City shall require the issuance of dredge and fill permits in such instances.

Policy 9.4.8: Natural landscape barriers to flooding and stormwater shall be preserved or enhanced as a requirement to obtain a development order.

Policy 9.4.9: The City shall continue to cooperate with the Manatee County Public Works Department to advise its citizens of the appropriate methods for disposal of hazardous materials. Each quarter, the City shall notify its residential customers of the Household Hazardous Waste Amnesty Day provided at the Lena Road Landfill. The City shall continue to monitor its commercial and industrial customers to ensure that they are following appropriate disposal methods for hazardous materials.

Air Quality

Objective 9.5: The City shall ensure that existing and new development within the City will result in no net/measurable increase in air pollution. [9J-5.013(2)(b)1.]

Policy 9.5.1: The City shall not issue a development order until all appropriate permits have been obtained.

Policy 9.5.2: The City shall continue to work with and cooperate with the Manatee County Pollution Control Department to ensure that all existing commercial/industrial development is in compliance with federal and state air pollution control regulations and to monitor adopted performance standards.

Policy 9.5.3: The City shall maintain adopted level-of-service standards for its roadway system to lessen the impacts of automobile emissions on the City's air quality.

**10.0 PARKLAND, OPEN SPACE, AND RECREATION
GOALS, OBJECTIVES, AND POLICIES**

GOAL: TO PROVIDE ADEQUATE PARKLAND AND OPEN SPACE FACILITIES FOR THE POPULATION OF PALMETTO.

Parks in New Development

Objective 10.1: To require the private sector to complement public park and recreation planning by including neighborhood park facilities in planned developments and new subdivisions.

Policy 10.1.1: Planned developments and new subdivisions shall be required to dedicate and construct new neighborhood park facilities meeting City standards.

Policy 10.1.2: The City shall review and amend, if necessary, the Land Development Code to require the dedication and construction of neighborhood parks within planned developments and/or new subdivisions.

Neighborhood/Community Parks

Objective 10.2: To provide neighborhood and community park facilities at a standard adequate to meet current and projected needs.

Policy 10.2.1: The City shall periodically review and amend, if necessary, the neighborhood/community park level-of-service standard of 4 acres/1,000 population.

Policy 10.2.2: The City shall continue to pursue land acquisition in the western portion of the City for the construction of a neighborhood park.

Policy 10.2.3: The City shall continue to inspect and upgrade playground equipment to meet applicable safety standards.

Policy 10.2.4: The City shall continue to coordinate with the Manatee County Parks and Recreation Department to ensure that County owned and/or maintained park/recreational facilities located within or adjacent to the City are adequate to meet the needs of area citizens.

Policy 10.2.5: The City shall design all new parks and recreational facilities to include handicapped access for persons with disabilities.

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Policy 10.2.6: The City shall develop a trails and open space linkage system which emphasizes pedestrian and bicycle access.

Policy 10.2.7: Priority shall be given to those linkages that connect parks, major residential areas, and schools or other areas.

Park System Needs Assessment

Objective 10.3: To ensure that the existing park system has sufficient capacity to meet the current and future park needs of Palmetto residents through the year 2010.

Policy 10.3.1: The City shall regularly complete a needs assessment for identifying and correcting deficiencies in the City's park system. This needs assessment shall include:

- Documentation of existing or projected deficiencies, if any, in park and recreational facilities.
- A joint public/private approach to providing the facilities and sites needed to meet identified needs by the year 2010.
- Financing sources necessary to correct deficiencies identified in the needs assessment.
- An implementation plan.
- Public transportation ability.

Policy 10.3.2: The City shall develop procedures to monitor facilities upkeep and maintenance to anticipate future needs.

Policy 10.3.3: The City shall assess the need for City recreational programs.

Public Access to Manatee River and Terra Ceia Bay

Objective 10.4: To maintain existing or increase public access to the Manatee River and Terra Ceia Bay.

Policy 10.4.1: The City shall not reduce the number of public access points to the Manatee River or Terra Ceia Bay.

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Policy 10.4.2: The City shall continue its efforts to obtain public access to Terra Ceia Bay.

Policy 10.4.3: The City shall map all public road rights-of-way that dead-end at the waterfront or other permanent barrier. The City shall review the information to determine if such lands are suitable for the development of pocket parks and/or rest areas along bike and pedestrian paths.

Public Boat Ramp

Objective 10.5: To provide an adequate number of public boat ramps adjacent to the Manatee River and Terra Ceia Bay.

Policy 10.5.1: The adopted level-of-service standard for a boat ramp is 1 ramp per 5,000 population.

Policy 10.5.2: The City shall not reduce the number of existing public boat ramps.

Policy 10.5.3: The City shall monitor the development activities in the vicinity of the Riverside Park boat ramp to minimize interference from future development with the successful operation of the boat ramp. The City shall seek to anticipate and address the impacts of future development on the availability of and demand for boat trailer parking spaces.

Policy 10.5.4: The City shall continue its efforts to acquire a public boat ramp adjacent to Terra Ceia Bay.

Policy 10.5.5: The City shall work in conjunction with FDOT to improve the boat ramp facilities at the DeSoto Bridge.

GOAL: TO PRESERVE OPEN SPACES VITAL TO CONSERVATION OF THE NATURAL ENVIRONMENT OF PALMETTO AND TO IMPROVE PUBLIC ACCESS TO SUCH PLACES.

Public Access to Water Resources

Objective 10.6: Provide public access to Terra Ceia Bay and the Manatee River.

Policy 10.6.1: The City shall improve public access to Terra Ceia Bay.

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Policy 10.6.2: The City shall not reduce the number or square footage of public access points to water resources unless an overriding public interest is established.

Preservation of Environmentally Sensitive Areas

Objective 10.7: Require the preservation of environmentally sensitive areas indicated on the future land use map or as determined through jurisdictional delineation on a project specific basis, unless it can clearly be demonstrated that there is an overriding public interest otherwise.

Policy 10.7.1: Preserve private open space through the use of planned developments to conserve environmentally sensitive areas adjacent to Terra Ceia Bay and the Manatee River.

Policy 10.7.2: Land development regulations shall be revised to specified standards and requirements for private open space conservation with the objective of the preservation of Terra Ceia Bay and the Manatee River.

Open Space Requirements

Objective 10.8: The City shall require the dedication of usable open space in all new residential and mixed use development.

Policy 10.8.1: By December 2010, the City shall review and amend, if necessary, the open space level-of-service standard of 1 acre/1,000 population.

Policy 10.8.2: Open spaces shall be minimally developed and supplied with appropriate equipment and facilities including, but not limited to, benches, picnic tables, shaded areas, etc. to allow public use and enjoyment.

Policy 10.8.3: By October 1, 2010 the City shall adopt a level-of-service standard for public multi-purpose recreational facilities of 1 facility for every 15,000 population.

Policy 10.8.4: The City shall explore a plan to provide affordable cultural and recreational programs.

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Reason for Amendment: To address EAR issue II.4.4 "Parks and Recreation." The majority of growth in Palmetto is in residential communities that have water access; therefore, there is less of a need for public boat ramp access. . The level of service standard has been updated, and the ratio change reflects a more reasonable and sustainable requirement for the City.

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approve the closing of any existing public boat ramp unless an overriding public interest is

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~~either through acquisition of a recreational site or through the requirement that projects adjacent to
Terra Ceia Bay enter into a development agreement containing a condition(s)
requiring the provision of public access.~~

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11.0 PUBLIC SCHOOL FACILITIES ELEMENT

GOAL: THE CITY OF PALMETTO SHALL MAINTAIN COORDINATION WITH THE SCHOOL DISTRICT AND PARTICIPATING LOCAL GOVERNMENTS IN SCHOOL AND COMMUNITY PLANNING.

Objective 11.1: Coordinate to ensure future school sites are consistent with the Comprehensive Plan and growth and development patterns.

Policy 11.1.1: The City and the School Board shall coordinate the Comprehensive Plan and Future Land Use Map with the School Board's long-range facility maps to ensure consistency and compatibility with the provisions of this element.

Policy 11.1.2: The School Board and the City shall coordinate to ensure that proposed public school facility sites are consistent with the applicable land use designations of the Comprehensive Plan and appropriate Land Development regulations.

Policy 11.1.3: The School Board and the City shall coordinate to ensure that proposed public school facility sites and proposed development sites are compatible.

Policy 11.1.4: School sites shall be permissible in all future land use categories except conservation.

Policy 11.1.5: The City shall provide a copy of the Comprehensive Plan to the School Board.

Objective 11.2: Encourage the siting of school facilities so they serve as community focal points and encourage the potential for collocation with other public facilities.

Policy 11.2.1: Continue to encourage the location of schools adjacent to other public facilities such as parks, libraries, and community centers.

