

TAB 1



# City of Palmetto Agenda Item

**Meeting Date**

**10/18/10**

**Presenter:** Lorraine Lyn, City Planner

**Department:** Public Works

**Title:**

City of Palmetto 2030 Comprehensive Plan  
dated October 18, 2010

This document is in response to the State Department of Community Affairs (DCA) Objections, Recommendations and Comments (ORC) Report received on August 6, 2010. Changes in red were made at the Commission's first public hearing on May 17, 2010 and proposed changes in response to DCA are shown in green. This document also includes some changes made for clarification, better implementation or to address current concerns.

<b>Budgeted Amount:</b>	\$0.00	<b>Budget Page No(s):</b>		<b>Available Amount:</b>	\$0.00	<b>Expenditure Amount:</b>	\$0.00
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**Additional Budgetary Information:**

<b>Funding Source(s):</b>		<b>Sufficient Funds Available:</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No	<b>Budget Amendment Required:</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No	<b>Source:</b>	
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<b>City Attorney Reviewed:</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<b>Advisory Board Recommendation:</b>	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> N/A	<b>Consistent With:</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
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**Potential Motion/ Direction Requested:**

<b>Staff Contact:</b>	Lorraine Lyn	City Planner	941-723-4580, Ext. 135
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**Attachments:** Staff Report

**Staff Report  
EAR Based Amendments  
Comprehensive Plan Amendment (Ord. 2010-01) &  
FLUM Plan Amendments (Ord. 2010-05)  
October 18, 2010**

**BACKGROUND:**

The City Commission held its first public hearing on the aforementioned plan amendments on May 17, 2010 and submitted them to DCA for review. DCA issued their Objection, Recommendations and Comments (ORC) response on August 6, 2010. The City has 120 days to adopt, adopt with changes or not adopt the proposed amendment. Within 10 working days of the City's adoption, the City must submit 3 copies of the adopted comprehensive plan amendments, a listing and statement indicating the relationship to the ORC, of any additional changes which were not included in the ordinance. DCA will then conduct a compliance review, make a compliance determination and issue the appropriate notice of intent.

**SUMMARY OF DCA'S ORC:**

The 10 page ORC Report included recommended changes to the Future Land Use, Transportation, Housing, Coastal Management and Conservation Elements of Palmetto's Comprehensive Plan. Most of DCA's Report recommended data and analysis for changes being proposed by the City. In addition, state law requires that the Comprehensive Plan be based on the best available data and analysis which is usually updated as part of the EAR process. The City's submittal of its approved Comprehensive Plan will include a background report containing the data and analysis required by DCA.

**WATER SUPPLY PLAN**

Chapter 163, Part II, F.S., requires local governments to prepare and adopt Work Plans into their comprehensive plans within 18 months after the water management district approves a regional water supply plan or its update. The *Southwest Florida Water Supply Plan Update* was approved by the Southwest Florida Water Management District (SFWMD) on November 30, 2006. Therefore, the deadline for the City of Palmetto to amend their comprehensive plans to adopt a Work Plan was May 30, 2008.

In the ORC Report, DCA indicated that the City should transmit the 10 Year Water Supply Plan and coordinate water supply with the proposed amendments before adopting the FLUM amendments. Southwest Florida Water Management District (SFWMD) is planning to update the District's Water Supply Plan at the end of 2010 which would trigger the submittal of Palmetto's Plan by the end of June, 2012. Following discussions with DCA, it would be advisable for the City to submit its Water Supply Plan as soon as possible and no later than the end of summer, 2011.

**STAFF RECOMMENDATION:**

Staff's recommendations are included in the draft "City of Palmetto 2030 Comprehensive

Plan” document dated October 13, 2010 which is the adoptable portion of the Plan. In this document, staff has concurred with the following recommendations from DCA:

- Change definition of CHHA;
- Revise purpose of Conservation category to include only passive uses;
- Revise Urban Planning (new name: MU) description to remove reference to agricultural lands and added Policy 1.12.6.
- Added Policy 9.2.12 to the Future Land Use Element; Policy 1.10.4 to Transportation Element; Policy 3.2.5 to Housing and Policy 9.2.12 to Conservation Element (below) to address energy-efficient land use patterns and the reduction of greenhouse gas emissions.
- Clarify affordable housing bonus by revising Policies 3.6.4 and 3.6.5 in Housing Element.
- Add policy revising the concurrency management system to require the availability of water supply prior to the issuance of a building permit.
- Revise Policy 8.1.7 to include a timeframe regarding manatee habitat areas in native coastal areas.
- Retain Policy 8.5.7 describing how densities are calculated in the CHHA.
- Revise Policy 9.1.1 to retain coordination with Fish and Wildlife Conservation Commission (FWC) for the protection of fish and wildlife. (DCA’s comment – requires name change)

Staff recommends approval of the proposed map amendments and comprehensive plan amendment (EAR based) with the following additions:

1. To the Transportation Element:

Policy 2.9.4: The City shall support multimodal transportation to reduce green house gas emissions through a reduction in vehicle miles travelled (VMT) by developing land use plans and policies which encourage mixed uses, pedestrian-oriented site design and higher densities and intensities in areas served by transit.

2. To the Conservation Element:

Policy 9.2.12: The City will encourage energy efficient and sustainable development practices such as a mixed use land use pattern to reduce greenhouse gas emissions.

3. To the Capital Improvements Element:

Policy 13.5.4: The City shall insure that adequate water supply will be available for all new projects prior to the issuance of a building permit via its concurrency management system beginning at the Development Review Committee stage.

#### **PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning voted to **APPROVE**, the proposed Comprehensive Plan Amendment (Ord. 2010-01) on January 21, 2010 and voted to **APPROVE** the FLUM Amendments (Ord. 2010-05) on May 10, 2010.



# CITY OF PALMETTO

## 2030

### COMPREHENSIVE

### PLAN

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CITY OF PALMETTO -- FUTURE LAND USE ELEMENT  
2030 COMPREHENSIVE PLAN

EAR-BASED AMENDMENTS  
5-17-2010  
10-13-2010

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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 Comprehensive 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 Commission. City Commission 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 (941-723-4580 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.



## II. III. DEFINITIONS

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

**ACCESSORY UNIT/GRANNY FLAT** -- A detached subordinate structure, the use of which is incidental to that of the principal structure and located on the same lot therewith.

**ACCORD** -- A joint agreement created in 2002, between the Manatee County School Board, Manatee County and the cities of Palmetto and Bradenton to jointly deal with long-term growth management issues.

**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 defined in the City Code. 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.~~

~~**AFFORDABLE HOUSING** - Housing for which monthly rents or monthly mortgage payments, including taxes, insurance, and utilities, do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households or persons indicated in s.420.0004, F.S. (1991).~~

Housing units where the occupant is paying no more than 30 percent of gross income for housing costs, including taxes, utilities and insurance.

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

**ARTERIAL ROAD** - A roadway designated by the City 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 nonrecurring 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 (CHHA)** ~~-The evacuation zone for a category 1 hurricane as established in the Tampa Bay Regional Planning Council's hurricane evacuation study.~~ The area below the elevation of the category 1 storm surge line as established by a Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

**COLLECTOR ROAD** - A roadway designated by the City 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 AREA** - That area generally defined as properties located between 8th Avenue West and 10th Avenue West from 10th Street West to the Manatee River.~~

~~**COMMERCIAL CORE CATEGORY** - 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 APARTMENT** - A rental dwelling unit that is located within the same structure but above commercial retail, service or office uses.



**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 details of the Concurrency Management System are located in the City's zoning-land development regulations. The Concurrency Management System is Article XIV of the City of Palmetto Zoning Code.

~~**CONSERVATION USES** - 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 recreational valuable fish and shellfish, or protection of vegetative communities or wildlife habitats.~~

**CONGREGATE LIVING FACILITIES:** As defined in the City of Palmetto Land Development Regulations. The impacts upon the land and supporting infrastructure vary for certain groups of people such as the elderly living in congregate living facilities. Therefore the person-to-dwelling unit conversion factor shall be 3 placed persons = 1 dwelling unit for the purpose of calculating densities consistent with this Future Land Use Element.

**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 residential units allowed per unit of land. For the purposes of this document, density shall be measured as the number of units allowed per gross acre of land.

**DEVELOPMENT** - The construction, reconstruction, conversion, structural alteration, relocation or 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 disaster.

~~**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. This term also includes migrant housing and farm labor camps.

**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.

**FLOOR AREA RATIO (FAR)** - Defined as the total building area divided by the total land area of the site and is limited to non-residential uses. Building area shall not include parking, public atriums, and/or indoor plazas, courtyards, roof overhangs, and awnings.



**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**—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** - 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 RESPONSE TEAM** - Individuals including the City Public Works Director, the City Engineer and the City Clerk.

**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, 4 or 5 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; educational facilities; libraries; 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.

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

~~**LAND DEVELOPMENT CODE** - The document that combines the Zoning Code and other Land Development Regulations adopted by the City of Palmetto, until such time as a document that combines all of the City of Palmetto Land Development Regulations is passed which combines the regulations into a single code, which shall then become the Land Development Code. It is intended that the consolidated Land Development Code shall be adopted by December 31, 2011.~~

**LAND DEVELOPMENT CODE (LDC)** - The document that combines all of the City of Palmetto Land Development Regulations into a single code, including but not limited to the Zoning Code and Subdivision Ordinance. ~~For purposes of this document, the Land Development Code shall be adopted by April 2002.~~

**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. use and maintenance of land.

**LEVEL OF SERVICE (LOS)** - 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 Local Planning Agency for the City of Palmetto is the Planning and Zoning Board.

**MASS TRANSIT** - ~~Transportation Passenger~~ services provided by public, private, or non-profit entities including 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. Any future or redeveloped mobile home park density will be limited to a maximum of 6 du/ae.~~

**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 tract of land designed for active or passive recreational use. For purposes of this Plan, parks may be classified as a ~~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 ZONING DISTRICT** - A zoning district that allows flexibility in the design of a single or multi-use project which generally sets overall gross density and/or intensity limits for the entire development and may contain specific development conditions and



regulations requiring improvements on site in compliance with applicable land use and site plans. A PD zoning requires a site plan that must be reviewed and approved by City Commission.

~~**PLANNED DEVELOPMENT CATEGORY** - 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 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 SERVICE 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, libraries, and public health systems or facilities.

~~**PUBLIC FACILITIES CATEGORY** - 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** – 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 14 DU/AC CATEGORY** – 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.~~

~~**RESIDENTIAL 10 DU/AC CATEGORY** – 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 6 DU/AC CATEGORY** – 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 which 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 4 DU/AC CATEGORY** – 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.~~

**RECREATIONAL RESORT** - A parcel or parcels of land containing amenities designed to attract and accommodate tourists and seasonal residents. A Recreational Resort may be a Single, Mixed or Multiple Use project, and primary land uses shall include one or more of the following: residential dwelling units, lodging facilities such as recreational vehicle (RV) sites, hotels, villas, and cabins. Accessory land uses may be allowable within the category to include golf courses, athletic courts, marinas, boat storage, boat docks and ramps, fishing piers, boardwalks, eating and drinking establishments, retail stores, personal services such as spas, gyms and salons; cultural facilities such as theaters and museums; amusement facilities such as bowling alleys and



arcades; and passive and active recreational uses. All lodging facilities shall limit the stay of guests to a maximum of 180 days. Recreational Vehicle sites shall be limited to a maximum of 10 sites per gross acre. ~~Neither density nor FAR shall be applied to RV sites. Park models, manufactured homes, pop-ups, tents, and conversion vans are prohibited on the RV sites. Heavy commercial and industrial uses are prohibited.~~

**RESIDENTIAL SUPPORT USES** – Uses which complement and support residential uses such as child care centers, adult care centers, schools and churches.

**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, ~~and~~ local 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.

**SMALL TOWN ATMOSPHERE** - Used in this context, “Small Town Atmosphere” is defined as a compact portion of the ~~Central Business District~~ Downtown area, characterized by tree-lined streets, on-street parking, parks, and open space, wide sidewalks, unified benches, trash receptacles, and the like. “Small Town Atmosphere” may also apply to the traditional (historic) downtown that includes a variety of small shops, boutiques, and traditional architecture enhanced to encourage pedestrian use and a pleasant, friendly environment.

**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** – Man-made 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 which Tax Increment Financing 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.

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Abbreviation Table	
Acronym	Definition
CHHA	Coastal High Hazard Area
CIE	Capital Improvement Element
CIP	Capital Improvement Plan
CME	Coastal Management Element
DCOMC	Downtown Commercial Core
CON	Conservation
du	Dwelling Units
FAR	Floor Area Ratio
FDEP	Florida Department of Environmental Protection
FDOT	Florida Department of Transportation
FEMA	Federal Emergency Management Agency
FWC	Florida Fish & Wildlife Conservation Commission
FISH	Florida Inventory of School Houses
FLUE	Future Land Use Element
FLUM	Future Land Use Map
GCOM	General Commercial
gpd	Gallons Per Day
HCOM/IND	Heavy Commercial/Industrial
ICE	Intergovernmental Coordination Element
JPC	Joint Planning Committee
LOS	Level of Service
mgd	Million Gallons per Day
MHP	Mobile Home Park
MPO	Metropolitan Planning Organization
PD	Planned Development
PF	Public Facilities
PU	Public Use
SMMPO	Sarasota/Manatee Metropolitan Planning Organization
SSA	School Service Area
SWFWMD	Southwest Florida Water Management District
UPTBRPC	Urban Planning Tampa Bay Regional Planning Council



## 1.0 FUTURE LAND USE ELEMENT

### 2.0 GOALS, OBJECTIVES, AND POLICIES

**GOAL:** ~~TO~~ MANAGE THE GROWTH AND DEVELOPMENT OF THE CITY OF PALMETTO SO AS TO ~~ACHIEVE PROMOTE THE ACHIEVEMENT OF~~ A COMMUNITY IN WHICH RESIDENTS AND VISITORS LIVE IN A ~~HEALTHY, HEALTHFUL AND~~ SUSTAINABLE, 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 1.1.1: Development of environmentally sensitive areas such as wetlands shall be avoided. Where avoidance is not practicable, mitigation is required. [9J-5.006(3)(c)6.]~~

**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)(e)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, the City local government shall assist in correcting existing deficiencies as appropriate funds become available. ~~[9J-5.006(3)(e)3-]~~

**Policy 1.1.4:** New development shall be permitted only where adequate drainage and stormwater management, open space, and traffic flow and parking are provided. In redevelopment areas, the City local government shall assist in correcting existing deficiencies as appropriate funds become available. ~~[9J-5.006(3)(e)4-]~~

**Policy 1.1.5:** The timing of new development in the annexed areas shall coincide with the provision of infrastructure, transportation and other public services such as schools, parks etc., in a financially feasible manner.

### **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 1.2.1:** Major shopping centers, high density housing, office parks, and public buildings shall be located within the community redevelopment area unless no suitable site exists within the redevelopment area.~~

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

**Policy 1.2.3:** The City shall discourage duplication of the functions of the Downtown Commercial Core to minimize the need for high intensity commercial rezonings outside of commercial corridors of by avoiding rezoning which permit commercial development or high density residential development outside the Community Redevelopment Area.