Policy 11.2.2: Assist the School Board to determine a site that can be used as a potential catalyst or leverage redevelopment efforts in the surrounding area.

Policy 11.2.3: Development proposals incorporating school facilities shall be evaluated to determine the feasibility of co-location of stormwater and other infrastructure facilities.

Policy 11.2.4: The City and School Board shall determine whether collocation of public facilities such as parks, libraries, and community centers can be achieved with existing or proposed school sites when considering the acquisition and establishment of such public facilities.

Objective 11.3: Coordinate school site selection with available, planned and needed infrastructure.

Policy 11.3.1: The School Board and the City shall review proposed school sites for available, proposed, and needed infrastructure.

Policy 11.3.2: The School Board shall evaluate and may request assistance from City to determine available infrastructure for proposed schools and school expansions.

Policy 11.3.3: Road capacity and traffic concerns shall be evaluated during the school planning, development, and permitting processes.

Policy 11.3.4: Pedestrian and bicycle plans shall be evaluated during the school planning, development, and permitting processes.

Policy 11.3.5: The School Board shall be afforded the opportunity to participate in the review of the City's Capital Improvements Program and Element to assist in coordination of the timing of infrastructure.

Policy 11.3.6: The School Board and the City are subject to Section 1013.51, Florida Statutes, in regards to any infrastructure improvements.

Objective 11.4: Participation in the County Emergency Preparedness System.

Policy 11.4.1: The City shall be part of the formal Emergency Support Function (ESF)/Incidental Command System (ICS) for emergency response.

Policy 11.4.2: The City shall continue collaborative efforts in the management of special needs shelters, and transportation and tracking of citizens during evacuations.

Policy 11.4.3: The City shall partner with local government and the School Board in disaster drills as necessary to ensure community readiness.

Policy 11.4.4: The City shall work with other local governments and the School Board to promote coordination in disaster planning efforts to ensure collaborative processes rather than competing plans.

Objective 11.5: The City shall coordinate with other participating local governments and the School District in an annual review and update of the element.

Policy 11.5.1: The City shall work cooperatively with the School Board and other participating local governments to track approved and proposed development projects that have either received or requested concurrency determinations.

Policy 11.5.2: The City shall provide the School Board with annual updates, at a minimum, of concurrency reservations for schools that reflect completed residential units whose impacts are accounted for in the demand generated by existing students.

Policy 11.5.3: The City shall provide the School Board with population projections by School Service Area and update on an annual basis.

Policy 11.5.4: A Staff Working Group shall be established to meet periodically and evaluate population projections, enrollment projections, and growth projections.

Policy 11.5.5: There shall be regular meetings of the Manatee Council of Governments to review the element and ensure that there is open communication on school and community planning issues and to annually review the element.

GOAL: ENSURING THE PROVISION OF PUBLIC SCHOOL FACILITIES CONSISTENT WITH THE ADOPTED LEVEL-OF-SERVICE STANDARDS

Objective 11.6: Recognizing public school facilities as community infrastructure, work with other local governments and the School Board to establish uniform district-wide level-of-service standards for public schools of the same type.

Policy 11.6.1: The level-of-service standards for public schools are as follows:

- Elementary: 110% of Permanent Florida Inventory of School Houses (FISH) Capacity by School Service Area (SSA)
- Middle: 105% of Permanent FISH Capacity by School Service Area (SSA)
- High: 100% of Permanent FISH Capacity District-wide

Policy 11.6.2: Capacity Utilization is Capacity Demand divided by Capacity Availability.

Objective 11.7: Establish coordinated concurrency service areas that provide for effective analysis and planning.

Policy 11.7.1: The City, in coordination with the School Board, shall adopt School Service Areas as part of its land development regulations.

Policy 11.7.2: The City, in coordination with the other local governments and the School Board, shall consider the following criteria and standards when establishing and modifying School Service Areas:

- Achievement and maintenance of level-of-service standards adopted;
- Maximizing utilization of school capacity;
- Transportation costs;
- Court-approved desegregation plans;
- Relationship to School Attendance Zones;
- Changes in use of schools;

- Anticipated demand and student generation based upon proposed or approved residential development;
- Patterns of development pursuant to adopted Comprehensive Plans;
- Neighborhoods;
- Natural and manmade boundaries, including waterways, arterial roadways, and political boundaries; and,
- Such other relevant matters as are mutually agreed to by the parties of the Interlocal Agreement.

Objective 11.8: Establish a concurrency management system that evaluates residential development applications for school concurrency requirements and maintains adopted levels of service.

Policy 11.8.1: The City and School Board shall ensure that the adopted levels of service are maintained by the end of the five-year planning period through the review of proposed residential development.

Policy 11.8.2: The City shall provide the opportunity for the School District to comment on Comprehensive Plan Amendments, rezonings, and other land-use decisions that may be projected to impact on public schools.

Policy 11.8.3: Concurrency determinations shall be made at the point in the development review process that constitutes the final concurrency determination for the City.

Policy 11.8.4: Capacity Demand shall be determined for each school type within the service area by adding the following:

- Existing students within the service area as determined annually by the School Board;
- Spaces reserved for future development with previously issued Certificates of Level of Service for Educational Facilities;

- Spaces reserved, subject to final approval by the City, of the potential number of students from the proposed development based on the most recently adopted methodology of the School Board.

Policy 11.8.5: Capacity Availability shall be determined for each school type within the service area by adding the following:

- Existing FISH permanent capacity; and,
- Improvements that will be in place or under construction within three years of the issuance of the final subdivision or site plan approval, or functional equivalent.

Policy 11.8.6: A proposed residential development shall receive a Certificate of Level of Service for Educational Facilities when it is determined there is sufficient Capacity Availability for the proposed impacts to schools based on Capacity Demand.

Policy 11.8.7: If sufficient capacity is not available within the School Service Area in which the proposed project is located, available capacity from contiguous service areas may be used.

Policy 11.8.8: A proposed development seeking a Certificate of Level of Service for Educational Facilities may utilize available capacity as needed from a contiguous School Service Area to meet the adopted level-of-service standards to determine financial feasibility within a School Service Area.

Policy 11.8.9: Contiguous Service Areas are as follows:

School Service Area	Contiguous Service Area
SSA 1	SSA 2
SSA 2	SSA 1, SSA 3
SSA 3	SSA 2, SSA 4
SSA 4	SSA 3

Objective 11.9: Establish provision of mitigation and proportionate share opportunities consistent with Florida Statutes.

Policy 11.9.1: In circumstances where there is not sufficient capacity in one or more school type, a development shall be required to mitigate its impacts before receiving approval of the Certificate of Level of Service for school concurrency.

Policy 11.9.2: An Applicant may propose any form of mitigation authorized pursuant to Section 163.3180(13)(e)(1), Florida Statutes, that is subject to approval by the School Board and the Affected Local Government(s), including, but not limited to, the contribution of land; the construction, expansion, or payment for land acquisition or construction of a public school facility; and the creation of mitigation banking based on the construction of a public school facility in exchange for the right to sell capacity credits.

Policy 11.9.3: When proportionate share mitigation is used to satisfy the requirements of school concurrency, the City shall enter into a legally binding Development Agreement with the Applicant and the School Board. This Development Agreement shall record and incorporate the mitigation to be contributed by the Applicant and accepted by the School Board, and ensure such mitigation funds are utilized appropriately for an improvement that satisfies the demand.

Policy 11.9.4: Proportionate share mitigation shall be eligible for impact fee credits pursuant to the terms of Section 163.3180(13)(e)(2), Florida Statutes.

Objective 11.10: The Five-Year School Capacity Program should include projects necessary to address existing deficiencies and to meet projected capacity needs based upon achieving and maintaining the adopted level-of-service standards by the end of the five-year planning period.

Policy 11.10.1: The Five-Year Schedule should be reviewed and amended, at least annually, to include new capacity projects, proportionate share mitigation projects, and any projects necessary to maintain level-of-service standards.

Policy 11.10.2: Each year the City shall adopt plan amendments:

- 1) adding a new fifth year;
- 2) updating the financially feasible public schools capital facilities program;
- 3) coordinating the program with the five-year district facilities work plan, the plans of other local governments; and
- 4) as necessary, updating the concurrency service area map.

Policy 11.10.3: The annual plan amendments shall ensure that the Capital Improvements Program continues to be financially feasible and that the level-of-service standards shall continue to be achieved and maintained by the end of the five-year and long-term planning period.

Policy 11.10.4: If capacity projects are removed from the School Capacity Program by the School Board or moved to a later year, the City shall similarly modify the Five-Year Schedule in its annual Comprehensive Plan amendments to ensure consistency.

**PUBLIC SCHOOL CONCURRENCY
PUBLIC SCHOOL FACILITY ELEMENT CHECKLIST**

	163.3177(12) (g), Florida Statutes Objectives and Policies	
(g)1.	The procedure for an annual update process	11.5 – Annual Update and Review
(g)2.	The procedure for <u>school site selection</u>	11.1 – Site Selection Coordination
(g)3.	The procedure for <u>school permitting</u>	11.1 – Site Selection Coordination & 11.2 – Collocation & Community Focal Point
(g)4.	<u>Provision for infrastructure necessary to support proposed schools</u> , including potable water, wastewater, drainage, solid waste, transportation, and means by which to assure safe access to schools, including sidewalks, bicycle paths, turn lanes, and signalization	11.3 - Infrastructure
(g)5.	Provision for <u>collocation of other public facilities</u> , such as parks, libraries, and community centers, in proximity to public schools	11.2 – Collocation & Community Focal Point
(g)6.	Provision for <u>location of schools proximate to residential areas</u> and to complement patterns of development, including the location of future school sites so they service as <u>community focal points</u>	11.1 – Site Selection 11.2 – Collocation & Community Focal Point

(g)7.	Measures to ensure <u>compatibility of school sites and surrounding land uses</u>	11.1 – Site Selection Coordination &
(g)8.	Coordination with adjacent local governments and the school district on <u>emergency preparedness</u> issues, including the use of public schools to serve as emergency shelters	11.4 - Emergency
(g)9.	Coordination with the <u>future land use element</u>	11.1 – Site Selection Coordination
	9J-5.025(3), Florida Administrative Code Objectives and Policies	
(b)	The element shall contain one or more specific objectives for each goals statement which address the requirements of paragraph 163.3177(12)(d), F.S., and which:	
(b)1	Address correction of <u>existing school facility deficiencies and facilities needed to meet future needs.</u>	11.10 –Five Year Plan & LOS Maintenance
(b)2	Ensure adequate school facility capacity consistent with the adopted level of service standard for <u>each year of the five-year planning period and the long term planning period of the host county.</u>	11.10 –Five Year Plan & LOS Maintenance
(b)3	Ensure the inclusion in the five-year schedule of capital improvements of those projects necessary to address existing deficiencies, and to meet future needs based upon achieving and maintaining the adopted level of service standards for <u>each year of the five-year planning period.</u>	11.10 –Five Year Plan & LOS Maintenance
(b)4	Coordinate the location of public schools with the <u>future land use map or map</u> series of the relevant jurisdiction to ensure that existing and proposed school facilities are	11.1 – Site Selection Coordination &

	located consistent with the existing and proposed residential areas they serve and are proximate to appropriate existing and future land uses. The use of schools to serve as <u>community focal points</u> should also be addressed.	11.2 – Collocation & Community Focal Point
(b)5	Coordinate existing and planned public school facilities with the plans for <u>supporting infrastructure</u> .	11.3 - Infrastructure
(b)6	Coordinate location of public school facilities relative to the location of <u>other public facilities</u> such as parks, libraries and community centers to the extent possible.	11.2 – Collocation & Community Focal Point
(c)	The element shall contain one or more adopted policies for each objective which establish the way in which programs and activities will be conducted to achieve an identified goal. At a minimum, the policies shall include:	
(c)1	<p>If the school concurrency service area is less than district-wide, a policy which establishes guidelines and standards for <u>modification</u> of school concurrency service areas and <u>changes in the use of schools</u>.</p> <p>The policy shall ensure that the adopted level of service standards will be achieved and maintained <u>for each year of the five-year planning period</u>.</p> <p>The policy shall include standards for revision of concurrency service area boundaries to ensure that the utilization of <u>school capacity is maximized</u> to the greatest extent possible; taking into account transportation costs, court approved desegregation plans, as well as other factors.</p>	<p>11.7 – Establish & Modify SSA</p> <p>11.8 – Management System</p> <p>11.7 – Establish & Modify SSA</p>
(c)2	A policy which requires the adoption of annual plan amendments (1) adding a new fifth year, (2) updating the financially feasible public schools capital facilities program, (3) coordinating the program with the 5-year district facilities work plan, the plans of other local governments, and, as necessary, (4) updates to the concurrency service area map. The annual plan	11.10 –Five Year Plan & LOS Maintenance

	amendments shall ensure that the capital improvements program continues to be financially feasible and that the level of service standards will continue to be achieved and maintained.	
(c)3	<p>A policy addressing coordination of the (1) <u>annual review of the element</u> with the school board, the county, and applicable municipalities;</p> <p>(2) coordination of annual review of school enrollment projections, and establishing the procedures for the annual update process.</p>	11.5 – Annual Review
(c)4	<p>A policy addressing coordination of (1) <u>school site selection</u>, (2) <u>permitting</u>, and (3) <u>collocation of school sites with other public facilities such as parks, libraries and community centers</u>.</p>	<p>11.1 – Site Selection Coordination &</p> <p>11.2 – Collocation & Community Focal Point</p>
(c)5	<p>A policy addressing provision of (1) <u>supporting infrastructure</u> such as water and sewer, roads, drainage, sidewalks and bus stops for existing and projected public school facilities;</p> <p>and (2) measures to ensure compatibility and close integration between public school facilities and <u>surrounding land uses</u>.</p>	<p>11.3 - Infrastructure</p> <p>11.1 – Site Selection Coordination</p>
(c)6	<p>A policy addressing coordination of the <u>long range public school facility map</u> with the local government's comprehensive plan, including the future land use map.</p>	11.1 – Site Selection Coordination
(c)7	<p>A policy establishing level of service standards for public school facilities which can be achieved and maintained <u>throughout the five-year planning period</u>.</p> <p>Local governments adopting level of service standards using a measurement of capacity other than FISH, shall include appropriate data and analysis in support of such alternative measure. - NA</p>	11.10 –Five Year Plan & LOS Maintenance

(c)8	If concurrency is not applied district-wide, a policy providing that development can proceed if the levels of service standard is exceeded for a project, but capacity exists in one or more <u>contiguous school concurrency</u> service areas as adopted by the local government.	11.7 – Establish & Modify SSA
(c)9	Policies specifying <u>types of mitigation</u> that a school board will allow to meet concurrency, and policies assuring that any mitigation funds provided as a result of the school concurrency system are utilized by the school board for appropriate school facilities.	11.9- Mitigation
(c)10	A policy establishing measures to ensure <u>compatibility</u> of school sites and surrounding land uses.	11.1 – Site Selection Coordination
(c)11	A policy addressing coordination with adjacent local governments and the school district on <u>emergency preparedness issues</u> .	11.4 - Emergency
	163.3177 (12) (c), Florida Statutes Data and Analysis	
(c)	How level-of-service standards will be achieved and maintained	Section 5: Level-of-Service
(c)	The interlocal agreement adopted pursuant to s. 163.31777 and the 5-year school district facilities work program adopted pursuant to s. 1013.35	Appendix C – Amended and Restated Interlocal Agreement for Public School Facility Planning
(c)	The educational plant survey prepared pursuant to s. 1013.31 and an existing educational and ancillary plant map or map series	Appendix B – June 2007 Ed Plant Survey
(c)	Information on existing development and development	Section 2: Development

	anticipated for the next 5 years and the long-term planning period	Trends
(c)	An analysis of problems and opportunities for existing schools and schools anticipated in the future	Section 4: Analysis by School Type
(c)	An analysis of opportunities to collocate future schools with other public facilities such as parks, libraries and community centers	Section 6: Co-location of Public Facilities
(c)	An analysis of the need for supporting public facilities for existing and future schools	Section 6: Supporting Infrastructure
(c)	An analysis of opportunities to locate schools to serve as community focal points	Section 6: Community Focal Points
(c)	Projected future population and associated demographics, including development patterns year by year for the upcoming 5-year and long-term planning periods	Section 2: Development Trends Exhibit 2.3(4) Population Projections
(c)	Anticipated educational and ancillary plants with land area requirement	Section 3: Manatee County School Design Standards and Policies
	9J-5.025(2), Florida Administrative Code Data and Analysis	
(a)	For <u>each school facility</u> : the (1) existing enrollment, (2) existing school attendance zones, (3) existing FISH capacity or other professionally accepted measure of capacity; (4) surplus capacity based on site size requirements contained within Department of Education design criteria, (5) and existing level of service, utilizing the <u>five-year school district facilities work program</u> adopted pursuant to Section 235.185, F.S. and the <u>educational plant survey</u> .	Section 4: Existing Public Educational Facilities
(b)	For <u>each school facility</u> : the (1) projected enrollment by year for the initial five years of the planning period, and	Section 5: Projected Public Educational School Facilities