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

### **Future Land Uses Categories**

**Objective 1.3 Future Land Use Categories:** Establish and define the following land use categories included and incorporated into this Section, and ~~including~~ be illustrated on the Future Land Use Map to guide the location and range of land uses and provide limits on densities and intensities, which is

~~**RES-4 (Residential Low Density Maximum of 4 Dwelling Units per Gross Acre) Uses Permitted:** Single-family residential uses, churches, schools, and waterdependent uses. 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, public 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. Retail/commercial use is inconsistent with the character~~



and intent of this District. A maximum dwelling unit density of 4 dwelling units per gross acre may be considered.

## **RESIDENTIAL LAND USE CATEGORIES**

### **Residential-4 (R-4)**

**Purpose:** To designate areas suitable for single family detached residential development. In addition, water-dependent uses and residential support uses geared to serve the daily needs of residents may be permitted, subject to the Goal, Objectives, and Policies of the Future Land Use Element including those relating to compatibility and applicable development regulations.

**Permitted Uses:** Single family detached residential uses.

**Density/Intensity:** Up to 4.0 dwelling units per gross acre may be considered.

**Neighborhood Character:** Grid road network should be maintained where it already exists. Public viewsheds such as those to the waterfront should be protected. Access to community facilities should be improved to create or reinforce an atmosphere of a traditional neighborhood.

### **~~RES-6 (Residential Low/Moderate Density—Maximum of 6 Dwelling Units per~~**

**~~Gross Acre) Uses Permitted:~~** Residential uses, churches, schools, and water-dependent uses.

~~Retail/commercial is inconsistent with the character and intent of this District. 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. This District may serve 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 the District. While these uses are permitted to continue, they shall ultimately be phased out when development occurs. A maximum dwelling unit density of 6 dwelling units per gross acre may be considered.~~

### **Residential-6 (R-6)**

**Purpose:** To designate areas suitable for single family detached residential uses. The purpose of this land use plan category is to preserve the historic fabric of established neighborhoods and protect them from encroachment of other uses. In addition, water-dependent uses and residential support uses geared to serve the daily needs of residents may be permitted, subject to the Goal, Objectives, and Policies of the Future Land Use Element including those relating to compatibility and applicable development regulations.

**Permitted Uses:** Single family detached dwelling units.

**Density/Intensity:** Up to 6.0 dwelling units per gross acre.

**Neighborhood Character:** Traditional neighborhoods on a grid street network with significant tree canopy. These neighborhoods may serve as transitions between lower density residential and commercial development.

### **~~RES-10 (Residential Moderate Density—Maximum of 10 Dwelling Units per Gross Acre)~~**

~~Uses Permitted:~~ Residential uses, churches, schools, existing mobile home parks, and water-dependent uses. While most retail/commercial is inconsistent with the character and intent of this District, some modestly scaled neighborhood commercial and civic facilities, such as private recreation and open space, may be considered. The designation provides areas for a mix of



~~residential types located adjacent to or near to planned or existing commercial and office uses. 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-serving facilities such as churches and schools. A maximum dwelling unit density of 10 dwelling units per gross acre may be considered. A maximum Floor Area Ratio not to exceed .25 may be considered for non-residential land uses.~~

#### **Residential-10 (R-10)**

**Purpose:** To designate areas suitable to be developed or maintained as single family residential areas.

**Permitted Uses:** Single family detached, semi-detached and attached residential uses and mobile home parks. In addition, water-dependent uses, residential support uses, compatible neighborhood commercial and low intensity office uses geared to serve the daily needs of residents may be permitted, subject to the Goal, Objectives, and Policies of the Future Land Use Element, including those relating to compatibility and applicable development regulations.

**Density/Intensity:** Up to 10 dwelling units per gross acre for residential uses.

A 0.35 floor area ratio (FAR) maximum may be considered for nonresidential uses.

**Neighborhood Character:** Residential variety and diversity containing a mixture of housing types, accessory dwellings, and home-based employment opportunities.

Compatible land use relationships, which incorporate open space, active uses facing public spaces, utilization of school sites as parks, and coordinated utilities placement.

#### **RES-14 (Residential-High Density—Maximum of 14 Dwelling Units per Gross**

**Acre) Uses Permitted:** Residential uses, churches, schools, and water-dependent uses.

~~While most retail/commercial is inconsistent with the character and intent of this District, some modestly-scaled neighborhood commercial and civic facilities, such as private recreations and open space, may be considered. 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 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. A maximum dwelling unit density of 14 dwelling units per gross acre may be considered. A maximum Floor Area Ratio not to exceed .30 may be considered for non-residential land uses.~~

#### **Residential-14 (R-14)**

**Purpose:** To designate areas suitable for single family residential development including all types of residential uses; mobile home parks, water-dependent uses and residential support uses to encourage pedestrian activity. In addition, neighborhood commercial and low intensity office uses geared to serve the daily needs of residents may be permitted, subject to the Goal, Objectives, and Policies of the Future Land Use Element including those relating to compatibility and applicable development regulations.



**Permitted Uses:** Single family detached, semi-detached, attached residential uses; multifamily and mobile home parks; water-dependent uses and residential support uses; and neighborhood commercial and low intensity office uses.

**Density/Intensity:** Up to 14.0 dwelling units per gross acre.

A 0.35 floor area ratio (FAR) maximum may be considered for nonresidential uses.

**Neighborhood Character:** Residential variety and diversity containing a mixture of housing types, accessory dwellings, and home-based employment opportunities.

Compatible land use relationships, which incorporate open space, active uses facing public spaces, utilization of school sites as parks, and coordinated utilities placement.

## COMMERCIAL LAND USE CATEGORIES

**GCOM (General Commercial)** – Maximum of 3.00 Floor Area Ratio/Maximum Density of 10 Dwelling Units per Gross Acre Except in the Coast High Hazard Area.

**Purpose:** To designate areas suitable for general commercial, professional office, and residential development. Designated areas are determined to be appropriate for such uses due to existing development patterns, primarily located along major arterials, the availability of adequate public facilities, and market demands. In order to encourage a true mixture of uses and to encourage the development of residential uses in conjunction with office and retail uses, residential development can be guided by the floor area ratio (FAR), whenever residential is designed within the same structure as commercial and/or office uses, such as apartments over commercial.

**Permitted Uses:** General commercial such as retail, eating and drinking establishments, lodging and health care facilities; offices, financial services, personal services and multi-family residential. Land use types shall be permitted according to the following schedule, expressed as a percentage of the total area in this

plan category. The percentages shall be applied on an areawide basis and shall not be interpreted to require a mixture of such uses wherein the percentages equal 100.

### Maximum Allowable Percentages of Land Use Within the Area

Residential: 45

Commercial (including office development): 70

Industrial: 0

**Density/Intensity:** Up to 3.0 floor area ratio (FAR) maximum may be considered in this land use designation. Up to 10.0 dwelling units per gross acre except in the Coast High Hazard Area. (Refer to Policy 8.5.7)

**Area Character:** Mixed use areas should be designed to provide for integration of uses, compatible scale, residential diversity, internal relationship of uses and linkages as well as provide shopping and job opportunities. All new developments shall be designed to include an efficient system of internal circulation and street stub-outs to connect adjacent developments and projects together. Florida Department of Transportation participation should be requested during the planning process for projects fronting on the State highway system. The City should encourage new developments fronting on collector or arterial roadways to provide internal access.

## Heavy Commercial Industrial (HCI)



**Purpose:** To designate areas suitable for heavy or intensive commercial, light industrial uses 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 other less intense uses like office and special residential development. General commercial and office uses are also permitted. Due to the potential conflict between heavy commercial and industrial activity, residential uses and mixed use developments containing residential uses are discouraged except in appropriate locations with site plan controlled zoning districts.

**Permitted Uses:** General and intensive commercial and light industrial uses such as warehousing, distribution terminals, industrial, assembly plants, commercial marinas, and packing plants. Limited residential development such as congregate living facilities and adaptive reuse structures are permitted subject Goal, Objectives, and Policies of the Future Land Use Element including those relating to compatibility and applicable development regulations.

Land use types shall be permitted according to the following schedule as maximum percentages of the total area in this plan category. The percentages shall be applied on an areawide basis and shall not be interpreted to require a mixture of such uses wherein the percentages equal 100.

**Maximum Allowable Percentages of Land Use Within the Area**

Residential: 25

Commercial (including office development): 100

Light Industrial: 60

**Density/Intensity:** Up to 1.0 floor area ratio (FAR) maximum may be considered in this land use designation with a maximum height of 50 feet. The density of limited residential development described above shall be guided by a range of 0-20.0 dwelling units per acre.

**Downtown Commercial Core (DCC)**

**Purpose:** This land use category is used to encourage and maintain the development of Palmetto's central core as the principal governmental, financial, commercial, convention and entertainment center through continued improvement in its accessibility, appearance, utilization, and facilities.

**Permitted Uses:** Mixed used developments, office uses, public assembly facilities, historic, cultural and educational facilities, hotels, motels, entertainment, retail uses including department stores, and multi-family residential uses.

**Density/Intensity:** Up to 35.0 dwelling units per gross acre may be considered. Up to 7.0 floor area ratio (FAR) may be considered with a site plan controlled zoning district which meets applicable performance standards and density and intensity bonus provisions.

**Area Character:** A compact portion of the Downtown area is characterized by a "Small Town Atmosphere" with tree-lined streets, on-street parking, parks, and open space, wide sidewalks, unified benches, trash receptacles, and the like in addition to the traditional (historic) downtown that includes a variety of small shops, boutiques, and traditional architecture designed to encourage pedestrian use and a pleasant, friendly environment.

**~~COMC (Commercial Core — Maximum of 7.00 Floor Area Ratio/Maximum of 35 Dwelling Units per Gross Acre Except in the Coast High Hazard Area)~~**

**~~Uses Permitted:~~** General commercial, professional, lodging, health care, mixed use, churches, schools, parks, water dependent uses, off-site parking facilities, residential, personal and professional services, and public uses. 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, including planned development other than 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 that are compatible and complimentary with adjacent and surrounding land uses. A maximum gross Floor Area Ratio density of 7.00 and the maximum dwelling unit density of 35 dwelling units per gross acre may be considered.

**□ GCOM (General Commercial—Maximum of 3.00 Floor Area Ratio/Maximum of 10 Dwelling Units per Gross Acre Except in the Coast High Hazard Area)**

Uses Permitted: General commercial, professional, lodging, health care, residential, mixed use, churches, open space, schools, water dependent uses, personal services including laundry, hairdressing, and shoe repair shops and professional services including advertising, photocopying, employment agencies, data processing services, and photo finishing. This land use category identifies areas suitable for a wide range of commercial (retail, including eating and drinking establishments, and office) establishments that fulfill daily and longer term needs for goods and services. The areas designated GCOM are primarily located along major arterials and lend themselves to be accessed by car. However, provisions for alternate modes of transport to and within the District from nearby residential areas should be available. A maximum gross Floor Area Ratio density of 3.00 and the maximum dwelling unit density of 10 dwelling units per gross acre may be considered.

**HCI (Heavy Commercial/Industrial—Maximum of 1.00 Floor Area Ratio) with a 50-foot height maximum.**

Uses Permitted: General commercial, heavy commercial, warehousing, distribution terminals, industrial, assembly plants, commercial marinas, and churches. The primary purpose of the HCI 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. 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 HCI 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. A maximum gross Floor Area Ratio density of 1.00 with a 50-foot height maximum may be considered.

**□ CON (Conservation)**

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 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.~~

~~□PF (Public Service Facility) — The Public Facility category identifies existing and proposed major government-owned facilities, such as schools, libraries, fairgrounds, and government buildings. Requires specific approval of density or intensity by the City Commission to ensure compatibility.~~

~~□PU (Public Use) — This District includes existing and planned government-owned parks, marinas, open space, schools, and other recreational facilities. Requires specific approval of density or intensity by the City Commission to ensure compatibility.~~

### **MIXED USE LAND USE CATEGORY**

#### **Mixed Use-45 (MU-45)**

**Purpose:** To designate areas suitable for general commercial, professional office, and all types of residential development. Designated areas are determined to be appropriate for such uses due to existing development patterns, the availability of adequate public facilities, and market demands

**Permitted Uses:** Single family detached, semi-detached, attached and multi-family residential; neighborhood and general commercial; and low to medium intensity office uses. Land use types shall be permitted according to the following schedule, expressed as a percentage of the total area in this plan category. The percentages shall be applied on an areawide basis and shall not be interpreted to require a mixture of such uses wherein the percentages equal 100.

#### **Maximum Allowable Percentages of Land Use Within the Area**

Residential: 65

Commercial (including office development): 65

Industrial: 0

**Density/Intensity:** Up to 14.0 dwelling units per acre may be considered provided adequate infrastructure is available. A range of 14.0-45.0 dwelling units per acre may be considered with a site plan controlled zoning district which is developed as a mixed use project pursuant to the Mixed Use Provision described below or meets applicable performance standards and density bonus provisions for affordable and attaining housing, and the provision of school and park sites and public access to the waterfront.

Up to 1.5 floor area ratio (FAR) may be considered provided adequate infrastructure is available. A range of 1.5 to 10.0 FAR may be considered with a site plan controlled zoning district which is developed as a mixed use project pursuant to the Mixed Use Provision described below or meets applicable performance standards and intensity bonus provisions.

**Mixed Use Provision:** An intensity range of 1.5 to 10.0 FAR and a density range of 14.0-45.0 dwelling units per acre may be considered with a site plan controlled zoning district in order to encourage a true mixture of uses and the development of residential uses in conjunction with office and retail uses. Future development within the Mixed Use category should essentially be self supporting projects with a balanced mix of land uses, including residential, commercial, employment and if deemed necessary, supporting services such as schools and parks. The intent



of the mixed use development is to maximize internal trip capture and avoid the creation of single dimensional uses that create further congestion on the existing road network system.

**Area Character:** Mixed use areas should be designed to provide for integration of uses, compatible scale, residential diversity, internal relationship of uses and linkages as well as provide shopping and job opportunities. All new developments shall be designed to include an efficient system of internal circulation and street stub-outs to connect adjacent developments and projects together. Florida Department of Transportation participation should be requested during the planning process for projects fronting on the State highway system. The City should encourage new developments fronting on collector or arterial roadways to provide internal access.

#### ~~UP (Urban Planning) Maximum of 10.00 Floor Area Ratio/Maximum of 45~~

~~Dwelling Units per Gross Acre except in the Coast High Hazard Area). The purpose of the UP District is to require large scale, integrated planned development in those areas that are under single ownership and shall require planned development zoning for significant developments. Recreational Resorts are a use permitted in the Land Use designation. There may be some limited agricultural operations in the District. While these uses are permitted to continue, they shall 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. Commercial, professional, lodging, and health care services designated to serve the planned community are encouraged. A maximum gross Floor Area Ratio density of 10.00 and the maximum dwelling unit density of 45 dwelling units per gross acre may be considered. All planned development applications require City Commission approval.~~

### IDENTIFICATION ONLY LAND USE CATEGORIES

#### Conservation (CON)

**Purpose:** The primary function of the Conservation Land Use Category is to enhance, preserve and protect ecological and other natural resources or environmental quality including areas designated for such purposes as flood control, vegetative communities and floodplain management.

**Permitted Uses:** Pedestrian and non-motorized vehicle trails; roadway and infrastructure crossings; passive recreation and 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.