	(2) projected enrollment district-wide by school type for the end of the long range planning period of the host county, based on <u>projected population</u> .	
(c)	(1) Existing and projected school facility surpluses and deficiencies by <u>concurrency service area</u> by year for the five-year planning period, and (2) district-wide by <u>school type</u> for the end of the long range planning period of the host county based on projected enrollment.	Exhibit 5.5 – Five Year Exhibit 5.6 – Long Range
(d)	An <u>analysis</u> of the adequacy of the existing level of service conditions for each school facility in order to develop appropriate level of service standards.	Section 4: Analysis by School Type
(e)	(1) <u>School facilities needed</u> for each concurrency service area to accommodate projected enrollment at the adopted level of service standard <u>each year</u> for the five-year planning period, (2) and for the end of the long range planning period of the host county, including ancillary plants and land area requirements. (3) The plan shall <u>explain</u> the relationship, if any, of the ancillary plants to school concurrency.	Exhibit 5.7 – School Capacity Program – Five Year Exhibit 5.8 – School Capacity Program – Ten Year Exhibit 5.9 – Ancillary Inventory
(f)	<u>Analysis</u> of problems and opportunities with existing public school facilities and projected public school facilities planned in the adopted district facilities work program, including location, supporting infrastructure, and overcrowding in relation to achieving and maintaining level of service standards for the five-year planning period and for the end of the long range planning period of the host county, including: opportunities and problems in collocating existing projected public school facilities with other public facilities such as parks, libraries and community centers; the need for supporting infrastructure, including, water, sewer, roads, drainage, sidewalks and bus stops for existing and projected public school facilities; and analysis of opportunities to locate public school facilities	Section 4: Analysis by School Type Section 6: Co-location of Public Facilities Section 6: Supporting Infrastructure

	to serve as community focal points.	
(g)	<p>(1) Existing revenue sources and funding mechanisms available for school capital improvement financing;</p> <p>(2) the estimated cost of addressing existing deficiencies and future needs identified above by year for the five-year planning period,</p> <p>(3) and for the end of the long range planning period of the host county.</p>	<p>Section 7: Capital Improvements Funding</p> <p>Exhibit 7.1 & 7.2 – Five Year</p> <p>Exhibit 7.3 – Long Range</p>
(h)	The estimated cost of needed school capital improvements to correct deficiencies and meet future needs based on achieving and maintaining the adopted level of service standard identified by year for the five-year planning period, and for the end of the long range planning period of the host county.	Section 7: Capital Improvements Funding
(i)	An assessment of the ability to finance capital improvements based upon projected enrollment and revenue during the five-year planning period: forecasting of revenues and expenditures for five years; projections of debt service obligations for currently outstanding bond issues; projection of ad valorem tax base, assessment ratio of millage rate; projections of other tax bases and other revenue sources, such as, impact and user fees; projection of facilities (and not program) operating cost considerations; and projection of debt capacity.	<p>Section 7: Capital Improvements Funding</p> <p>Exhibit 7.4 – Projected</p>
(j)	Data and analysis showing how school concurrency costs will be met and shared by all affected parties, consistent with the requirement for a financially feasible capital improvements program for public schools.	Section 7: Capital Improvement Funding
	163.3177(12)(h), Florida Statutes Future Conditions Maps	

(h)	Depict the anticipated location of educational and ancillary plants, including the general location of improvements to existing schools or new school anticipated over the 5-year or long-term planning period	Section 7: Capital Improvement Funding Exhibit 7.5-7.11
(h)	The maps will of necessity be general for the long-term planning period and more specific for the 5-year period. Maps indicating general locations of future schools or school improvements may not prescribe a land use on a particular parcel of land	Section 7: Capital Improvement Funding Exhibit 7.5-7.11
	9J-5025(4), Florida Administrative Code Future Conditions Maps	
(a)	A map or maps depicting existing location of public school facilities by type and existing location of ancillary plants.	Section 7: Capital Improvement Funding Exhibit 7.5-7.11
(b)	A future conditions map or map series which depicts the planned general location of public school facilities and ancillary plants by year for the five-year planning period, and for the end of the long range planning period of the host county.	Section 7: Capital Improvement Funding Exhibit 7.5-7.11
(c)	When the school concurrency service area is less than district-wide, a map or map series which depicts the school concurrency service areas.	Section 2: Existing and Anticipated Development Exhibits 2.2-2.3

12.0 INTERGOVERNMENTAL COORDINATION GOALS, OBJECTIVES AND POLICIES

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GOAL: TO ACHIEVE MAXIMUM GOVERNMENTAL EFFICIENCY AND IMPROVE LOCAL GOVERNMENTAL PLANNING CAPABILITY BY IMPROVING THE QUALITY OF INTERGOVERNMENTAL COORDINATION.

Governmental Efficiency

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Objective 12.1: Intergovernmental interaction shall aim at achieving an optimal level of coordination, which is appropriate for attaining maximum efficiency.

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Policy 12.1.1: Services and information shall be shared with other agencies to the extent practical.

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Policy 12.1.2: Regional issues shall be addressed at, by, or through the Tampa Bay Regional Planning Council.

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Policy 12.1.3: Intergovernmental coordination shall be reviewed periodically to avoid needless paperwork, duplication, non-productive meetings, and other waste.

Effective Plan Implementation

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Objective 12.2: Intergovernmental coordination shall help to achieve effective implementation of the local Comprehensive Plan.

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Policy 12.2.1: The City shall cooperate with other communities and agencies in the region to bring private and public sectors together for establishing an orderly, environmentally, and economically sound plan for future needs and growth.

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Policy 12.2.2: Development of regional programs that will reduce unnecessary delays in federal, state, and local development review procedures is encouraged.

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Policy 12.2.3: Level-of-service standards shall be coordinated with other state, regional, or local entities having operational and maintenance responsibility for public facilities.

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Policy 12.2.4: The impacts of development proposed in the Comprehensive Plan shall be coordinated with adjacent municipalities, the county, the region, and the state.

Policy 12.2.5: Consistent and coordinated management of Terra Ceia Bay and the Manatee River shall be pursued.

Policy 12.2.6: The City shall continue to work with Manatee County, the Southwest Florida Water Management District, and any other appropriate regional partners to assure the continued availability of potable water supplies meets the needs of the City's projected population, its businesses, and its visitors.

Policy 12.2.7: The City shall work to coordinate its future population projections with Manatee County and the Southwest Florida Water Management District.

Policy 12.2.8: The City shall continue to consider The Accord when making decisions regarding annexation and service provision.

GOAL: THE CITY SHALL CONTINUE INTERGOVERNMENTAL COORDINATION AND COOPERATION IN SCHOOL PLANNING.

Intergovernmental Coordination Element (Ice) Section

Objective 12.3: The City shall coordinate the adopted Comprehensive Plan with the plans of the School Board.

Policy 12.3.1: The City shall adopt the "Amended and Restated Interlocal Agreement for Public School Facility Planning" that was fully executed by all the parties as such Agreement may be amended from time-to-time.

Policy 12.3.2: The City shall strive to monitor and evaluate the Public School Facilities Element in order to assure the best practices of the joint planning processes and procedures for coordination of planning and decision making are implemented.

Policy 12.3.3: The City shall coordinate its Comprehensive Plan and Future Land Use Map with the School District's long-range facility maps to ensure consistency and compatibility with the provisions of this element.

Policy 12.3.4: The City shall provide a copy of the Comprehensive Plan to the School Board.

Objective 12.4: The City shall provide for collaborative planning and decision making with the School District and participating local governments.

Policy 12.4.1: The City shall provide the School District with annual information needed to determine school concurrency.

Policy 12.4.2: The City shall annually provide the School District population projections to facilitate development of school enrollment projections.

Policy 12.4.3: The City shall provide the opportunity for the School District to comment on Comprehensive Plan Amendments, rezonings, and other land-use decisions that may be projected to impact on public schools.

Policy 12.4.4: A Staff Working Group shall be established to meet periodically and carry out the responsibilities assigned pursuant to the Interlocal Agreement.

Policy 12.4.5: The City shall participate in meetings of the Manatee Council of Governments to ensure open communication on school and community planning issues.

13.0 CAPITAL IMPROVEMENTS GOALS, OBJECTIVES, AND POLICIES

GOAL: PROVIDE PUBLIC FACILITIES TO ALL RESIDENTS IN A TIMELY, COST ~~EFFECTIVE~~, AND SOUND FISCAL MANNER AND IN A WAY THAT PROMOTES COMPACT URBAN GROWTH.

Correct Existing Deficiencies and Meet Future Needs

Objective 13.1: The City shall direct its five-year schedule of capital improvements towards correcting existing facility/capacity deficiencies and/or meeting future facility/capacity needs, and replacing obsolete or worn-out facilities.[9J-5.016(3)(b)1.]

Policy 13.1.1: The City shall include capital projects of a generally non-recurring nature; with a useful life of at least 10 years; and with cost in excess of \$30,000 in the Capital Improvement Program (CIP) 5-year program schedule.

Policy 13.1.2: Those projects needed to correct existing deficiencies in meeting adopted ~~level-of-service~~ standards shall receive the highest priority in scheduling and funding within the CIP 5-year program schedule. More specifically, the City shall establish priorities based upon:

- The elimination of public hazards;
- The elimination of existing capacity deficits;
- Local budget impacts;
- Locational needs based on projected growth patterns;
- The accommodation of new development and redevelopment facility demands;
- Financial feasibility; and
- Plans of state agencies and water management districts that provide public facilities within the local government's jurisdiction.

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Policy 13.1.3: The Public Works Director and City Clerk shall establish and review, on an annual basis, the prioritization of capital projects included in the Capital Improvements Program.

Policy 13.1.4: Because the City purchases its water wholesale from Manatee County, the City shall monitor and support the County's implementation of long-term water supply projects that ensure provision of potable water supplies for all of its customers, including the City of Palmetto. Those projects are listed below, and more information about them can be found in the County's Comprehensive Plan:

- MARS-I (East County Wellfield Expansion) – this is expected to generate 2.17 million gallons per day (mgd) of additional capacity, and to be online in 2009;
- MARS-II (North County Wellfield) – this is expected to generate 3.0 mgd in additional capacity and to be online in 2014;
- Peace River/Manatee River Regional Water Supply Authority (PR/MRWSA) Option – this is expected to generate 5.0 mgd in additional capacity and to be online in 2017; and,
- PR/MRWSA Regional Option for MARS-IV – this is expected to generate 5.0 mgd in additional capacity and to be online by 2024.

Limit Public Expenditures in High Hazard Coastal Area

Objective 13.2: The expenditure of public funds to subsidize future development in the Coastal High Hazard Area (CHHA) shall be directed by the goals, objectives, and policies of the Coastal Management Element. [9J-5.016(3)(b)2.]

Policy 13.2.1: The City shall expend funds within the CHHA for continued maintenance, improvement of existing facilities in order to meet adopted level-of-service standards and to encourage development/redevelopment.

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Policy 13.2.2: The City shall continue to allocate revenues to the contingency fund for the purpose of ensuring a local dollar match for state and/or federal disaster assistance grants.

Coordination of Land Use Decision with the Capital Improvements Element

Objective 13.3: The City shall coordinate its future land use decisions with the CIP to ensure available service capacity at the time of development and require developers to assume an increased share of the cost of facility improvements. [9J-5.016(3)(b)3.]

Policy 13.3.1: The City shall require all development and redevelopment to assume the cost of expanding and/or providing public facilities to serve the development.

Demonstration of the Ability to Fund Improvements

Objective 13.4: The City shall, through its Capital Improvements Program and annual capital budget, manage its fiscal resources to ensure that previously issued development permits and the issuance of future development/redevelopment permits do not exceed the ability of the City to fund or provide needed capital improvements.[9J-5.016(3)(b)5.]

Policy 13.4.1: The City shall utilize grants and/or private funds to finance capital improvements. Grant funds and private non-discretionary monies (i.e., impact fees) shall be used before general revenues or incurring debt.

Decisions Regarding Permit Issuances

Objective 13.5: The City shall continue to implement the Concurrency Management System that is adopted as part of the Land Development Code.

Facilities Standards

Objective 13.6: The City shall issue development permits based upon existing development regulations, including, but not limited to, concurrency management and the goals, objectives, and policies of this plan.

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Policy 13.6.1: When reviewing the impacts of future development/redevelopment, the City shall use the level-of-service standards established in the Capital Improvements Element and the Concurrency Management System.

Policy 13.6.2: Requested plan amendments and development proposals, whether public or private, shall be reviewed with respect to their anticipated impacts upon public facilities and levels of service. Further, the City shall establish a policy with Manatee County and a procedure to review and respond to proposed land use plan amendments within or immediately abutting the City's planning area.

Policy 13.6.3: The following level-of-service standards shall be established for the purpose of reviewing development proposals, issuing permits and development orders, and capital facilities planning.

<u>FACILITY</u>	<u>UNITS</u>	<u>STANDARD</u>
Neighborhood Park/Community Park	Acres	4 acres/1,000 population
Boat Ramps	Lane	1 lane/5,000 population
Open Space	Acres	1 acre/1,000 population
Tennis	Court	1 court/2,000 population
Baseball	Field	1 field/2,000 population
Softball	Field	1 field/2,000 population
Basketball	Court	1 court/5,000 population
Racquetball	Court	1 court/10,000 population
Soccer	Field	1 field/5,000 population
Football	Field	1 field/5,000 population
Shuffleboard	Court	1 court/10,000 population
Fishing Piers	Feet	800 feet/10,000 population
Playgrounds	Playgrounds	1 playground/2,000 population
Picnicking	Pavilions/tables	1 pavilion/10,000 population
Swimming Pool	Pool	1 pool/20,000 population
Multi-Purpose Recreation	Square feet	7,500 square feet/15,000 population
Sanitary Sewer	Gallons per day (GPD)	100 gpd/capita
Solid Waste	Lbs/day	7.1 lbs/capita
Drainage	NA	25-year/24-hour duration storm design
Potable Water	Gallons per day (GPD)	105 gpd/capita

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GOAL: THE CITY SHALL COORDINATE WITH THE SCHOOL DISTRICT TO PROVIDE A FINANCIALLY FEASIBLE CAPITAL IMPROVEMENTS PLAN.

Capital Improvement Element (CIE) Section

Objective 13.7: The City shall establish and maintain the adopted level of service for public schools.

Policy 13.7.1: The City and the School Board agree to implement the level of service standards for public schools to all schools of the same type.

Policy 13.7.2: The level-of-service standards for public schools are as follows:

- Elementary: 110% of Permanent Florida Inventory of School Houses (FISH) Capacity by School Service Area (SSA)
- Middle: 105% of Permanent FISH Capacity by School Service Area (SSA)
- High: 100% of Permanent FISH Capacity District-wide

Policy 13.7.3: Capacity Utilization is Capacity Demand divided by Capacity Availability.

Policy 13.7.4: The City shall ensure that future development pays a proportionate share of the costs of capital facility capacity needed to accommodate new development.

Policy 13.7.5: The City adopts by reference the School District of Manatee County 2008-09 School Capacity Program, as approved by the School Board on September 8, 2008.

Policy 13.7.6: The five-year schedule of improvements ensures the level-of-service standards for public schools are achieved and maintained within the period covered by the five-year schedule.

Policy 13.7.7: Annual updates to the schedule shall ensure levels-of-service standards are achieved and maintained.

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continue to allocate revenues to the contingency fund for the purpose of insuring a local dollar match for state and/or federal disaster assistance grants

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maintain an unreserved fund balance of approximately 50 percent of any year's operating budget for

Reason for Amendment: *This policy reflects a requirement of Chapter 163, F.S.*

the purpose of ensuring stability after an emergency situation and to provide matching grant money, if required.

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Policy 12.3.1: By December 2001, the City shall complete a feasibility study to ascertain the level of commitment to, public support of and potential monies which could be generated through the adoption of additional impact fee ordinances (i.e., Transportation Impact Fee, Park and Recreation Impact Fee, Storm Water Utility Fee).