**Density/Intensity:** Not applicable

#### Public Service Facility (PF)

**Purpose:** The Public Facility category identifies existing and proposed major government-owned facilities, such as schools, libraries, fairgrounds, and government buildings.

**Density/Intensity:** Not Applicable; Public Service Facility uses shall be reviewed by the City Commission on a case-by-case basis to ensure compatibility.

#### Public Use (PU)

**Purpose:** This District includes existing and planned government-owned parks, marinas, open space, schools, and other recreational facilities.

**Density/Intensity:** Not Applicable; Public uses shall be reviewed by the City Commission on a case-by-case basis to ensure compatibility.

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**TABLE I-1  
FUTURE LAND USE DESIGNATION SUMMARY\***

Map Symbol	Designation	Maximum Density / Intensity	Summary of Uses
RES-4	Residential-Low Density 4	4 Dwelling Units Gross Acre	Single-Family Residential
RES-6	Residential-Low/Moderate Density 6	6 Dwelling Units Gross Acre	1 to 2 Story Detached Single-Family Residential
RES-10	Residential-Moderate Density 10	10 Dwelling Units Gross Acre	Mix of Residential Uses, Community Facilities, Existing Mobile Home Parks, Churches,
RES-14	Residential-High Density 14	14 Dwelling Units Gross Acre	Mix of Residential Uses, Community Facilities, Churches
DCOMC	Downtown Commercial Core	7.00 40.00 Floor Area Ratio 35 45 Dwelling Units Gross Acre (Except in the Coast High Hazard Area)	Wide Range of Commercial and Office Uses, Open Space, Church, Lodging, Health Care, Mixed Use
GCOM	General Commercial	3.00 4.00 Floor Area Ratio 10 14 Dwelling Units Gross Acre (Except in the Coast High Hazard Area)	General Commercial, Office, Mixed Use, Churches, Open Space, Lodging, Health Care
HCI	Heavy Commercial/Industrial	1.00 5.00 Floor Area Ratio Height Max: 50 Feet	Manufacturing Processing Assembly, Warehouse, Lumber Yards, Commercial Marinas, Boat Building, Supporting Commercial and Office Uses
CON	Conservation	0	Open Space, Passive Recreation
PF	Public Service Facility	Specific Approval by City Commission	Government Owned Facilities, Schools, Libraries, and Fairgrounds
PU	Public Use	Specific Approval by City Commission	Parks, Marinas, and Other Recreational and Open Space Uses
UPMU	Urban-Planning Mixed Use	10.00 Floor Area Ratio 45 Dwelling Units Gross Acre (Except in the Coast High Hazard Area)	Mixed Uses including Recreational Resorts -- Range of Housing Types, Open Space, Limited-Light Commercial Uses, Specific Approval by City Commission is required.

**SOURCE:** City of Palmetto Planning Department, 2009/2010

\*Refer to proceeding policies for specific details. This was originally noted under "PF"

**NOTE:** Proposed development in any land use designation exceeding 14 dwelling units per gross acre or exceeding a Floor Area Ratio of 1.00 requires approval from the City Commission.



**Policy 1.3.1:** ~~For mixed-use developments, acreage calculations for each use shall be designated on the site plan for the purpose of determining compliance with the density and intensity ratios provided herein. Acreage may only be utilized for applied once for a single, most appropriate classifications depending on the proposed use.~~

**Policy 1.3.2:** ~~In cases of public right-of-way, the Future Land Use categories of the adjacent properties shall extend to the centerline of the right-of-way.~~

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

**Objective 1.4:** ~~To~~ Eliminate uses of land incompatible with conservation of the health, safety, and welfare of the residents.

**Policy 1.4.1:** Obsolete and unused railroad rights-of-way and obsolete and vacant industrial or heavy commercial buildings shall be given incentives for adaptive reuse or conversion where feasible. Those eliminated ~~and should be~~ replaced by modern industrial or commercial facilities, public facilities, and where compatible with surrounding patterns of land use, ~~residential-mixed use~~ developments.

**Policy 1.4.2:** ~~The City shall, through the City's zoning regulations, clearly identify and determine the type of, intensities, and scales appropriate for the Commercial Core and other districts in order to avoid the duplication of functions within these various districts.~~

Incompatible, non-conforming non-residential land uses within established neighborhoods should be given incentives to adaptively reuse or replace structures for uses such as residential support uses that are more compatible with the neighborhood.

~~Policy 1.3.2: Commercial development shall be permitted only in designated mixed use areas such as the community redevelopment area, planned developments, and in areas designated on the land use map for commercial development.~~

Policy 1.4.3: The City's zoning regulations shall address performance standards related to noise, vibration, glare, odor, fumes, and smoke for heavy commercial/industrial land uses by December 31, 2011.

~~Policy 1.3.3: Heavy commercial/industrial development shall be permitted only in areas designated on the land use map and in the community redevelopment plan.~~

~~Policy 1.3.4: Heavy commercial/industrial land uses shall be subject to performance standards to control noise, vibration, glare, odors, fumes, and smoke.~~

~~Policy 1.3.5: Heavy commercial/industrial land uses in the Commercial Core are designated as conditional uses in the Land Development Code. Those uses existing at the date of plan adoption will continue as permitted uses. However, if the use ceases, then any future heavy commercial/industrial land use shall be subject to review and approval as a Conditional Use.~~

Policy 1.4.4: Heavy commercial/industrial land uses shall only be permitted in the HCI Future Land Use Category. Existing ~~legally permitted~~ heavy commercial and industrial uses in all other Future Land Use Categories shall be deemed to be nonconforming and subject to parameters established in the City's zoning regulations.

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

**Objective 1.5.4:** ~~To~~ Conserve and protect natural and historic resources from unnecessary ~~disturbance~~ destruction.

Policy 1.5.1: The City shall adopt the Historic Preservation Ordinance by December 31, 2011. The Historic Preservation Ordinance shall establish a Historic Preservation Board and procedures and standards for nominating and designating historic districts and landmarks. The Historic Preservation Ordinance may also include protections for historic structures and features of the City.

~~Policy 1.4.1: Palmetto's historic resources shall be conserved and protected by institution of ordinances and incentives to encourage maintenance and restoration of buildings, trees, street furnishings, and grounds in the designated historic district. [9J-5.006(3)(e)8.]~~



**Policy 1.5.2:** Conservation areas identified on the Future Land Use Map shall be protected by enactment of appropriate ordinances or by public acquisition.

**Policy 1.5.3:** The City shall develop a program to protect, preserve or appropriately re-use the historic resources in the City's coastal zone.

**Policy 1.5.4:** The City shall adopt a Historic Preservation Ordinance to provide protection for significant historic resources.

**Policy 1.5.5:** The City shall amend its zoning regulations to provide for the protection of significant historic resources from the impacts of development and redevelopment.

**Policy 1.5.6:** Significant historic resources and their environments should be considered in public acquisition programs for recreation, open space, and conservation. Any development or activities planned for these sites shall ~~be appropriate in nature to not endanger~~ promote the integrity and character of the resource.

**Coastal Population Densities ~~{9J-5.006(3)(b)5.}~~**

**Objective 1.6:** ~~To~~ Limit coastal area population densities consistent with the need for an effective hurricane evacuation plan.

**Policy 1.6.1:** Palmetto's coastal areas shall be ~~conserved and protected~~ by restricting development, by encouraging the use of planned development ~~techniques~~ zoning, and by encouraging acquisition of property for public open space.

**Policy 1.6.2:** Coastal population shall be consistent with local or regional coastal evacuation plans.

**Policy 1.6.3:** The City shall ~~continue to designate land~~ limit densities within the Coastal High Hazard Area to 4 du/ac in standard zoning districts or a maximum of 10 du/ac in planned development zoning districts. ~~as either RES-4 or Planned Development into appropriate land use categories to limit future population within the Coast High Hazard Area.~~

**Utility Facilities ~~{9J-5.006(3)(b)9.}~~**

**Objective 1.7:** ~~To~~ Ensure the availability of and provide for utility concurrency and adequate provision of utilities to meet the needs of the area.

**Policy 1.7.1:** During the development review process, the City shall ~~require coordination~~ continue to coordinate with all applicable utility companies.

**Policy 1.7.2:** 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 1.8.7:** Discourage the proliferation of urban sprawl by encouraging active redevelopment of the City's Downtown Commercial Core and the in-fill development of vacant enclaves within the City's service area.

**Policy 1.8.1:** Incentives to investment in the redevelopment area shall be offered to the extent necessary to correct existing blight.

**Policy 1.8.2:** Land use planning, zoning, and other development regulations shall be applied to encourage greater intensity of development in the Downtown Commercial Core.

**Policy 1.8.3:** ~~Public policy~~ The City shall encourage private-public cooperation and assistance in accelerating development of in-fill sites.

**Policy 1.78.4:** The City shall discourage high intensity development outside the Downtown and redevelopment areas by avoiding rezoning in outlying areas of the City which ~~permit~~—compete with the scale and function of the City's downtown core. ~~commercial development or high-density residential development.~~

**Land Development Regulations** ~~{9J-5.006(3)(b)10.}~~

**Objective 1.98:** The City shall implement its Future Land Use Map through its land development regulations. Uses that are inconsistent with the community character as depicted on the Future Land Use Map shall be phased out subject to parameters established in the City's zoning regulations.

**Policy 1.9.1:** By December 31, 2011, the City shall review and, as necessary, revise its zoning regulations to eliminate existing inconsistencies with the policies of the Comprehensive Plan to ensure that proposed policies of the Comprehensive Plan are appropriately implemented.

**Policy 1.9.2:** Any development in excess of 14 dwelling units per gross acre or with a Floor Area Ratio in excess of 1.00 or a height of more than 50 feet will require approval of a planned development zoning. Moved to 1.10.1.

~~**Objective 1.8:** 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 1.8.1:** 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 1.8.2:** The administration of land use development regulations shall be carried out in a manner designed to insure that all development meets standards consistent with the~~

~~comprehensive plan in drainage and storm water management, open space, and convenient on-site traffic flow, including needed parking.~~

~~Policy 1.8.3: By April 2002, the City shall amend its land development regulations to require bicycle parking for any new multi-family, commercial and/or heavy commercial uses.~~

~~Policy 1.8.4: The maximum allowable density for each land use category shall be as follows:~~

~~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~~

~~MHP 10.89 dwelling units per acre~~

~~NCOM Neighborhood Commercial 14 dwelling units per acre (except in CHHA)~~

~~GCOMM 14 dwelling units per acre (except in CHHA)~~

~~COMC 14 dwelling units per acre (except in CHHA)~~

~~HCOMIND 0 dwelling units per (residential inappropriate)~~

~~PD 45 dwelling units per acre (except in CHHA)~~

~~CONS Conservation—0 dwelling units per acre  
(residential inappropriate)~~

~~PU Public Use—0 dwelling units per acre~~

~~(residential inappropriate)~~

~~PF Public Facility—0 dwelling units per acre~~

~~(residential inappropriate)~~

~~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.~~

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

~~NCOM 0.75 FAR~~

~~GCOMM 0.75 FAR~~

~~COMC 1.00 FAR~~

~~HCOMIND 0.50 FAR~~

~~PD 10.00 FAR~~

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

~~Policy 1.8.79.2.: The Planned Development (PD)-Mixed Use (MU) land use category requires a Planned Development Zoning. The maximum density of the PD-MU category is 45 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, 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.
  - c) If the subject property is located within the CRA district, application of the averaging formula may be modified to permit densities exceeding the calculated average so long as compatibility and concurrency requirements are met. This information shall be provided by the applicant for staff review and approval by the appropriate governing bodies.
- (This policy was left in per DCA's recommendation)

### Encourage Planned Development

Objective 1.10: Encourage the use of planned development and mixed use developments when such techniques improve the City's ability to meet its land use goal.

Policy 1.10.1: The City shall review its zoning regulations to determine if the planned development districts meet the needs of the development community and the vision of the City. Any development in excess of 14 dwelling units per gross acre or with a Floor Area Ratio in excess of 1.00 or a height of more than 50 feet will require approval of a planned development zoning.

Policy 1.10.2: 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 stormwater management, open space, and convenient on-site traffic flow, and parking.

Policy 1.10.3: By December 31, 2011, the City shall amend its zoning regulations to encourage appropriate bicycle parking for new multi-family, commercial, and/or heavy commercial uses.

Policy 1.10.4: New development and infill development may provide a mix of shops, offices, apartments and homes on site and provide mixed-use within neighborhoods, within blocks and within buildings in the Community Redevelopment Area and in planned unit developments throughout the City to promote a variety of housing types and compact development to reduce greenhouse gas emissions.

Policy 1.10.5: The UP-Mixed Use land use category requires a planned development zoning and specific City Commission approval. If planned development zoning is proposed, appropriate density shall take into consideration visual compatibility and



design standards as defined in the zoning regulations and may not exceed 45 dwellings units per gross acre. A determination of compatibility between the existing and proposed development shall be based on the design standards. Urban Planning in the Coastal High Hazard Area is subject to the same considerations of visual compatibility, but must guarantee that hurricane evacuation times are maintained or reduced. (see Policy 8.5).

#### **Density/Intensity ~~Transfer~~ Credit for Environmentally Sensitive Lands**

**Objective 1.11:** The City shall allow a partial credit for environmentally sensitive lands (ESA) to effectively preserve ESA's and to ~~Einsure thea~~t new development will be compatible with the ESA's located onsite. ~~preservation of and 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 designated as environmentally sensitive lands, 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.~~  
If ESA's are less than 25% of the acreage of the site, the entire project acreage is multiplied by the applicable density/intensity permitted by the Plan category to calculate the number of units permissible.

**Policy 1.11.2:** ~~If a density/intensity transfer occurs, only those uses deemed compatible with the adjacent wetlands shall be permitted.~~ If ESA's are 25% or more of the acreage of the site, the upland acreage is multiplied by 1.25 times the applicable density/intensity permitted by the Plan **category** to calculate the number of units permissible.

#### **~~Density Bonus Planned Development Category~~**

**Objective 1.9:** ~~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.~~

**Policy 1.9.1:** ~~The Planned Development land use category allows consideration of a density bonus. The maximum density permitted in the Planned Development category is 16 dwelling units per acre.~~

**Policy 1.9.2:** ~~The Land Development Code shall include the following options for consideration of a density bonus: Ten (10) percent of the housing units shall be affordable.~~

~~Additional density may be achieved 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. The proposed development is redevelopment or in-fill and is located within the Community Redevelopment Area.~~

#### **Density/Intensity Transfer**

~~Objective 1.10: 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 1.10.1: 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 1.10.2: If a density/intensity transfer occurs, appropriate setbacks shall be applied between the environmentally sensitive land and the project development.~~

~~Policy 1.10.3: If a density/intensity transfer occurs, only those uses deemed compatible with the adjacent environmentally sensitive land shall be permitted.~~

#### **Annexation**

~~Objective 1.12.11: In order to reduce the number of enclaves and to provide more efficient governmental services,~~ **The City shall develop an annexation strategy and prepare criteria for future annexations in order to provide more efficient governmental services and reduce the number of enclaves.**

~~Policy 1.12.1: The City shall balance the benefits of future annexations, i.e. to promote the orderly growth of the City with its ability to fulfill other established plans for the City~~

~~Policy 1.12.12: The City shall work with the Joint Planning Committee to determine those areas contiguous to the City that should be considered for annexation.~~

~~Policy 1.11.1: By December 2001, the City shall prepare an annexation map to determine those areas contiguous to the City that should be targeted for annexation.~~

~~Policy 1.12.23: By December 2001, The City shall continue to with coordinate with Manatee County to determine appropriate water and sewer service area boundaries through their mutual binding Potable Water agreement. Once these service area boundaries have been established, a binding agreement between the City and the County establishing service areas shall be executed.~~

~~Policy 1.12.34: By December 31, 2012, the City shall evaluate the Accord for consistency with adopted and proposed implementation tools and regulations.~~

~~Policy 1.12.4: By December 31, 2011, the City shall develop and adopt annexation criteria.~~ (Moved to Objective 1.12)



Policy 1.12.5: In order to maintain and insure a functional road network system, the City shall protect existing and future rights-of-way from development encroachment and through the planning and review of new development.