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~~**Policy 13.3.2:** The City shall maintain records of de minimis transportation impacts to determine if and when a 110% threshold has been reached. A summary of these records shall be submitted to DCA with the annual update of the capital improvements element.~~

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- ~~A. The City of Palmetto shall make appropriate concurrency determinations in conjunction with the following development approval activities: 1) at the time of zoning actions, site plan approval, and/or subdivision approvals; 2) prior to the issuance of building permits; and 3) prior to the issuance of certificates of use and occupancy.~~
- ~~B. An affirmative principal concurrency determination will be required before a prospective developer can obtain a subsequent development order. Principal concurrency determinations will be made prior to the approval of subdivision plats, or in instances where plat approvals are~~

~~not required to have predated the effective date of the concurrency requirement, a principal concurrency determination will be made the final site plan or building permit stage.~~

~~C. A principal concurrency determination made at the final plat approval will serve as the determination for requested building permits where said permits are issued within two years after the date of final plat approval. Where the applicant demonstrates that the development has commenced on a timely basis and is continuing in good faith, this period may be extended but in no case shall this period exceed five years after final plat approval.~~

~~D. In no instance shall a building permit be issued authorizing construction of a new building or expansion of an existing building unless the facilities necessary to maintain LOS standards are existing and available or are assured to be existing and available within the following time frames relative to the date of issuance of a certificate of occupancy (CO):~~

~~a) Necessary water, sewer, solid waste and drainage facilities must be in place and available at the time of issuance of a CO;~~

~~b) Necessary parkland must be acquired no later than 12 months after issuance of a CO;~~

~~c) For the purposes of concurrency, a facility may be considered as available if the construction of~~

~~the facility is included in the first three years of the City's adopted five year schedule of capital improvements or the first 3 years of the adopted Florida Department of Transportation five year work program, such that the needed facility will be in place or under construction not more than 3 years after issuance of a certificate of occupancy or its functional equivalent and if the schedule (or FDOT work program) includes the estimated date of commencement of actual construction and the estimated date of project completion.~~

~~E. Assurance that the facilities will be constructed or acquired and available within the time frames established in forgoing paragraph D. shall be provided by the following means:~~

~~The necessary facilities are under construction at the time the building permit is issued;~~

~~b) The necessary facilities and services are the subject of a binding executed contract for the construction of the facilities or the provision of services at the time the building permit is issued;~~

~~c) The necessary facilities are funded and programmed in year one of the City's adopted capital budget or are programmed in the CIE for construction or acquisition; the necessary facilities shall not be deferred or deleted from the~~

~~adopted one-year capital budget unless the dependent building permit expires or is rescinded prior to the issuance of a certificate of occupancy.~~

~~d) The necessary facilities are programmed, in the five-year capital facility plan or work program of the State agency having operational responsibility for affected facilities, for construction or acquisition;~~

~~e) The necessary facilities and services are guaranteed, in an enforceable development agreement, to be provided by the developer.~~

~~f) Timely provision of the necessary facilities will be guaranteed by some other means or instrument providing substantially equivalent assurances.~~

~~g) In all instances where required park land is not dedicated or acquired prior to issuance of a CO, funds in the amount of the developer's fair share shall be committed prior to the issuance of a CO unless the developer has entered into a binding agreement to dedicate an improved park site within the time frame established in foregoing paragraph D 2.~~

~~h) A plan amendment is required to eliminate, defer or delay construction of any transportation facility or service, including any mass transit facility or service listed in the five-year schedule of capital~~

improvements, which was relied upon in issuance of a development order, or permit to maintain the adopted LOS standard.

~~F. It is anticipated that after building permits are issued, determinations of concurrency prior to the issuance of CO's may simply involve review and verification of compliance with the terms of the conditions set forth in foregoing paragraphs D. and E.~~

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Public Schools

~~**Objective 13.7:** The City shall ensure that future public school facility~~

Reason for Amendment: The first change addresses EAR issue II.4.4 "Parks and Recreation." Because today the majority of growth in Palmetto is in residential communities that have water access, there is less of a need for public boat ramp access. Accordingly, the level of service standard for public boat ramps has been updated, and the ratio change reflects a more reasonable and sustainable requirement for the City. The second change is derived from the Parks and Recreation element, new policy 10.8.3.

~~needs are addressed in a manner consistent with the adopted level of service standards for public schools~~

~~**Policy 13.7.1:** The City and School Board of Manatee County agree to implement the level of service standards for public schools district-wide to all schools of the same type as follows:~~

~~Elementary 110% Permanent FISH Capacity by School Service Area.~~

~~Middle 105% Permanent FISH Capacity by School Service Area.~~

~~High 100% Permanent FISH Capacity District wide.~~

~~**Policy 13.7.2:** The City shall ensure that future development pays its share of the costs of capital facility capacity needed to accommodate new development and to assist in maintaining the applicable adopted level of service standards, via impact fees and other legally available and appropriate methods.~~

~~**Policy 13.7.3:** The City in conjunction with the Manatee County School Board shall annually update the Five Year Capital Facilities Plans to ensure maintenance of a financially feasible capital improvements program and to ensure that level of service standards will continue to be achieved and maintained by the end of the planning period.~~

~~**Policy 13.7.4:** The City adopts by reference the School District of Manatee County 2007-08 School Capacity Program, as approved by the School board on March 10, 2008.~~

~~**Policy 13.7.5:** Manatee County School Board will ensure that the level of service standards for public schools are achieved and maintained by the end of their five-year schedule of capital improvements.~~

Policy 13.7.6: Each year the City of

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Reason for Amendment: Addresses the requirements of Section 163.83, F.S. and 9J-5.83 F.A.C for a new comprehensive plan element dealing with Public School Facility planning, which, in turn, must reference the Interlocal School Agreement and its terms.

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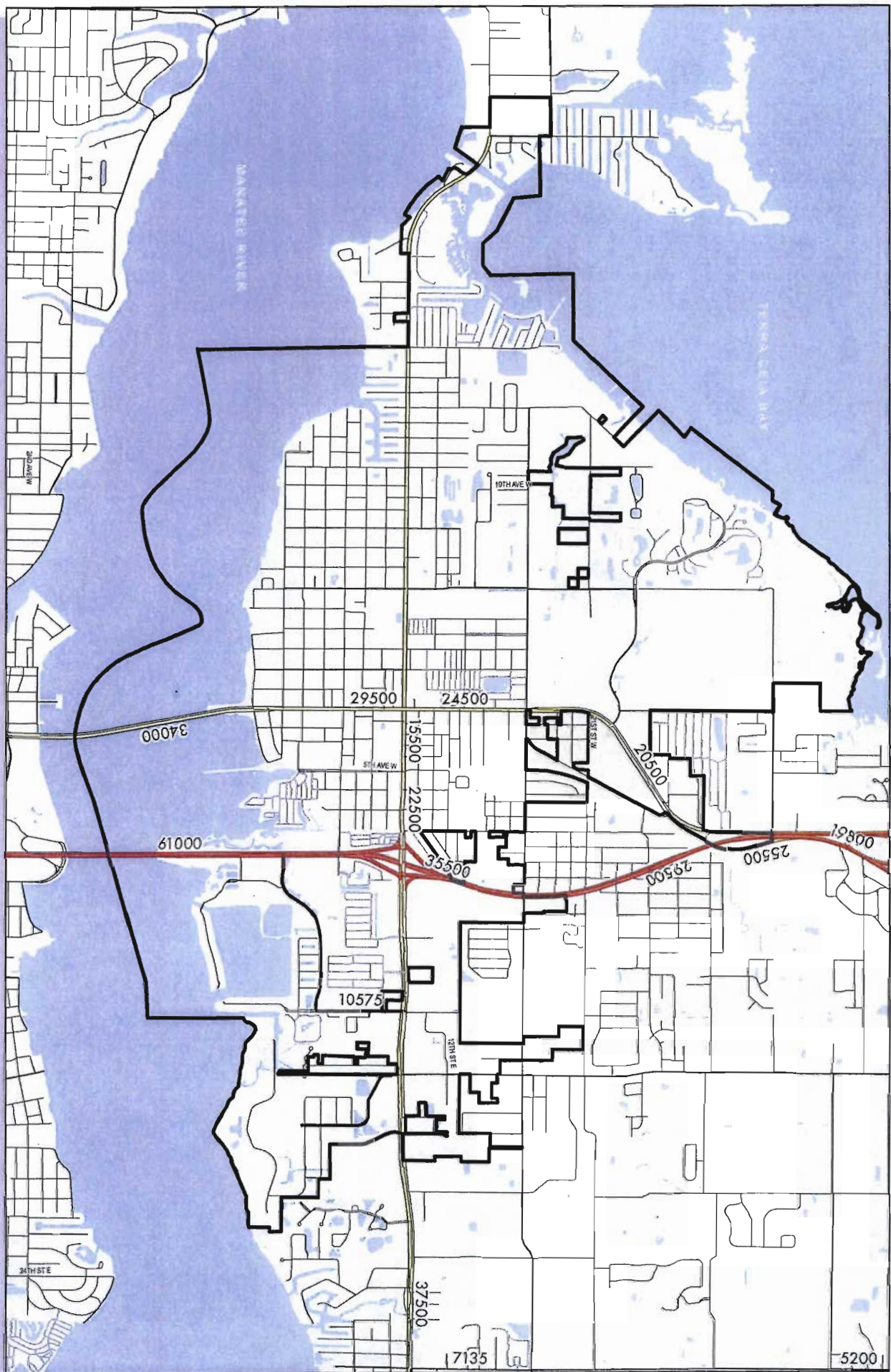
Page 4: [58] Deleted Palmetto will adopt plan amendments: 1) adding a new fifth year; 2) updating the financially feasible public schools capital facilities program; 3) coordinating the program with the five year district facilities work plan, the plans of other local governments; and 4) as necessary updating the concurrency service area map. The annual plan amendments shall ensure that the capital improvements program continues to be financially feasible and that the level of service standards will continue to be achieved and maintained.	CPU 49	6/23/2009 2:05:00 PM
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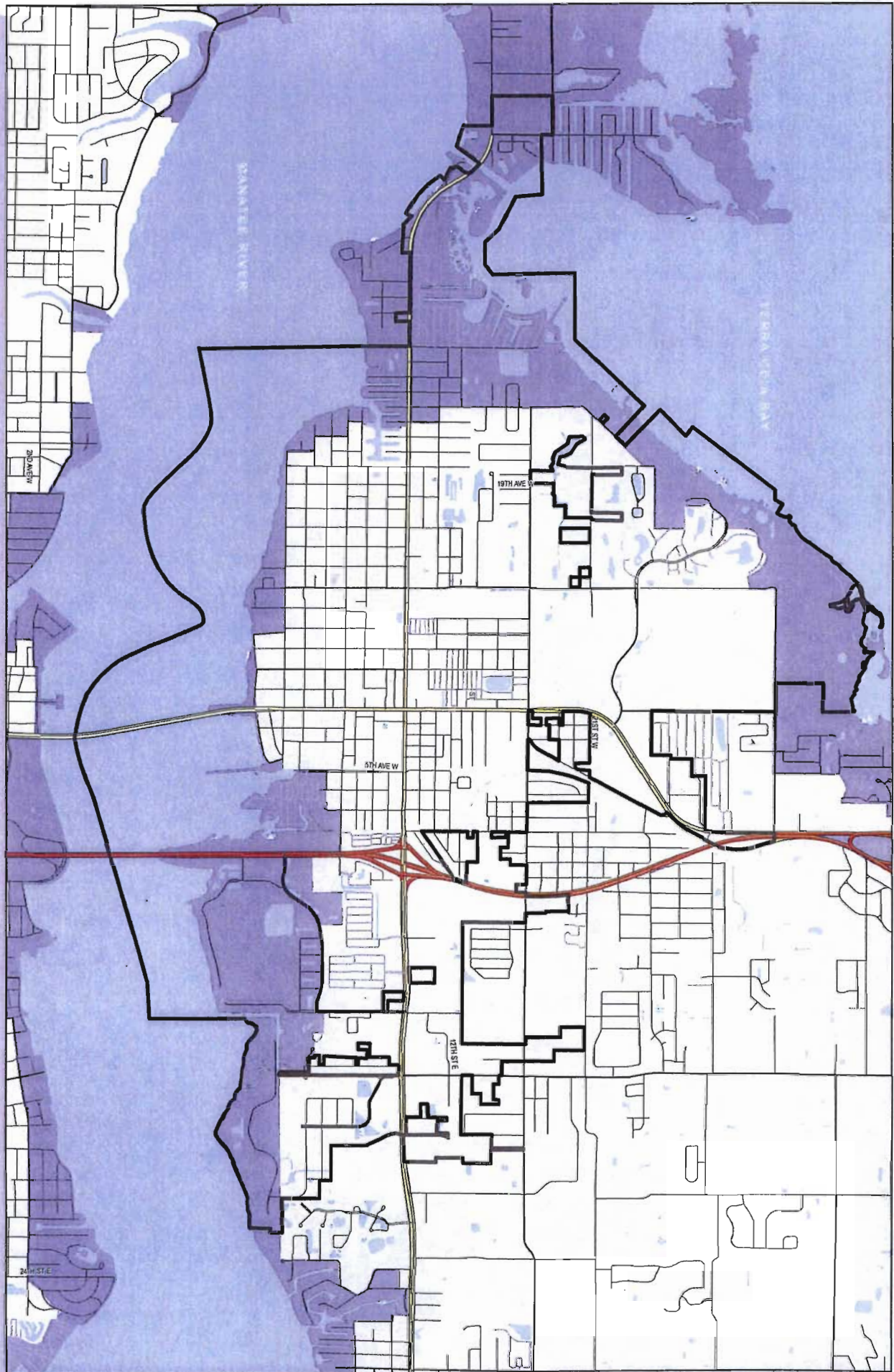
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ANNUAL AVERAGE DAILY TRAFFIC (AADT)



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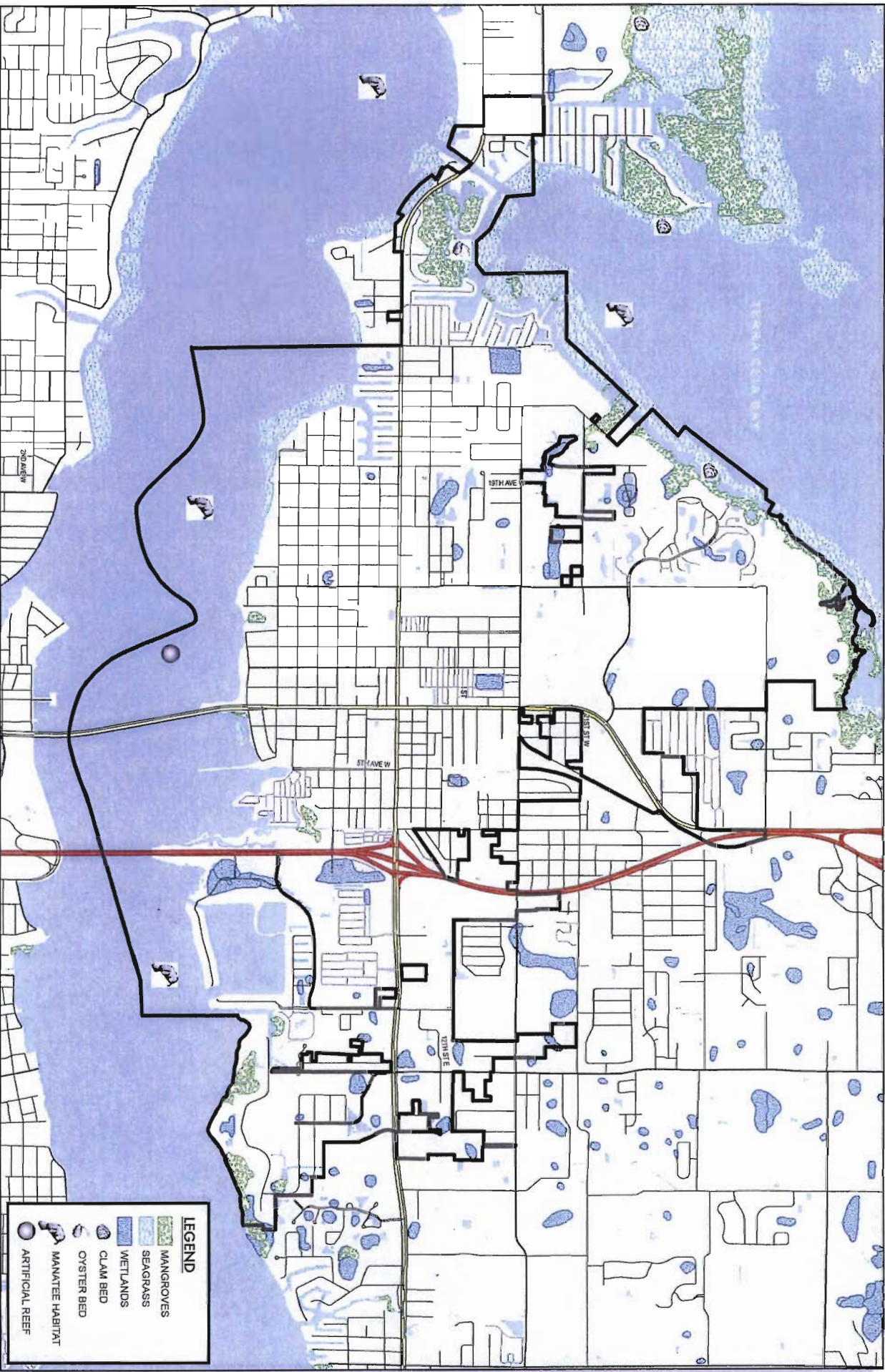
ZNS ENGINEERING
 201 S.W. 1st Ave.
 Aventura, FL 33150
 PHONE 305.941.7485 FAX 305.941.7485