Policy 1.12.6: Recognize that there are limited agricultural uses within the City limits which will allow for the productive, economic use of vacant land on an interim basis until phased developments are timed with market demands.

#### **Flex Provision**

**Objective 1.13.1:** 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 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)(e)2.]~~

5. The site is adequately served or programmed to be served by acceptable levels of community facilities and utilities.

~~5. The proposed rezoning site is adequately served or programmed to be served by acceptable levels of community facilities and transportation network.~~

**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 ~~used one time once on the subject property~~. Properties adjacent to a flexed property cannot use the flex provision as a basis for rezoning.

**Policy 1.13.3:** For purposes of using the Flex Provision of this Plan, the Future Land Use categories of the adjacent properties shall extend to the centerline of the right-of-way. In locations where these rights of way are designated Public on the FLUM, the regulatory plan categories shall be used instead.

## Compatibility

**Objective 1.14:** In order to provide orderly development throughout the City and to maintain a high quality urban environment for residents and business, the City shall implement compatibility provisions.

**Policy 1.14.1:** The small-town atmosphere of the City shall be maintained by encouraging redevelopment within established residential areas with densities and lot sizes similar to the existing character of the neighborhood.

**Policy 1.14.2:** Tree canopy and design character shall be maintained in existing residential areas.

**Policy 1.14.3:** Public parks, recreation facilities, public buildings, and public open spaces shall be located so as to maintain and enhance the small-town atmosphere of the City.

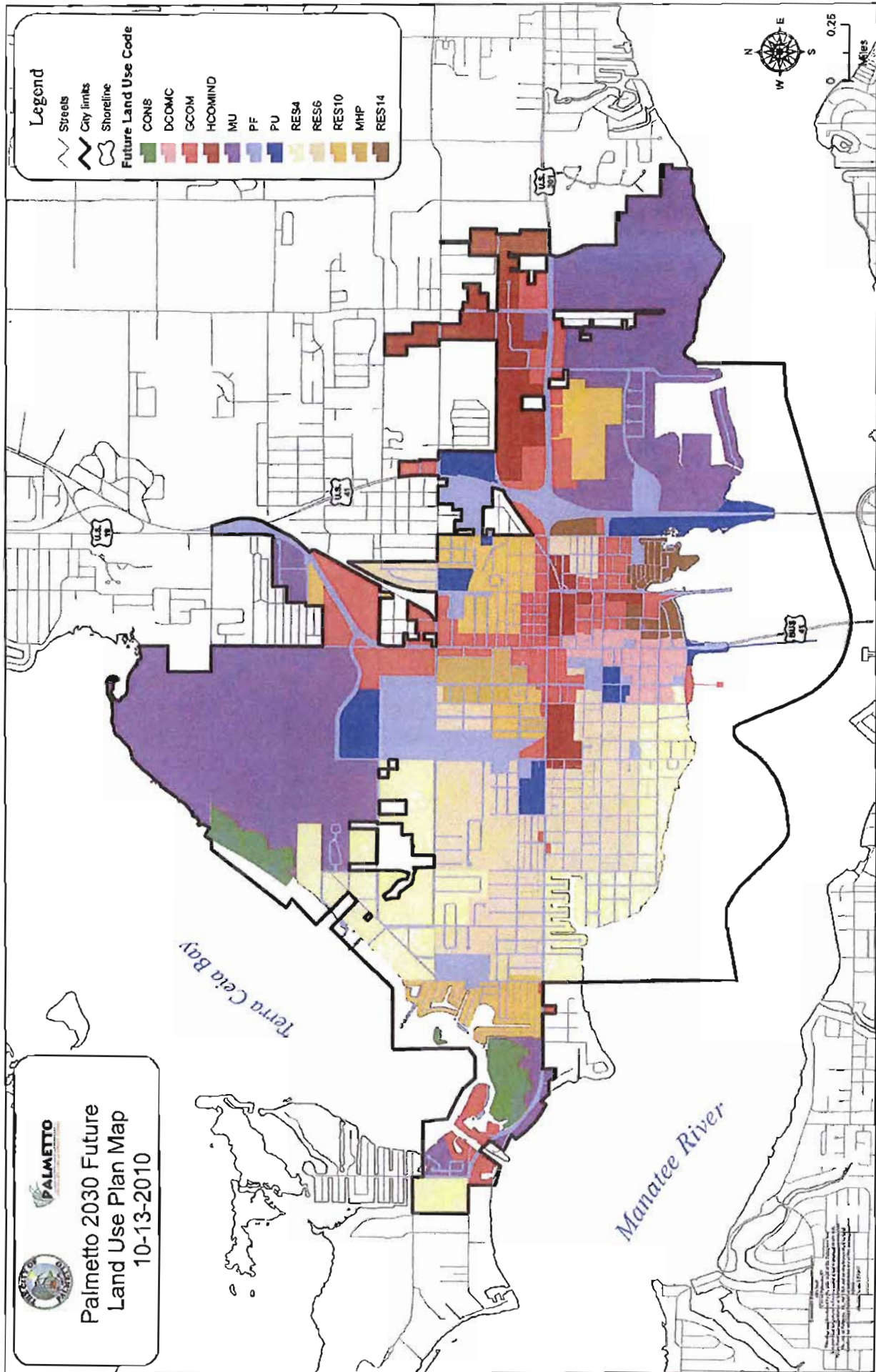
**Policy 1.14.4:** In ~~the adopting of~~ zoning land development regulations and in the review of planned development project applications, the City shall ensure compatibility of possible development with nearby properties through consideration of height, mass, design, and buffering of potential buildings and sites. Potential, adverse impacts on nearby properties shall be reviewed and mitigated, as necessary and appropriate.

**Policy 1.14.5:** To protect the viability of neighborhoods, uses other than single-family detached residential including neighborhood commercial and office uses proposed in single-family areas, must be compatible with and provide adequate buffering for the existing, surrounding residential development. Any use which would have a blighting influence on adjacent residences shall not be permitted.

**Policy 1.14.56:** The City shall encourage use of planned mixed use developments and/or redevelopment of large, undeveloped tracts to create well-designed, livable neighborhoods.

**Policy 1.14.67:** In order to preserve and enhance the historic character of the Downtown Commercial Core, projects requiring City Commission approval shall be reviewed specifically with consideration of the historic character of the area.





## 2.0 TRANSPORTATION ELEMENT

### GOALS, OBJECTIVES, AND POLICIES

**GOAL 1:** ~~TO~~ PROVIDE A SAFE, CONVENIENT, COST EFFECTIVE, AND EFFICIENT MULTIMODAL 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 standards for collector and arterial roadways in the City shall be Level of Service "D", peak hour. Level of Service "D" is characterized by moderate congestion in which the ability to maneuver is severely restricted. Signalized intersections will exhibit some delays throughout the day, with significant delays at peak traffic periods.

**Policy 2.1.2:** The City shall utilize the Level of Service standards 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:** Pursuant to Section 163.3180(5), F.S., the City of Palmetto is a Transportation Exception Area, and therefore, development is exempt from maintaining transportation

#### Concurrency Level of Service standards.

~~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 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.

**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 and safety in the immediate area of their development.



**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.

**Policy 2.1.7:** The City shall review on an annual basis the ~~vehicle miles of travel~~ transportation facilities operating below the adopted Level of Service standards.

## **Traffic Circulation**

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

**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 ~~standards~~ City regulations adopted for parking lots ~~including number of spaces and internal circulation~~ for both motorized and non-motorized vehicles.

**Policy 2.2.5:** The City shall coordinate with the Florida Department of Transportation to improve safety on state roads that traverse Palmetto.

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

~~**Policy 2.2.6:** By December 1999, the City shall correct the drainage problem at 10th Street and 10th Avenue to enhance hurricane evacuation of Sned Island and the western portion of the City.~~

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

~~**Policy 2.2.7:** The City shall continue to prioritize improvements at intersections with unusually high accident rates.~~

## **Transportation Planning**

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

~~Objective 2.3: To promote transportation system alternatives which minimize the conflict between local and non-local traffic.~~

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

~~Policy 2.3.1: The Sarasota Manatee Area Transportation Study (SMATS) Year 2000 Needs Plan shall be followed for identification of future roadway improvements necessary to safely and efficiently carry local and non-local traffic through the City.~~

#### Transportation 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 the SMATS Sarasota/Manatee Metropolitan Planning Organization, 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 Sarasota Manatee MPO~~ Sarasota/Manatee Metropolitan Planning Organization 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.

#### Traffic Circulation Map

**Objective 2.5:** Maintain the Future Traffic Circulation Map to be highly consistent with the Sarasota/Manatee Metropolitan Planning Organization's Long Range Transportation Plan, ~~[9J-5.019(4)(b)3]~~

**Policy 2.5.1:** Annually, the City shall review both the Sarasota/Manatee Metropolitan Planning Organization and Florida Department of Transportation's 5-year programs to determine if revisions to the City's Future Traffic Circulation Map are necessary.

**Policy 2.5.2:** After the annual review of the Sarasota/Manatee Metropolitan Planning



Organization's and Florida Department of Transportation'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 for and improve 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 including and specifies adequate right-of-way and pedestrian crossing signals and/or markings.

~~**Policy 2.6.2:** The City shall support implementation of the Manatee County Bikeways Plan, with particular emphasis on the establishment of a community trails network.~~

**Policy 2.6.2:** Where feasible, the City shall incorporate Sarasota/Manatee Metropolitan Planning Organization recommended bicycle-friendly design standards into all new and reconstructed thoroughfare streets. Where specific design standards cannot be met, the City shall consider the use of wider outside vehicle lanes to accommodate safe bicycle travel.

~~**Policy 2.6.3:** The City shall adopt a policy that includes landscaping standards for gateway enhancement and beautification. (moved to Policy 2.8.6)~~

## **Mass Transit**

**Objective 2.7:** ~~To~~ 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.

## **Transportation/Future Land Use**

**Objective 2.8:** ~~To~~ Ensure that transportation improvements promote 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 may 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 ~~may~~ 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.

**Policy 2.8.6.3:** The City shall adopt a policy that includes landscaping standards for gateway enhancement and beautification.

## **Environmental Quality**

**Objective 2.9:** ~~To~~ 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 areas (parking areas), the City may permit the use of other techniques (e.g., turf block, porous pavement, sod) in ancillary parking areas.

**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 the Florida Department of Transportation to limit air and noise pollution attributable to traffic on state roadways that traverse Palmetto.

## **Right-of-Way Protection**

**Objective 2.10:** Ensure the availability of existing and future rights-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 2.10.12:** 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 2.10.23:** The City shall not vacate public rights-of-way until it has been determined that the right-of-way is not required for future mobility, utility infrastructure, or stormwater needs.

TABLE 2-1			
FLORIDA DEPARTMENT OF TRANSPORTATION			
NAME	FUNCTIONAL CLASSIFICATION	NUMBER OF LANES	MAINTENANCE RESPONSIBILITY
10 <sup>th</sup> Street West	Arterial	2	County
24 <sup>th</sup> Avenue West	Collector	2	City
17 <sup>th</sup> Street West	Arterial	2	City
17 <sup>th</sup> Street East	Arterial	2	County
23 <sup>rd</sup> Street West (Relocated)	Collector	2	City
20 <sup>th</sup> Avenue West	Collector	2	City
4 <sup>th</sup> Street West	Collector	2	City
7 <sup>th</sup> Street West	Collector	2	County
10 <sup>th</sup> Avenue West	Minor Arterial	2	City
8 <sup>th</sup> Avenue West	Undivided Arterial	4	FDOT
US 41	Divided Arterial	4	FDOT
US 301	Divided Arterial	4	FDOT
Haben Boulevard	Divided Arterial	4	City
7 <sup>th</sup> Street West Extension	Collector	2	City
10 <sup>th</sup> Avenue West Extension	Collector	2	City
16 <sup>th</sup> Avenue East	Minor Arterial	2	City

SOURCE: City of Palmetto, 2010



EXHIBIT "A"

Table 2-2  
2005 FUTURE TRAFFIC VOLUMES AND LEVEL OF SERVICES  
CITY OF PALMETTO

ID #	ROADWAY SEGMENT	JURIS	CROSS SECTION	PK HOUR VOLUME	PK HOUR CAPACITY	AADT VOLUME	AADT CAPACITY	OPERATING PK HR LOS	OPERATING DAILY LOS	V/C RATIO PK HOUR	V/C RATIO DAILY
*5003	Business 41: North of Riverside Drive to South of 7 <sup>th</sup> Street	STATE	4U	2524	3154	27140	31635	C OR BETTER	C OR BETTER	0.80	0.86
*09	Business 41: South of Riverside Drive	STATE	4D	2879	3320	30960	33300	C OR BETTER	C OR BETTER	0.87	0.93
*5003	Business 41: North of 7 <sup>th</sup> Street to South of 10 <sup>th</sup> St.	STATE	4U	2418	3154	26000	31635	C OR BETTER	C OR BETTER	0.77	0.82
*5004	Business 41: North of 10 <sup>th</sup> Street to South of 17 Street	STATE	4U	1907	3154	20500	31635	C OR BETTER	C OR BETTER	0.60	0.65
9	Business 41: Northeast of 8 <sup>th</sup> Avenue to West of US 41	STATE	4D	1581	5500	17000	49450	C OR BETTER	C OR BETTER	0.29	0.34
*31	US 41: South of US 301	STATE	4D	4594	5500	49400	49450	D	C OR BETTER	0.84	1.00
16	US 41: North of US 301 to South of 17 <sup>th</sup> Street	STATE	4D	3227	5500	34700	49450	C OR BETTER	C OR BETTER	0.59	0.70
*5026	US 41: North of 17 <sup>th</sup> Street to Southeast of Business 41 Interchange	STATE	4D	2576	5500	27700	49450	C OR BETTER	C OR BETTER	0.47	0.56

EXHIBIT "A"

Table 2-2  
2005 FUTURE TRAFFIC VOLUMES AND LEVEL OF SERVICES  
CITY OF PALMETTO

ID #	ROADWAY SEGMENT	JURIS	CROSS SECTION	PK HOUR VOLUME	PK HOUR CAPACITY	AADT VOLUME	AADT CAPACITY	OPERATING PK HR LOS	OPERATING DAILY LOS	V/C RATIO PK HOUR	V/C RATIO DAILY
*24	US 41: North of Business 41 Interchange to South of 49 <sup>th</sup> Street	STATE	4D	1907	5500	20500	49450	C OR BETTER	C OR BETTER	0.35	0.41
12	7 <sup>th</sup> Street: West of US 41 to East of Business 41	CITY	3U	9397	1628	10100	15960	C OR BETTER	C OR BETTER	0.58	0.63
11	7 <sup>th</sup> Street: West of Business 41 to East of 14 <sup>th</sup> Avenue	CITY	2U	465	1550	5000	15200	C OR BETTER	C OR BETTER	0.30	0.33
*35	US 301: East of US 41	STATE	4D	2613	3320	28100	33300	C OR BETTER	C OR BETTER	0.79	0.84
13	10 <sup>th</sup> Street: West of US 41 to East of Business 41	COUNTY	3U	1562	1628	16800	15960	D	D	0.96	1.05
3	10 <sup>th</sup> Street: West of Business 41 to East of 14 <sup>th</sup> Avenue	COUNTY	2U	8842	1550	9500	15200	C OR BETTER	C OR BETTER	0.57	0.63
2	10 <sup>th</sup> Street: West of 14 <sup>th</sup> Avenue to East of 24 <sup>th</sup> Avenue	COUNTY	2U	725	1550	7800	15200	C OR BETTER	C OR BETTER	0.47	0.51
1	10 <sup>th</sup> Street: West of 24 <sup>th</sup> Avenue	COUNTY	2U	484	1550	5200	15200	C OR BETTER	C OR BETTER	0.31	0.34
18	17 <sup>th</sup> Street: West of US 41 to East of Business 41	COUNTY	2U	512	1550	5500	15200	C OR BETTER	C OR BETTER	0.33	0.36
5	17 <sup>th</sup> Street: West of US 41 to East of 14 <sup>th</sup> Avenue	CITY	2U	772	1550	8300	15200	C OR BETTER	C OR BETTER	0.50	0.55



# EXHIBIT "A"

Table 2-2  
2005 FUTURE TRAFFIC VOLUMES AND LEVEL OF SERVICES  
CITY OF PALMETTO

ID'S	ROADWAY SEGMENT	JURIS	CROSS SECTION	PK HOUR VOLUME	PK HOUR CAPACITY	AADT VOLUME	AADT CAPACITY	OPERATING PK HR LOS	OPERATING DAILY LOS	V/C RATIO PK HOUR	V/C RATIO DAILY
10	33 <sup>rd</sup> Street: East of 14 <sup>th</sup> Avenue to West of Bus 41	CITY	2U	595	1550	6400	15200	C OR BETTER	C OR BETTER	0.38	0.42
6	14 <sup>th</sup> Avenue: South of Palms of Terra Ceia to North of 17 <sup>th</sup> Street	CITY	2U	335	1550	3600	15200	C OR BETTER	C OR BETTER	0.22	0.24
4	14 <sup>th</sup> Avenue: South of 17 <sup>th</sup> Street to North of 4 <sup>th</sup> Street	CITY	2U	400	1550	4300	15200	C OR BETTER	C OR BETTER	0.26	0.28

## FOOTNOTES:

1. 1995 FDOT level of service manual was used to determine the capacity of each segment with the following specific adjustment factors and guidelines:
  - a. Due to the unique characteristics of US 41 having interchanges at major intersections and controlled access points along the corridor, the capacity was determined by averaging the capacities of an uninterrupted arterial and freeway.
  - b. The urbanized section of the generalized tables were used.
  - c. Capacities were increased by 5% for three lane undivided segments.
  - d. Used K-Factor of 0.093 to convert AADT's to peak hour.
  - e. Used appropriate factors given in the manual to account for turn lanes on undivided arterials, etc.
2. The following information and documents were used to develop the future traffic volumes.
  - a. Sarasota-Manatee 2020 MPO Plan adopted in 1995.
  - b. Existing traffic counts and historical growth.
  - c. Area-wide population growth.
3. \*Denotes FDOT count station #.
4. No major roadway geometry improvement was assumed from 1995 to 2005.

PREPARED BY: Wade-Trim, Inc., 1997.

EXHIBIT "A"

Table 2-3  
2010 FUTURE TRAFFIC VOLUMES AND LEVEL OF SERVICES  
CITY OF PALMETTO

ID #	ROADWAY SEGMENT	JURIS	CROSS SECTION	PK HOUR VOLUME	PK HOUR CAPACITY	AADT VOLUME	AADT CAPACITY	OPERATING PK HR LOS	OPERATING DAILY LOS	V/C RATIO PK HOUR	V/C RATIO DAILY
*5003	Business 41: North of Riverside Drive to South of 7 <sup>th</sup> Street	STATE	4U	2744	2656	29500	31635	C OR BETTER	C OR BETTER	0.87	0.93
*09	Business 41: South of Riverside Drive	STATE	4D	3301	3320	35500	33300	D	D	0.99	1.07
*5003	Business 41: North of 7 <sup>th</sup> Street to South of 10 <sup>th</sup> St.	STATE	4U	2558	3154	27500	31635	C OR BETTER	C OR BETTER	0.81	0.87
*5004	Business 41: North of 10 <sup>th</sup> Street to South of 17 Street	STATE	4U	2065	3154	22200	31635	C OR BETTER	C OR BETTER	0.65	0.70
9	Business 41: Northeast of 8 <sup>th</sup> Avenue to West of US 41	STATE	4D	1804	5500	19400	49450	C OR BETTER	C OR BETTER	0.33	0.39
*31	US 41: South of US 301	STATE	4D	4836	5500	52000	49450	D	D	0.88	1.05
16	US 41: North of US 301 to South of 17 <sup>th</sup> Street	STATE	4D	3497	5500	37600	49450	C OR BETTER	C OR BETTER	0.64	0.76
*5026	US 41: North of 17 <sup>th</sup> Street to Southeast of Business 41 Interchange	STATE	4D	2604	5500	28000	49450	C OR BETTER	C OR BETTER	0.47	0.57



EXHIBIT "A"

Table 2-3  
2010 FUTURE TRAFFIC VOLUMES AND LEVEL OF SERVICES  
CITY OF PALMETTO

ID #	ROADWAY SEGMENT	JURIS	CROSS SECTION	PK HOUR VOLUME	PK HOUR CAPACITY	AADT VOLUME	AADT CAPACITY	OPERATING PK HR LOS	OPERATING DAILY LOS	V/C RATIO PK HOUR	V/C RATIO DAILY
*24	US 41: North of Business 41 Interchange to South of 49 <sup>th</sup> Street	STATE	4D	2065	5500	22200	49450	C OR BETTER	C OR BETTER	0.38	0.45
12	7 <sup>th</sup> Street: West of US 41 to East of Business 41	CITY	3U	1014	1628	10900	15960	C OR BETTER	C OR BETTER	0.62	0.68
11	7 <sup>th</sup> Street: West of Business 41 to East of 14 <sup>th</sup> Avenue	CITY	2U	502	1550	5400	15200	C OR BETTER	C OR BETTER	0.32	0.36
*35	US 301: East of US 41	STATE	4D	2688	3320	28900	33300	C OR BETTER	C OR BETTER	0.81	0.87
13	10 <sup>th</sup> Street: West of US 41 to East of Business 41	COUNTY	3U	1637	1628	17600	15960	E	E	1.01	1.10
3	10 <sup>th</sup> Street: West of Business 41 to East of 14 <sup>th</sup> Avenue	COUNTY	2U	930	1550	10000	15200	C OR BETTER	C OR BETTER	0.60	0.66
2	10 <sup>th</sup> Street: West of 14 <sup>th</sup> Avenue to East of 24 <sup>th</sup> Avenue	COUNTY	2U	753	1550	8100	15200	C OR BETTER	C OR BETTER	0.49	0.53
1	10 <sup>th</sup> Street: West of 24 <sup>th</sup> Avenue	COUNTY	2U	512	1550	5500	15200	C OR BETTER	C OR BETTER	0.33	0.36
18	17 <sup>th</sup> Street: West of US 41 to East of Business 41	COUNTY	2U	521	1550	5600	15200	C OR BETTER	C OR BETTER	0.34	0.37
5	17 <sup>th</sup> Street: West of US 41 to East of 14 <sup>th</sup> Avenue	CITY	2U	902	1550	9700	15200	C OR BETTER	C OR BETTER	0.58	0.64

# EXHIBIT "A"

Table 2-3  
2010 FUTURE TRAFFIC VOLUMES AND LEVEL OF SERVICES  
CITY OF PALMETTO

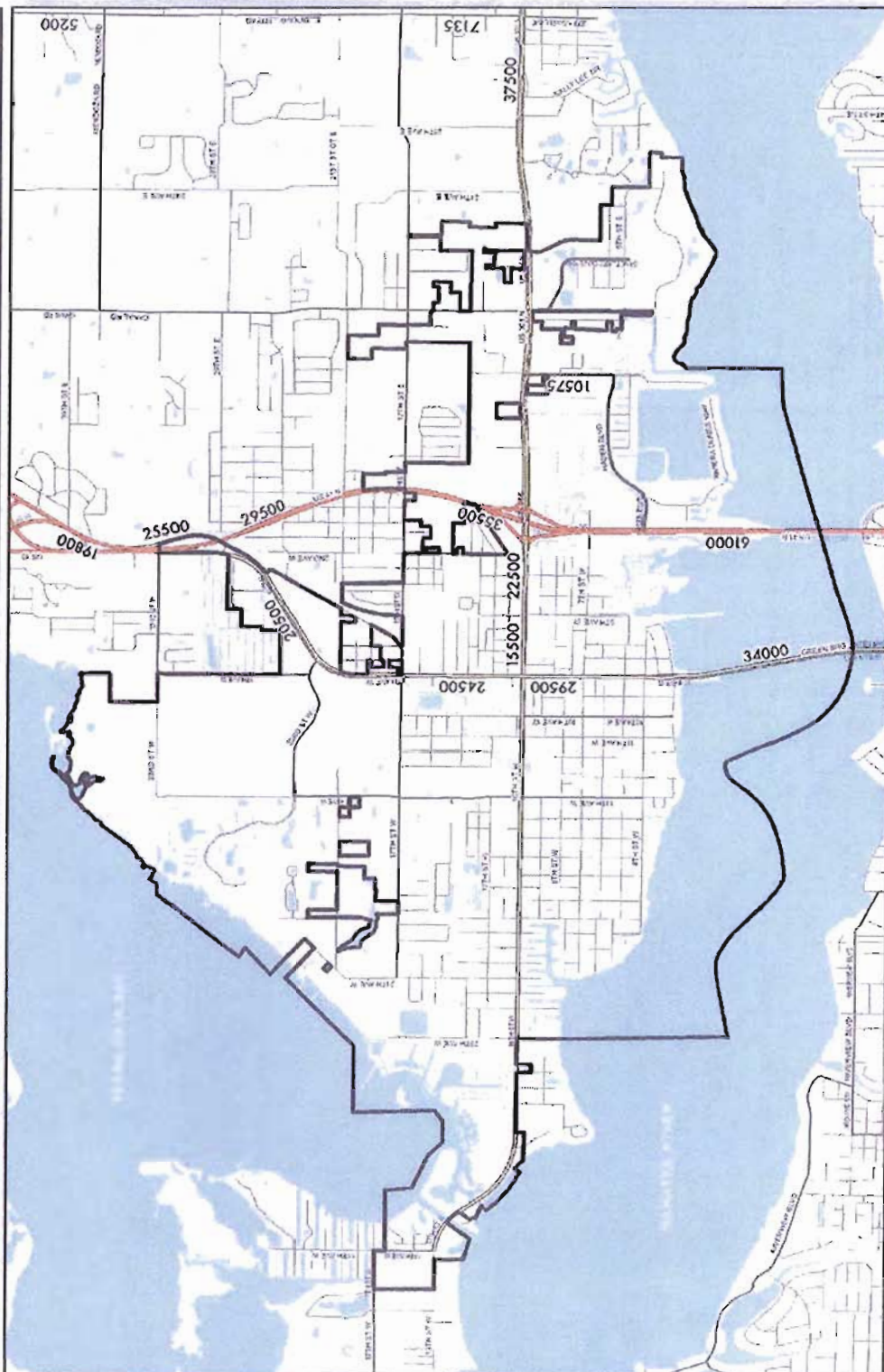
ID'S	ROADWAY SEGMENT	JURIS	CROSS SECTION	PK HOUR VOLUME	PK HOUR CAPACITY	AADT VOLUME	AADT CAPACITY	OPERATING PK HR LOS	OPERATING DAILY LOS	V/C RATIO PK HOUR	V/C RATIO DAILY
10	33 <sup>rd</sup> Street: East of 14 <sup>th</sup> Avenue to West of Bus 41	CITY	2U	893	1550	9600	15200	C OR BETTER	C OR BETTER	0.58	0.63
6	14 <sup>th</sup> Avenue: South of Palms of Terra Ceia to North of 17 <sup>th</sup> Street	CITY	2U	422	1550	4536	15200	C OR BETTER	C OR BETTER	0.27	0.30
4	14 <sup>th</sup> Avenue: South of 17 <sup>th</sup> Street to North of 4 <sup>th</sup> Street	CITY	2U	484	1550	5200	15200	C OR BETTER	C OR BETTER	0.31	0.34

## FOOTNOTES:

1. 1995 FDOT level of service manual was used to determine the capacity of each segment with the following specific adjustment factors and guidelines:
  - a. Due to the unique characteristics of US 41 having interchanges at major intersections and controlled access points along the corridor, the capacity was determined by averaging the capacities of an uninterrupted arterial and freeway.
  - b. The urbanized section of the generalized tables were used.
  - c. Capacities were increased by 5% for three lane undivided segments.
  - d. Used K-Factor of 0.093 to convert AADT's to peak hour.
  - e. Used appropriate factors given in the manual to account for turn lanes on undivided arterials, etc.
2. The following information and documents were used to develop the future traffic volumes.
  - a. Sarasota-Manatee 2020 MPO Plan adopted in 1995.
  - b. Existing traffic counts and historical growth.
  - c. Area-wide population growth.
3. \*Denotes FDOT count station #.
4. No major roadway geometry improvement was assumed from 1995 to 2010.



# ANNUAL AVERAGE DAILY TRAFFIC (AADT)



THIS MAP IS PROVIDED FOR GENERAL REPRESENTATION ONLY. IT IS NOT A CONTRACT. THE CITY OF PALMETTO AND ZNS ENGINEERING ASSUME NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE CITY OF PALMETTO AND ZNS ENGINEERING SHALL NOT BE LIABLE FOR ANY DAMAGES, INCLUDING ATTORNEY'S FEES, ARISING OUT OF OR FROM THIS MAP.