CITY OF PALMETTO

SOURCE: MANATEE COUNTY & CITY OF PALMETTO

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COASTAL NATURAL RESOURCES



LEGEND

- MANGROVES
- SEAGRASS
- WETLANDS
- CLAM BED
- OYSTER BED
- MANATEE HABITAT
- ARTIFICIAL REEF

ZNS ENGINEERING

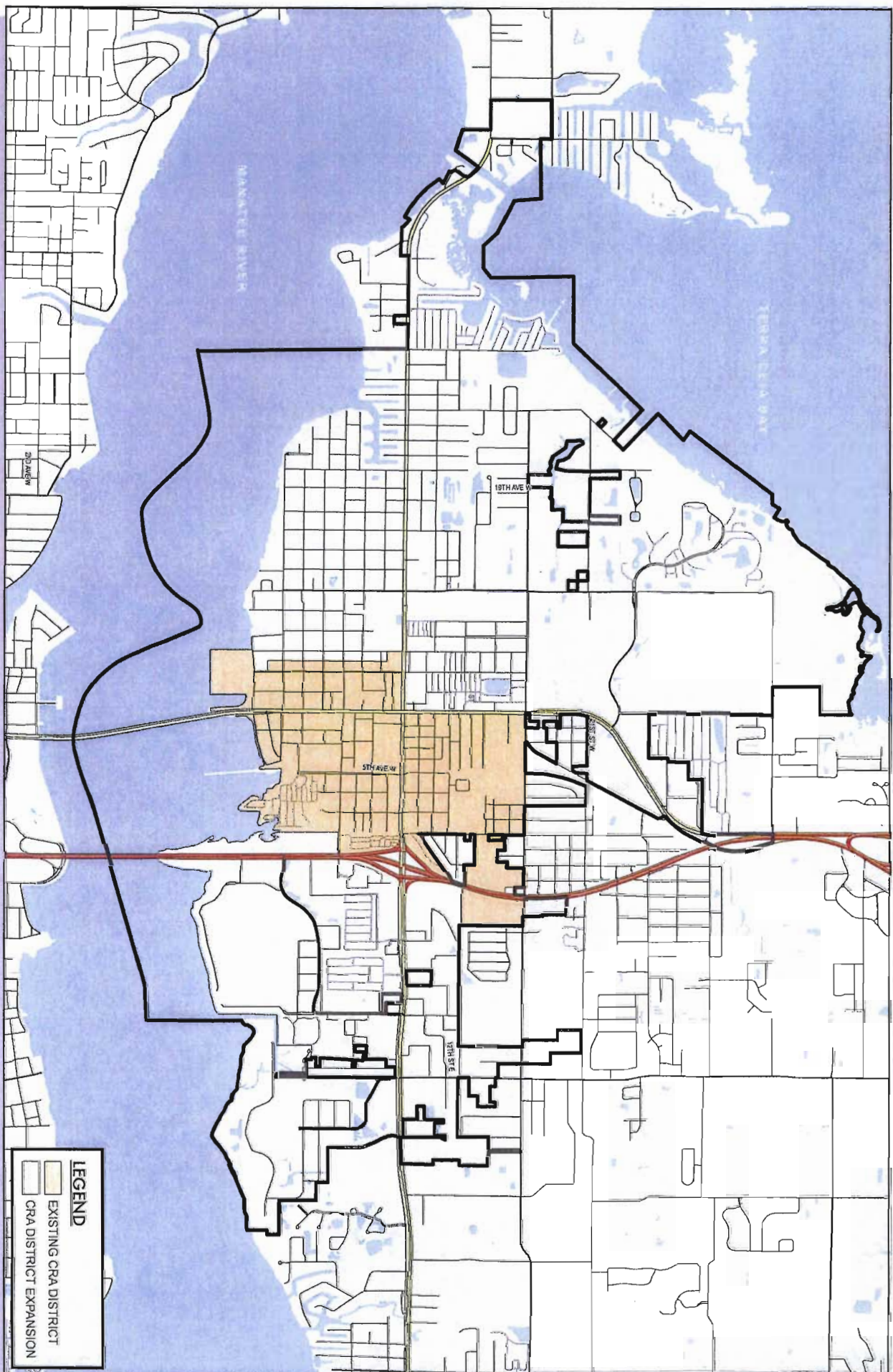
201 5th Ave.
 Jacksonville, FL 32208
 Telephone 904 748 8200 Fax 904 748 8314

CITY OF PALMETTO

SOURCE: MANATEE COUNTY & CITY OF PALMETTO

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COMMUNITY REDEVELOPMENT AREA



LEGEND

- EXISTING CRA DISTRICT
- CRA DISTRICT EXPANSION

ZNS ENGINEERING

201 5th Ave.
Palmetto, FL 34228
Telephone 941.746.5555 Fax 941.746.5516

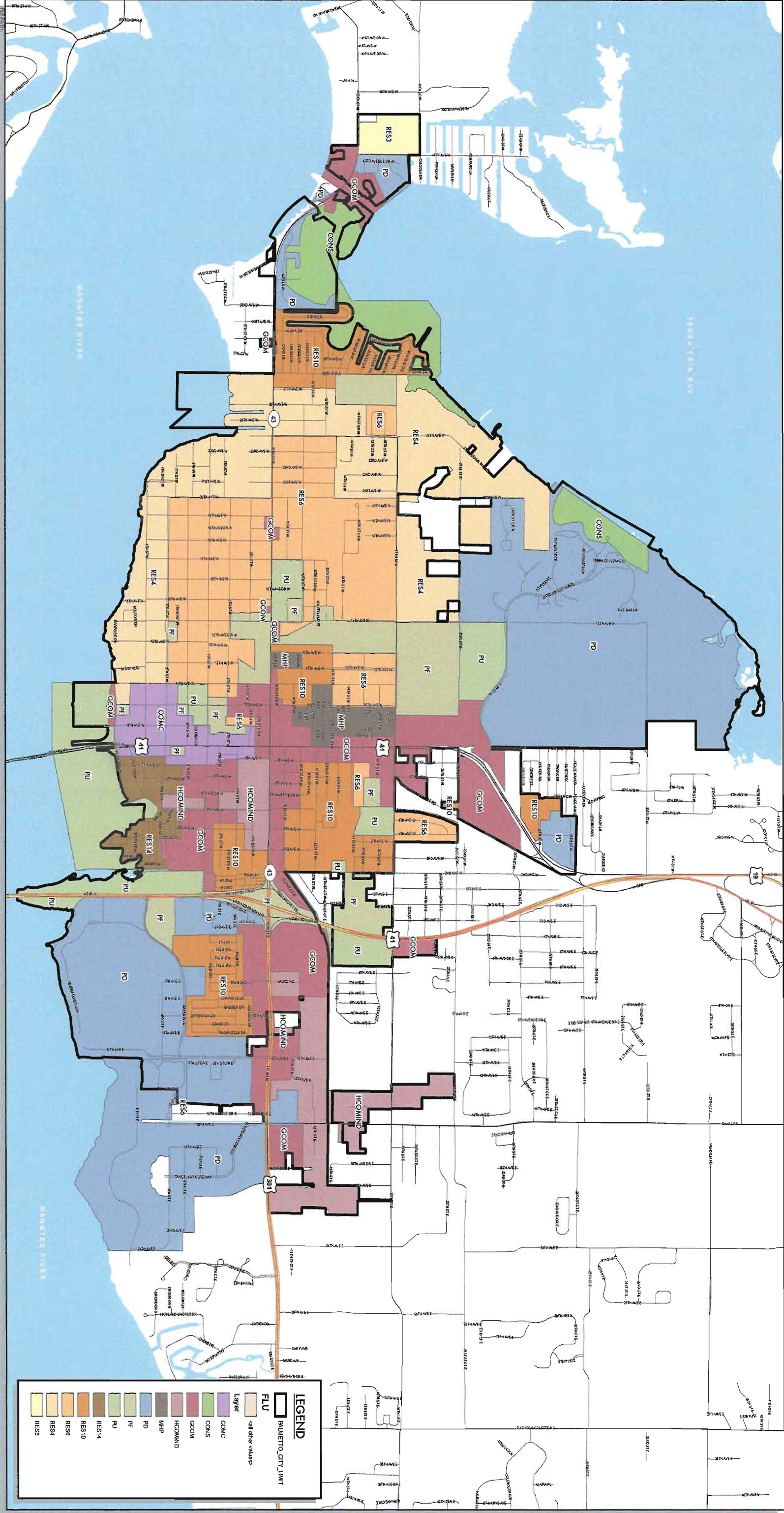
CITY OF PALMETTO

Scale: 1" = 3,000'

SOURCE: MANATEE COUNTY & CITY OF PALMETTO

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FUTURE LAND USE



LEGEND

FLU

PALMETTO CITY LIMIT

<all other values>

Layer

COMC

CON

GCOM

HCOMIND

MHP

PD

PF

PU

RES3

RES4

RES5

RES6

RES10

RES14

CITY OF PALMETTO

ZNS ENGINEERING

201 S. AVENUE EAST, BOCA RATON, FL 33408
TEL: 561-748-8800 FAX: 561-748-3316

SCALE: 1"=2,000'
SOURCE: MANATEE COUNTY

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