## CITY OF PALMETTO

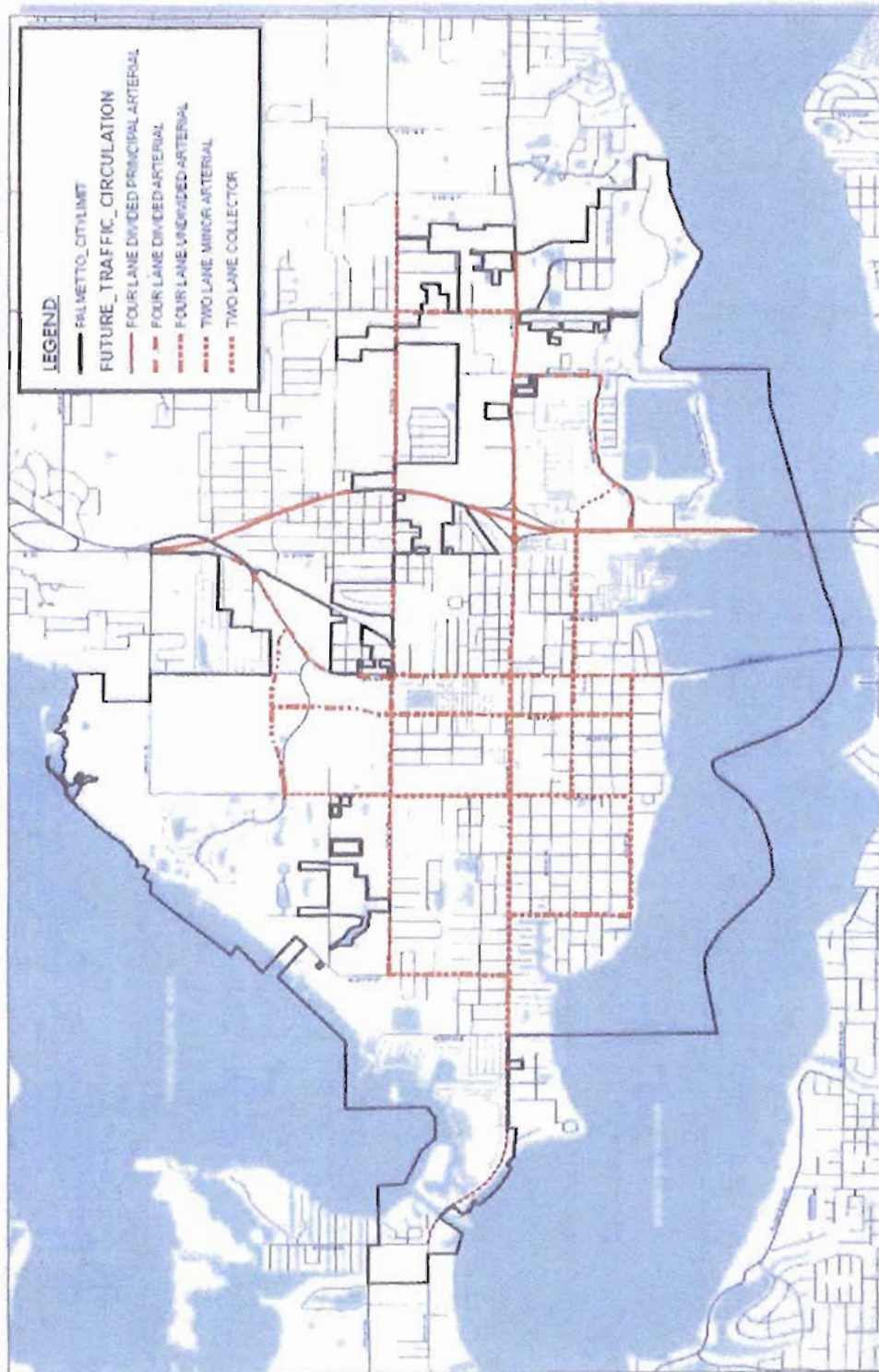
JUNE, 2007

SCALE: 1"=1.00"

SOURCE: MANATEE COUNTY & CITY OF PALMETTO

**ZNS ENGINEERING**  
2010 10th Avenue, Suite 100  
Palmetto, FL 34224  
Phone: 813.947.1400  
Fax: 813.947.1401

# FUTURE TRAFFIC CIRCULATION



- LEGEND:**
- PALMETTO CITY LIMIT
  - FUTURE TRAFFIC CIRCULATION
  - FOUR LANE DIVIDED PRINCIPAL ARTERIAL
  - FOUR LANE DIVIDED ARTERIAL
  - FOUR LANE UNDIVIDED ARTERIAL
  - TWO LANE MINOR ARTERIAL
  - TWO LANE COLLECTOR



CITY OF PALMETTO

SCALE: 1"=1/4" MILE  
SOURCE: PALMETTO COUNTY



THIS MAP IS A PRELIMINARY DRAFT AND IS NOT TO BE USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF ZNS ENGINEERING.



### 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)(e)3}~~

**Policy 3.1.2:** The City shall encourage rehabilitation of deteriorated housing through the use of public grants and private local banks. ~~(CDBG) and private (local banks) subsidized loan funds.~~ ~~{9J-5.010(3)(e)4}~~

~~**Policy 3.1.3:** The City shall update the Language in its zoning regulations permitting the use of accessory structures as dwelling units. (moved to 3.10.4)~~

~~**Policy 3.1.3:** The City shall apply available funds to the demolition of dilapidated structures including CDBG funds and tax increment funds.~~ ~~{9J-5.010(3)(e)4}~~

##### Housing Conservation of Housing Stock

**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)(e)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 the City Commission Council. ~~{9J-5.010(3)(e)3}~~

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



**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.

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

Policy 3.2.6: The City shall promote the conservation and rehabilitation of the existing housing stock including foreclosures to maintain or improve neighborhood conditions thereby saving valuable housing resources, particularly affordable housing units. Further, the City shall encourage the use of energy conservation techniques, materials and appliances in the rehabilitation of existing housing stock.

### **Historically Significant Housing**

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

**Policy 3.3.1:** Promote the designation of historic districts through implementation of a preservation ordinance that includes criteria for designating property; standards and guidelines for controlling demolitions, alterations, and relocations; and procedures for administration and enforcement. The City shall develop standards and guidelines by December 31, 2012.

**Policy 3.3.2:** The City shall negotiate with landowners 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)(e)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)(e)4}~~

### **Relocation Housing**

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

**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 by the federal or state government, as appropriate. ~~{9J-5.010(3)(e)9}~~

## Housing Supply

**Objective 3.5:** ~~To~~ 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)(e)2]~~

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

**Policy 3.5.3:** ~~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~~ low income families, and persons relocated from substandard housing. ~~[9J-5.010(3)(e)2]~~

~~**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)(e)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)(e)11]~~

**Policy 3.5.4:** Monitor the placement of mobile homes, manufactured, and prefabricated housing, to maintain them as affordable, safe and sanitary standard housing options for low and moderate income homeowners and renters. Ensure that all manufactured homes are evaluated for Code Compliance to eliminate deficiencies and substandard living.

## 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 ~~five~~ fifteen percent of the total current housing within the City is affordable, as indicated in the Housing Element analysis ~~is met annually. This objective shall be reviewed annually. [9J-5.010(3)(b)1]~~

**Policy 3.6.1:** The City shall continue to implement programs that facilitate financing for housing rehabilitation, infill development, and housing affordable to very low, low, and moderate income households. ~~[9J-5.010(3)(e)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 that result from commercial development being used to subsidize affordable housing.

**Policy 3.6.3:** The City shall utilize federal, state, and local subsidy programs as one means of meeting affordable housing needs.

~~Policy 3.6.4: The City shall continue to consider 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.~~

**Policy 3.6.4:** The City shall continue to implement land development regulations that grant a density bonus of up to 16 du/ac in planned development (PD) zonings within all applicable plan categories when 10 percent of the housing units are for affordable housing while preserving estuarine wetlands. [9J-5.010(3)(c)11].

~~Policy 3.6.45: The City shall continue to consider examine additional 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.~~

~~**Policy 3.6.2:** The City shall encourage the public-private housing task force to increase involvement of local banks in the process of lending for affordable housing. [9J-5.010(3)(c)7]~~

~~**Policy 3.6.3:** 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 3.6.4:** The City shall work with local banks to establish a loan pool to assist very low, low, and moderate income homeowners to maintain and improve their homes. [9J-5.010(3)(c)7]~~

~~**Policy 3.6.5:** 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 3.6.6:** 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 3.6.76:** The City shall require the location of publicly assisted housing, group homes, and foster care facilities in areas that 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;
- site is accessible to mass transit

**Policy 3.6.67:** The City shall avoid the concentration of assisted housing consistent with the criteria in Policy 3.6.7 of this element.

**Policy 3.6.78:** The City may consider plan amendment requests for additional residential acreage (consistent with the Future Land Use Element) when and where substantiated by residential growth trends and need for affordable housing.

**Policy 3.6.89:** The City may consider rezoning of non-residential land to residential use if it is compatible with surrounding areas in order to promote reasonably priced supply of residential land.

~~Policy 3.6.8: 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]~~

~~Policy 3.6.9: 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 3.6.10: The City shall approve rezoning of nonresidentially zoned lands (consistent with the FLUE) in order to maintain a reasonably priced supply of buildable residential land. [9J-5.010(3)(c)11]~~

### Housing Incentives

**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 that 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]~~ encourage building projects receiving funding from the City to use energy efficient building materials and methods exceeding the Florida Building Code in new construction and substantial rehabilitation projects.

**Policy 3.7.2:** The City shall promote the maximum use of energy efficiency in new residential design and construction to reduce energy consumption.

**Policy 3.7.3:** The City shall require new residential and non-residential construction to meet the energy efficiency requirements of the Florida Building Code as amended

### Providing for the Housing Needs of the City's Residents

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

Policy 3.8.1: The City shall continue to allow group homes and foster care facilities in all residential zoneings, subject to standards designed to avoid adverse impacts and insure compatibility.

Policy 3.8.2: The City shall allow mobile home parks in areas designated RES-10 and RES-14 on the Future Land Use Map. The existing mobile home parks may be redeveloped as mobile home parks at the respective existing density. However, if and/or when any of these mobile home parks are redeveloped for any other use or housing type, the corresponding RES-10 or RES-14 objectives and policies shall apply. (See Data and Analysis for list of existing mobile home parks).

Parks existing at the date of adoption are as follows:

Name of Park\* Number of

Spaces

Dwelling

Units/Acre

1. Tropic Isles 632-9

2. Rainbow Mobile Home Park 81-23

3. Mobile Home Park of Palmetto 488-15

4. Jet Mobile Home Park 267-9

5. Pegel Point 40-9

6. Lone Oak 118-13

7. Colonel Manor 236-8.4

8. Palm Bay 226-8.5

\*These mobile home parks may be redeveloped as mobile home parks with the number of units set forth above. However, that if and/or when any of these mobile home parks are redeveloped for any other use, the RES-10 objectives and policies shall apply.

Policy 3.8.3: The City shall review and evaluate zoning and other its land development 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.

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

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)(e)5]~~

~~**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:~~

~~PARK DWELLING UNITS~~

~~(DU'S)~~

~~ACRES DU'S PER~~

~~ACRE~~

~~Rainbow Mobile Home~~

~~Park~~

~~85 3.85 22.1~~

~~Palmetto Mobile Home~~

~~Park~~

~~488 32.89 15.0~~

~~[9J-5.010(3)(e)5]~~

~~**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)(e)5]~~

**Farm Worker Housing**

**Objective 3.9:** Continue to recognize the need for safe and sanitary farm worker housing within the City.

**Policy 3.9.1:** The City will continue to coordinate with Manatee County and the Manatee County Health Department to identify suitable sites and facilities for farm worker housing.

**Policy 3.9.2:** The City will permit farm worker housing in appropriate locations in accordance with the City's land development regulations.

**Policy 3.9.3:** The City shall use Code Enforcement powers to ensure safe and sanitary living environments for the farm workers.

~~**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]~~

~~**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]~~

~~**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)(e)5]~~



~~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)(e)5]~~

### ~~Group Homes and Foster Care Facilities~~

~~Objective 3.10: 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]~~

~~Policy 3.10.1: 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)(e)6]~~

~~Policy 3.10.2: The City shall continue to implement development regulations which grant density bonuses to developers of subdivisions or planned unit developments which include sites for group homes and foster care facilities. [9J-5.010(3)(e)6]~~

~~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.~~

### **Housing Implementation Programs**

**Objective 3.1011:** ~~To~~ Establish housing implementation programs capable of meeting the Housing Element objectives. ~~[9J-5.010(3)(b)7]~~

**Policy 3.10.1:** The City shall continue to implement land development regulations that provide flexibility in the form of affordable densities, and standards to protect the environment and development design quality.

**Policy 3.10.2:** The City shall encourage participation in a regional ~~The City shall establish a~~ 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 3.10.3:** The City shall encourage ~~facilitate~~ 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.

**Policy 3.10.4:** The City shall assess its land development regulations and make the appropriate amendments if it is determined that the following would increase the number of affordable and attainable housing in the City:

1. accessory structures/granny flats as dwelling units meeting certain locational, functional and dimensional criteria;
2. conversion or adaptive reuse of suitable non-residential uses in appropriate targeted areas;
3. apartments above commercial in certain districts and/or targeted areas



### 3.0 SANITARY SEWER ELEMENT

#### 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:** The City shall strive to provide sanitary sewer services as the City's budget permits. 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 (LOS) standard is 100 gallons/person/day. [9]-5.011(2)(e)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 ground water and to cease the discharge of waste water 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 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 4.34:** 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 4.3.1:** Wastewater collection and reclaim utility rates shall be reviewed ~~at least every 18-24 months~~ to determine the adequacy for financial support of system operation and maintenance.

~~Policy 4.4.2:~~ By April 2002, the City shall review the sanitary sewer impact fee to determine if any changes are necessary.

**Policy 4.3.23:** Scheduling and prioritizing of major system improvements to the sewage system shall be completed as a component of the Capital Improvements Program.

## 5.0 SOLID WASTE ELEMENT

### 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:** ~~By adoption of this plan,~~ 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.

**Policy 5.2.1:** The City ~~presently shall continue to provide curbside recycling to single-family residential customers.~~ The City shall encourage commercial and institutional customers to recycle. ~~By January 2002, the City shall require multi-family, commercial, institutional, and industrial 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.

## 4.0 STORMWATER MANAGEMENT ELEMENT

### 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.

#### Stormwater Management Plan

**Objective 6.1:** The City shall periodically update and implement the Master Drainage Plan adopted in December 1997 pursuant to staff recommendations and historic flooding data in order to ensure that adequate drainage facilities are available commensurate to future development and to correct existing system deficiencies.

**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 ~~will 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.

**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 (LOS) 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)(e)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)(e)2.e.]~~

**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;
- 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)(e)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 31, 2012, the City shall adopt an ordinance that encourages the sharing of stormwater systems where appropriate in order to minimize the number of stormwater ponds.

~~Policy 6.4.2: By December 1999, the City shall determine how to fund the Master Drainage Plan. One option under consideration is establishing a stormwater utility and appropriate fees.~~

**Policy 6.4.3:** The ~~City's zoning regulations~~ Land-land Development-development Code regulations shall include regulations that require private developers to remedy situations of minor and temporary flooding associated with new development or redevelopment.

#### **Intergovernmental Coordination of Drainage Studies and Improvements**

~~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.~~

## 7.0 POTABLE WATER ELEMENT

### 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 1999~~ December 31, 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. ~~{91-5.011(2)(c)2.}~~

**Policy 7.1.3:** The City shall develop and implement its Long Range Potable Water Plan and revise and update the Plan as required by SWFWMD.

~~**Policy 7.1.3:** Prior to 2000, the City shall prepare an assessment of the feasibility of alternative water sources. As part of this feasibility study, a long range (through the year 2015) potable water plan shall be developed.~~

**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:

- MARS-II (North County Wellfield) – this is expected to generate 3.0 million gallons per day in additional capacity and to be online by December 31, 2014;
- Peace River/Manatee River Regional Water Supply Authority (PR/MRWSA) Option – this is expected to generate 5.0 million gallons per day in additional capacity and to be online by December 31, 2017; and,
- PR/MRWSA Regional Option for MARS-IV – this is expected to generate 5.0

million gallons per day in additional capacity and to be online by December 31, 2024.

### **Maximize Existing Facilities**

**Objective 7.2:** The City shall require that existing and new developments maximize the use of 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.

~~Policy 7.2.2: The City shall continue to encourage the use of Xeriscape in all landscaping projects.~~ **THIS IS NOW SECTION POLICY 7.3.8**

~~Policy 7.2.3: Where lines are available, the City shall require new development and redevelopment to connect to the reclaimed water system.~~

### **Water Reuse Conservation**

**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 water or groundwater and to cease the discharge of wastewater to surface waters. ~~[9J-5.011(2)(b) 4., (e)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.

**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 its Land Development Code its zoning regulations~~ 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.

### **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 ~~at least every 18-24 months~~ periodically to determine the adequacy for financial support of system operation and maintenance.

**Policy 7.4.2:** ~~By December 2020~~. 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.

## 5.0 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:** Protect and enhance wildlife and fish populations and habitat. ~~[9]-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.~~ In the event where dredging and filling is permitted, mitigation is required.

**Policy 8.1.2:** Future development of coastal wetlands, 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)~~ concepts 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 ~~April 2002~~, December 31, 2011, 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.
- ~~Preserving twenty (20) percent of a site's native vegetation after development.~~
- Utilizing pilings as opposed to fill to elevate structures in areas of extensive native vegetation. Providing buffer strips to separate the development areas ~~parts~~ 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 necessary environmental permits are issued ~~received~~.

**Policy 8.1.7:** By December 31, 2011, ~~The City shall~~ map native coastal areas and adopt rules and policies regarding the protection of manatee habitat areas in native coastal areas.

**Policy 8.1.7:** Existing and new marina and boat ramp operators (public and private) shall be required to undertake the following manatee protection measures in areas where manatee occur:

- ~~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 and 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.~~

**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 ~~City's Land Development~~ regulations ~~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. ~~[9] 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.

**Policy 8.2.3:** Discharges into Terra Ceia Bay shall be in compliance with at least minimum Class II water quality standards of Florida Department of Environmental Protection.



**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, waterdependent 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 ~~enhances~~ uses that result in an irretrievable commitment of coastal resources.

~~**Policy 8.3.2:** The Natural Resources Map shall designate the following eight (8) waterdependent land uses:~~

- ~~• 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".~~

**Policy 8.3.23:** Because of the orientation and dependence of City and County residents to water-dependent uses, the City shall continue to ensure through its zoning regulations that these uses are protected.

**Policy 8.3.34:** 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 ~~Mixed Use~~ UP Planned Development.

**Policy 8.3.4:** 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.

## **Historic Preservation**

**Objective 8.4:** By April 2002, 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 8.4.1:** By April 2002, the City shall adopt an Historic Preservation Ordinance to provide protection for significant historic resources.

**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.

## **Hurricane Evacuation**

**Objective 8.45:** 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.

**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. Shelter locations are available in the annual Hurricane Guide through the City 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 accessible on-site hurricane-safe sheltering for 100 percent of the development's residents ~~expected to reside in mobile homes during hurricane season.~~

**Policy 8.5.5:** ~~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.~~



~~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.~~

#### **Development in Coastal High Hazard Area**

**Objective 8.56:** The Coastal High Hazard Area (CHAA) 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 Coastal High Hazard Area 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 Coastal High Hazard Area shall be limited. ~~[9J-5.012(3)(b)5., 6.]~~

**Policy 8.5.1:** The City of Palmetto shall restrict development within the Coastal High Hazard Area and shall direct population concentrations out of the Coastal High Hazard Area.

**Policy 8.5.2:** High density developments in areas projected to receive major hurricane damage from coastline storm surges shall be avoided. ~~Plan amendments to increase the existing land use category density or to change the land use designation shall be prohibited.~~

**Policy 8.5.3:** 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 8.5.4:** 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 8.5.5:** The City shall restrict the expenditure of public funds for facility development in the Coastal High Hazard Area, unless the facility is for public access or resource restoration, or is an overriding public interest.

**Policy 8.5.6:** New mobile home development shall be prohibited within the Coastal High Hazard Area. In the event of a natural disaster, replacement of existing owner occupied mobile homes shall be at a one-to-one ratio.

~~Policy 8.5.7: Density in the Coastal High Hazard Area shall be limited to 4 dwelling units per gross acre, unless a UP land use and classification is approved. If UP Land Use category and planned development zoning is considered for approval, appropriate density~~



shall take into consideration visual compatibility and include 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 City's zoning regulations.

~~Policy 8.6.7: Density in the Coastal High Hazard Area (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, the following criteria shall be used to determine appropriate density:~~

~~▲ 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. Any right of way with an adjacent property shall be excluded from the averaging but the size of the adjacent property shall be extended an amount equal to the size of the public/private right of way.~~

~~▲ 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.~~

Policy 8.5.7: Density in the Coastal High Hazard Area (CHHA) shall be limited to 4 du/ac in all applicable zoning districts within the RES-4 and RES-6 land use categories. For all other Plan categories permitting residential uses, a density of up to 10.0 du/ac may be considered subject to the approval of ~~unless~~ a Planned Development (PD) ~~(Planned Development) land use and zoning classification is approved~~ district meeting the following criteria used to determine the appropriate density:

1. Review and consideration of compatibility between the existing and proposed developments and the availability of adequate infrastructure including suitable access to enable timely evacuation in the event of a hurricane;
2. Density shall be determined by averaging the densities of adjacent properties. For purposes of this document, adjacent properties 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. Any rights-of-way included in an adjacent property shall be excluded from the averaging but the size of the adjacent property shall be extended an amount equal to the size of the public/private rights-of-way.

3. The averaging formula shall be done as follows:

~~—• 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. Any right-of-way with an adjacent property shall be excluded from the averaging but the size of the adjacent property shall be extended an amount equal to the size of the public/private right-of-way.~~

~~—• 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 district or approved site plan shall be used to determine the maximum density. For example, if the zoning is RS-3, the~~

- a) maximum density shall be 6 du/ac (43,560 square feet divided by 7,250 square feet [minimum lot size]).
- b) 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.

Planned development (PD) zoning districts located within the CHHA and approved for residential development after the adoption of this Plan Element shall contain a provision or condition that allows for development of single family detached units pursuant to the 4 du/ac standard zoning district (RS-2) in the event the approved zoning site plan has expired.

## Post Disaster Redevelopment

**Objective 8.67:** 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. ~~{9J-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 ~~the City Public Works Director, City Engineer and City Clerk~~ 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 ~~individuals outlined in Policy 8.7.1~~ 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 ~~individuals outlined in Policy 8.7.1~~ 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:

- 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 ~~individuals outlined in Policy 8.7.1~~ 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 ~~individuals outlined in Policy 8.7.1~~ shall propose Comprehensive Plan amendments, if appropriate, which consider ~~reflect~~ the recommendations of any interagency hazard mitigation reports or other reports prepared pursuant to state and federal law. ~~Section 406 of the Disaster Relief Act of 1974 (PL 93-288).~~



**Policy 8.6.7:** Any structure within the Coastal High Hazard Area 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 8.78:** By December 31, ~~2012-2002~~, 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:** ~~By December 2002~~, Land acquisition mechanisms ~~that shall be researched which enable public acquisition of newly formed or extensively altered coastal lands following disastrous storm events~~ shall continue to be researched.

**Policy 8.7.2:** Reconstruction of severely damaged coastal areas shall meet all existing Federal Emergency Management Agency's requirements. ~~coastal construction standards. Where feasible, the City shall consider purchasing any property that has experienced repeated damage from natural disasters.~~

#### **Interagency Hazard Mitigation Reports**

**Objective 8.89:** The City shall work in cooperation with Manatee County and the other jurisdictions in the development of the Local Comprehensive Emergency Management Plan.

**Policy 8.8.1:** The City of Palmetto adopted the Local Mitigation Strategy Plan on November 1, 1999. The Coastal Management Plan 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.

#### **Provision of Public Access**

**Objective 8.910:** 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.]~~

**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.

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

**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.

~~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.~~

### Coastal Area Level of Service Standards

**Objective 8.10.1:** Minimize infrastructure improvements within the Coastal High Hazard Area. ~~The level of service in the Coastal High Hazard Area shall be the same as for those areas of the City outside of the Coastal High Hazard Area. [9J-5.012(3)(b)11.]~~

Policy 8.10.1: Provide no publicly funded infrastructure improvements within the Coastal High Hazard Area unless there is an overriding public interest.

~~Policy 8.11.1: Implement only infrastructure improvements and level of service standards specified in the City of Palmetto Comprehensive Plan within the Coastal High Hazard Area unless overriding public interest is established.~~

**Policy 8.10.2:** Regularly identify by December 2002, any area within the Coastal High Hazard Area that is considered blighted and propose programs to which will eliminate unsafe conditions and encourage appropriate economic development.

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

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: By April 2002, The 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.~~

(Covered by Objective 1.11)

**Policy 9.2.76:** The City shall not permit development in mangrove forests, coastal marshes, 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;
- 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 9.2.87:** 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 9.2.98:** When encroachment, alterations, or removal of ~~Class I, II, and III~~ 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 9.2.109:** 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 9.2.110:** The City shall require all wetland encroachments to be mitigated according to the requirements of the Florida Department of Environmental Protection and/or Southwest Florida Water Management District, as applicable, Chapters 62-25 and 40D-4, FAC, and Section 404, Clean Water Act, and mitigation compliance to be monitored by FDEP, SWFWMD, and ACOE.

**Policy 9.2.121:** 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 native vegetation cover within the City. ~~{91-5.013(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 reestablishing on the site.

**Policy 9.3.3:** By December 31, 2011-2002, the City shall review and amend, if necessary, its zoning regulations the Land Development Code regulations 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 ~~will~~ 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 ~~its zoning regulations the Land and Development Code~~ regulations 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:** ~~By December 1999, the City shall develop requirements for existing development to connect to the reclaimed water system where available. Issues that need to be addressed include:~~

~~Mandatory connection;  
Installation of backflow preventors  
Installation of irrigation systems;  
Discontinuance of existing wells for irrigation purposes;  
Amount of connection fee; and  
Fee for using reclaimed water.~~

**Policy 9.4.57:** 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 9.4.68:** Natural landscape barriers to flooding and stormwater shall be preserved or enhanced as a requirement to obtain a development order.

**Policy 9.4.79:** 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.



## 7.0 PARKLAND, OPEN SPACE, AND RECREATION ELEMENT

### 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 ~~urban planning designations~~ planned developments and new subdivisions.

**Policy 10.1.1:** ~~Urban planning~~ 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, ~~its zoning regulations~~ land development code regulations to require the dedication and construction of neighborhood parks within ~~urban planning designations~~ planned developments and/or new subdivisions.

**Policy 10.1.3:** Recreational development must be compatible with and sensitive to surrounding natural systems, particularly those close to the waterfront where innovative design of open spaces can be used to “soften” the edges between urban areas and the natural environment.

#### 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:** ~~By November 2002~~ The City shall periodically review and amend, if necessary, ~~the for publicly-owned~~ 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.

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

**Policy 10.2.7:** In the review and approval of new development, Ppriority shall be given to those linkages that connect parks, major residential areas, and schools or other areas.

### **Park System Needs Assessment**

**Objective 10.3:** Ensure that the existing park system has sufficient capacity to meet the current and future park needs of Palmetto residents through December 31, ~~2030~~. ~~2010~~

**Policy 10.3.1:** ~~By December 2002,~~ 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~~ December 31, 2012.
- Financing sources necessary to correct deficiencies identified in the needs assessment.
- An implementation plan.
- Public transportation-ability accessibility.

**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 and its ability to provide City-affordable cultural and 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.

~~**Policy 10.4.2:** The City shall encourage the Florida Department of Transportation to expand the DOT Wayside Park at the DeSoto Bridge in conjunction with the City's efforts to purchase 11.75 acres north of the Wayside Park through a P2000 grant.~~

**Policy 10.4.23:** The City shall continue its efforts to obtain public access to Terra Ceia Bay by mapping all public road rights-of-way that dead-end at the waterfront or other permanent barrier to determine if such lands are suitable for development of pocket parks and/or rest areas along bike and pedestrian paths.

~~**Policy 10.4.34:** By December 2002, 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 Ramps**

**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 2,000 population. ~~By December 2000, the City shall review this standard to determine if the standard is achievable.~~

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

~~**Policy 10.5.2:** The City shall not approve the closing of any existing public boat ramp unless an overriding public interest is established.~~

~~**Policy 10.5.3:** The City shall monitor the development activities in the vicinity of the Riverside Park Boat Ramp to ensure that future development does not interfere with the successful operation of the boat ramp. The City shall ensure that future development does not reduce the number of boat trailer parking spaces.~~

**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 Florida Department of Transportation to improve the boat ramp facilities at the DeSoto Bridge.

### **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~~ continue its efforts to gain public access to Terra Ceia Bay.

~~Policy 10.6.1: The City shall obtain improved public access to Terra Ceia Bay 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.~~

**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 and Conservation areas indicated on the Future Land Use Map or as determined through jurisdictional delineation on a project specific basis, unless it can be clearly demonstrated that there is an overriding public interest otherwise.

**Policy 10.7.1:** Preserve private open space through the use of ~~urban planning~~ 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 by~~ specify 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 ~~provisions~~ dedication of usable open space in all new residential and mixed use development.

~~Policy 10.8.1: Open spaces shall be minimally developed~~ designed for maximum public use and enjoyment and supplied with the appropriate equipment and facilities including, but not limited to, benches, picnic tables, shaded areas, etc. ~~to allow public use and enjoyment.~~

~~Policy 10.8.1: By December 2000, the City shall review and amend, if necessary, the open space level of service standard of 1-acre per 1,000 population.~~

~~Policy 10.8.2: The City shall consider a plan to provide affordable cultural and recreational programs.~~

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



## **8.0 PUBLIC SCHOOL FACILITIES**

### **GOALS, OBJECTIVES, AND POLICIES**

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

#### **Future School Sites**

**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 and Heavy Industrial.**

**Policy 11.1.5: Proposed development adjacent to any school site shall be compatible with existing or proposed school sites.**

**Policy 11.1.6: The City shall provide an electronic (on CD) copy of the Comprehensive Plan to the School Board.**

#### **School Facilities Siting**

**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 and the co-location of schools with educational facilities where adjacent land is available.**

**Policy 11.2.2: Assist the School Board to determine a site that can be used as a potential catalyst or leverage for 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.

### **School Facilities Siting Coordination**

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 (CIE) 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.

### **Emergency Preparedness System Participation**

Objective 11.4: The City shall participate 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.

#### Annual Review and Update of the Element

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, including the type number and location by project name and School Service Area of residential units approved for development, type number, and location by project name and School Service Area of all residential certificates of occupancy issued, summary of expired certificates of level of service, and as soon as possible, a draft Capital Improvements Plan with the final version to be submitted after adoption.

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

##### Level of Service (LOS) 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



- Capacity by the School Service Area, as adjusted by Policy 11.6.2
- Middle: 105% of Permanent Florida Inventory of School Houses Capacity by the School Service Area, as adjusted by Policy 11.6.2
- High: 100% of Permanent Florida Inventory of School Houses Capacity District-wide, as adjusted by Policy 11.6.2

**Policy 11.6.2:** For the first three years (2008, 2009, and 2010) of school concurrency implementation, relocatable facilities purchased after 1998 that meet the standards for long-term use pursuant to Section 1013.20, F.S., shall be included in the school concurrency determination, and beginning 2011 the relocatables will be removed from the concurrency determination. Those relocatables that do not meet the requirement will not be included in the school concurrency determination.

**Policy 11.6.3:** Capacity Utilization is Capacity Demand divided by Capacity Availability.

### **School Concurrency Services Areas**

**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.

### **School Concurrency Management System**

**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:** The final concurrency determination occurs when a development application for authorization for horizontal or vertical construction has been submitted to 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 Florida Inventory of School Houses 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.
- For the first three years (2008, 2009, and 2010) of school concurrency implementation, relocatable facilities purchased after 1998 that meet the standards for long-term use pursuant to Section 1013.20, F.S. shall be included in the school concurrency determination, and beginning 2011 the relocatables will be removed from the concurrency determination. Those relocatables that do not meet the requirements will not be included in the school concurrency determination.

**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:** The City and School Board 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 (SSA) Contiguous Service Area

SSA 1 SSA 2

SSA 2 SSA 1, SSA 3

SSA 3 SSA 2, SSA 4

SSA 4 SSA 3

School services shall be those adopted by rule of the School Board.

### **Mitigation and Share Opportunities**

**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; the construction of a charter school that complies with the requirements Section 1002.33(18), F.S., 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.

### **Five-Year School Capacity Program**



**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.



## **~~11.0 INTERGOVERNMENTAL COORDINATION ELEMENT~~**

### **~~GOALS, OBJECTIVES AND POLICIES~~**

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

#### **~~Governmental Efficiency~~**

**~~Objective 11.1:~~** Intergovernmental interaction shall aim at achieving an optimal level of coordination which is appropriate for attaining maximum efficiency.

**~~Policy 11.1.1:~~** Services and information shall be shared with other agencies to the extent practical.

**~~Policy 11.1.2:~~** Regional issues shall be addressed at, by, or through the Tampa Bay Regional Planning Council.

**~~Policy 11.1.3:~~** Intergovernmental coordination shall be reviewed periodically to avoid needless paperwork, duplication, non-productive meetings and other waste.

**~~Effective Plan Implementation~~**

**~~Objective 11.2:~~** Intergovernmental coordination shall help to achieve effective implementation of the local comprehensive plan.

**~~Policy 11.2.1:~~** 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.

**~~Policy 11.2.2:~~** Development of regional programs that will reduce unnecessary delays in federal, state, and local development review procedures is encouraged.

**~~Policy 11.2.3:~~** Level of service standards shall be coordinated with other state, regional, or local entities having operational and maintenance responsibility for public facilities.

**~~Policy 11.2.4:~~** The impacts of development proposed in the comprehensive plan shall be coordinated with adjacent municipalities, the county, the School Board, the region, and the state.

**~~Policy 11.2.5:~~** Consistent and coordinated management of Terra Ceia Bay and the Manatee River shall be pursued.

**~~Objective 11.3:~~** The City shall coordinate the adopted Comprehensive Plan with the plans

of the School Board.

~~Policy 11.3.1: 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 and which may be amended from time to time.~~

~~Policy 11.3.2: 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 11.3.3: The City shall coordinate its Comprehensive Plan and Future Land Use Map (FLUM) with the School District's long-range facility maps to ensure consistency and compatibility with the provisions of this element.~~

~~Policy 11.3.4: The City shall provide an electronic (on CD) copy of the Comprehensive Plan to the School Board.~~

#### **Collaborative Planning and Decision Making**

~~Objective 11.4: The City shall provide for collaborative planning and decision making with the School District and participating local governments.~~

~~Policy 11.4.1: The City shall provide the School District with annual information needed to determine school concurrency.~~

~~Policy 11.4.2: The City shall annually provide the School District population projections to facilitate development of school enrollment projections.~~

~~Policy 11.4.3: 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 11.4.4: A Staff Working Group shall be established to meet periodically and carry out the responsibilities assigned pursuant to the Interlocal Agreement.~~

~~Policy 11.4.5: The City shall participate in meetings of the Manatee Council of Governments to ensure open communication on school and community planning issues.~~



**THIS WAS ORIGINALLY SECTION 11 IN THE 2010 PLAN**

**11-12.0 INTERGOVERNMENTAL COORDINATION ELEMENT**

**GOALS, OBJECTIVES, AND POLICIES**

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

**Governmental Efficiency**

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

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

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

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

**Effective Plan Implementation**

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

**Policy 12.2.1:** The City shall strive to 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.

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

**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.

**Policy 12.2.4:** The impacts of development proposed in the Comprehensive Plan shall be coordinated with adjacent municipalities, the county, the School Board, 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 Manatee County School Board.

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 and which 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 (~~FLUM~~) 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 an electronic (on CD) copy of the Comprehensive Plan to the School Board

**Collaborative Planning and Decision Making**

**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. ~~[91-5.016(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 ~~and provides increased capacity per the schedule shown in Policy 13.5.3 in the Capital Improvement Program's (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 Capital Improvement Plan's 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. (Also see Policy 7.1.5)

**Policy 13.1.3:** ~~The City Council,~~ The Public Works Director and City Clerk ~~and Police Chief~~ shall establish and review, on an annual basis, the prioritization of capital projects included in the Capital Improvement Plan.

~~**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 II (North County Wellfield)**—this is expected to generate 3.0 million gallons per day in additional capacity and to be online by December 31, 2014;~~
- ~~• **Peace River/Manatee River Regional Water Supply Authority (PR/MRWSA) Option**—this is expected to generate 5.0 million gallons per day in additional capacity and to be online by December 31, 2017; and,~~



- ~~PR/MRWSA Regional Option for MARS IV~~ this is expected to generate 5.0 million gallons per day in additional capacity and to be online by December 31, 2024. (Same as Policy 7.1.5)

#### **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 shall be directed by the goals, objectives, and policies of the Coastal Management Element. (Also see Objective 8.5) ~~{9J-5.016(3)(b)2.}~~

**Policy 13.2.1:** The City shall ~~expend~~ limit the expenditure of funds within the Coastal High Hazard Area for ~~continued-maintenance/improvement~~ of existing facilities in order to meet adopted Level of Service standards and ~~allow limited-~~ discourage development to encourage development/redevelopment.

**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 Capital Improvement Plan 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:** 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).~~

**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 Improvement Plan 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, financing of projects

#### **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.

~~Policy 13.5.1:~~ At a minimum, the Concurrency Management System shall contain the following provisions:

~~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 foregoing paragraph D. shall be provided by the following means:~~

~~a) 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;~~
- ~~e) 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.~~

## **Facilities Standards**

**Objective 13.56:** 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.

**Policy 13.5.1:** 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 13.5.2:** 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 13.5.3:** 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:

~~FACILITIES STANDARDS~~

~~FACILITY UNITS STANDARD~~

~~Neighborhood Park/Community Park~~

~~Acres 4 acres/1000 population~~

~~Boat Ramps Lane 1 land/2000 population~~

~~Open Space Acres 1 acre/1000 population~~

~~Tennis Court 1 court/2000 population~~

~~Baseball Field 1 field/2000 population~~

~~Softball Field 1 field/2000 population~~

~~Basketball Court 1 court/5000 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/2000 population~~

~~Picnicking Pavilions/tables 1 pavilion/10,000 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~~

~~Arterial Road Trips LOS D-peak~~

~~Collector Road Trips LOS D-peak~~

~~Schools See Policy 13.7 of this Section~~

TABLE 13-1  
LEVEL OF SERVICE FACILITIES STANDARDS

FACILITY	UNITS	STANDARD
Neighborhood Park/ Community Park	Acres	4 acres/1,000 population
Schools		See Objective 11.6
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
Transportation		LOS Standard Peak Hour "D"

**Capital Improvements Program/Budget:**

**Objective 1.6:** The City shall review and adopt a 5-year Capital Budget annually.

Policy 1.3.6.1: As part of the City's annual budget process, City staff shall review and provide recommendations to the City Commission related to Capital projects for the next fiscal year, and programmed Capital Improvements for the proceeding four (4) years. Criteria for consideration will include the following:

- Observed Deficiencies;
- Suggestions from Residents;
- Availability of Funds.

Policy 13.6.2: The City Commission shall approve the Capital Improvements Program/Budget for each fiscal year.

Policy 13.6.3: The current Capital Improvements budget is provided below.

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

**~~Capital Improvements Element (CIE) Section~~**

**~~Objective 13.7:~~** The City shall establish and maintain the adopted LOS for public schools.

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

~~Policy 13.7.2:~~ The LOS 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 SSA~~
- ~~□ High: 100% of Permanent FISH Capacity District-wide~~

~~Policy 13.7.3:~~ For the first three years (2008, 2009, and 2010) of school concurrency implementation, relocatable facilities purchased after 1998 that meet the standards for long-term use pursuant to Section 1013.20, F.S. shall be included in the school concurrency determination, and beginning 2011 the relocatables will be removed from the concurrency determination. Those relocatables that do not meet the requirement will not be included in the school concurrency determination.

~~Policy 13.7.4:~~ Capacity Utilization is Capacity Demand divided by Capacity Availability.

~~Policy 13.7.5:~~ The City shall ensure that future development pays a proportionate share of the costs of capital facility capacity needed to accommodate new development.



~~Policy 13.7.6: The City shall adopt the School District of Manatee County 2009-2010 School Capacity Program as part of the Capital Improvement Element and as approved by the School Board on September 28, 2009.~~

~~Policy 13.7.7: The five-year schedule of improvements ensures the LOS standards for public schools are achieved and maintained by the end of the five-year schedule.~~

**Table 13-2 (NEW)**  
**2030 Capital Improvements for the City of Palmetto**

Project Name	Supporting Fund	FY 2009 and Prior	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	Total 2010-2014 Project Costs	Total Project Costs
<b>Road Improvements</b>									
<b>23<sup>rd</sup> Street Realignment</b>									
Engineering	Capital Projects	\$104,327	--	--	--	--	--	--	\$104,327
Construction	Capital Projects	--	\$1,600,000	--	--	--	--	\$1,600,000	\$1,600,000
10 <sup>th</sup> Avenue Extension	Capital Projects	--	--	--	--	\$1,200,000	--	\$1,200,000	\$1,200,000
<b>10<sup>th</sup> Street and 14 Avenue</b>									
Engineering	Capital Projects	\$77,500	--	--	--	--	--	--	\$77,500
Construction	Capital Projects	--	\$400,000	--	--	--	--	\$400,000	\$400,000
<b>10 Street and 10<sup>th</sup> Avenue</b>									
Engineering	Capital Projects	\$63,900	--	--	--	--	--	--	\$63,900
Construction	Capital Projects	--	\$800,000	--	--	--	--	\$800,000	\$800,000
<b>Total Road Improvements</b>		<b>\$245,727</b>	<b>\$2,800,000</b>	<b>0</b>	<b>0</b>	<b>\$1,200,000</b>	<b>0</b>	<b>\$4,000,000</b>	<b>\$2,541,400</b>
<b>Stormwater</b>									
TMDL Program	Water/Sewer	--	--	\$100,000	\$100,000	\$200,000	\$200,000	\$600,000	\$600,000
PPD Pond	Water/Sewer	--	--	--	\$150,000	--	--	\$150,000	\$150,000
<b>13<sup>th</sup> Street Drainage</b>									
Engineering	Stormwater	\$92,653	--	--	--	--	--	--	\$92,653
Construction	Stormwater	--	--	\$550,000	--	--	--	\$550,000	\$550,000
<b>Total Stormwater Program</b>		<b>\$92,653</b>	<b>0</b>	<b>\$650,000</b>	<b>\$250,000</b>	<b>\$200,000</b>	<b>\$200,000</b>	<b>\$1,300,000</b>	<b>\$1,392,653</b>
<b>Utility Improvements</b>									
WWTP Upgrades-Construction	Water/Sewer	\$1,822,538	\$150,000	\$75,000	\$50,000	\$50,000	\$50,000	\$375,000	\$2,197,538
WWTP Repair/Rehabilitation	Water/Sewer	\$80,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000	\$330,000
Palmetto Area Reuse System (PARS)	Reuse Fund	\$2,091,707	--	--	\$50,000	\$50,000	\$150,000	\$250,000	\$2,341,707
<b>Aquifer Storage Recovery (ASR)</b>									
Engineering	Reuse Fund	\$560,425	--	--	--	--	--	--	\$560,425
Construction	Reuse Fund	--	--	\$2,000,000	\$300,000	--	--	\$2,300,000	\$2,300,000
<b>17<sup>th</sup> Street Utility Relocation</b>									
Engineering	Water/Sewer	\$45,530	--	--	--	--	--	--	\$45,530
Construction	Water/Sewer	--	\$540,000	--	--	--	--	\$540,000	\$540,000
Lift Station Upgrades - Construction	Water/Sewer	\$48,000	\$50,000	\$100,000	\$100,000	\$100,000	\$100,000	\$450,000	\$498,000
Manatee Area Regional Reuse System (MARS)	Reuse Fund	--	--	\$100,000	\$100,000	\$100,000	\$150,000	\$450,000	\$450,000
8 <sup>th</sup> and 9 <sup>th</sup> Street Upgrades	Capital Projects	--	\$400,000	\$500,000	--	--	--	\$900,000	\$900,000
WWTP Expansion	Water/Sewer	--	--	--	--	\$1,000,000	\$1,000,000	\$2,000,000	\$2,000,000
21 <sup>st</sup> Street Utility Extension	Water/Sewer	--	--	--	--	\$150,000	--	\$150,000	\$150,000
<b>Total Utility Improvements</b>		<b>\$4,648,200</b>	<b>\$1,190,000</b>	<b>\$2,825,000</b>	<b>\$650,000</b>	<b>\$1,500,000</b>	<b>\$1,500,000</b>	<b>\$7,665,000</b>	<b>\$7,665,000</b>
<b>Total City-Wide Capital Improvement Plan</b>		<b>\$4,986,580</b>	<b>\$3,990,000</b>	<b>\$3,475,000</b>	<b>\$900,000</b>	<b>\$2,900,000</b>	<b>\$1,700,000</b>	<b>\$12,965,000</b>	<b>\$11,599,053</b>

Source: City of Palmetto, 2010

**Table 13-3 (NEW)**  
**2030 Capital Improvements for Manatee County Schools**

Location	Year Open	Service Area	Student Stations	Prior Years Expenditures	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2009-2014 Total	Total Appropriation
<b>New Construction</b>											
Palmetto Elementary (Replacement)	2010/2011	1	118	\$993,239	\$21,320,531	--	--	--	--	\$21,320,531	\$22,313,770
Subtotal:		1	118	\$993,239	\$21,320,531					\$21,320,531	\$22,313,770
<b>Classroom Addition/ Replacement</b>											
Palmetto High (Addition)	2010/2011	1	475	\$4,389,537	\$4,506,563	--	--	--	--	\$4,506,563	\$8,896,100
Subtotal:		1	475	\$4,389,537	\$4,506,563					\$4,506,563	\$8,896,100
TOTAL:		2	593	\$5,382,776	\$25,827,094					\$25,827,094	\$31,209,870

Source: Manatee County School Board, 2010