

TAB 1

**PALMETTO
COMPREHENSIVE
PLAN**

2030

**FUTURE LAND USE, TRANSPORTATION, HOUSING,
SANITARY SEWER, SOLID WASTE, STORMWATER,
POTABLE WATER, COASTAL MANAGEMENT,
CONSERVATION, PARK, OPEN SPACE, AND
RECREATION, PUBLIC SCHOOL, INTERGOVERNMENTAL
COORDINATION AND CAPITAL IMPROVEMENT
ELEMENTS**

**ORDINANCE
NO. 2010-01**

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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 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) 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. 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 - 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 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.

ATTAINABLE HOUSING – Housing units that are affordable to households earning between 80% and 120% of the median income.

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.

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 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 APARTMENT – A 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 land development regulations.

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. See applicable density conversion factor under Density.

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. The person-to-dwelling unit conversion factor for congregate

living facilities shall be 3 placed persons = 1 dwelling unit for the purpose of calculating densities consistent with this Future Land Use Element.

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.

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.

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.

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.

HURRICAN 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.

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.

LAND DEVELOPMENT CODE (LDC) - The document containing all of the City of Palmetto Land Development Regulations, including but not limited to the Zoning Code and Subdivision Ordinance.

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 services provided by public, private, or non-profit entities including the following: commuter rail, rail rapid transit, light rail 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.

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.

NONCONFORMITIES - Those characteristics of a property, structure or use which are not permitted or otherwise in accordance with the policies and provisions of this Comprehensive Plan.

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 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 but which will not be provided, operated, or maintained at general public expense.

PLANNED DEVELOPMENT (PD) 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.

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 the purpose of recreational use.

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

RECREATIONAL RESORT - A parcel or parcels of land containing uses and amenities designed to attract and accommodate tourists and seasonal residents. A Recreational Resort shall include either or both: lodging facilities or recreational vehicle (RV) sites. Land uses accessory to the resort may be allowable within the project. All lodging and RV facilities shall limit the stay of guests to a maximum of 180 days. If Recreational Vehicle sites are proposed, the City can consider a maximum of 10 sites per gross acre regardless of the underlying future land use category. Any proposed Recreational Resort shall require a PD zoning district. Park models, manufactured homes, pop-ups, tents, and conversion vans are prohibited on the RV sites.

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, 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 - is defined as a compact portion of the 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 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.

Table 1

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
HCOMIND	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
TBRPC	Tampa Bay Regional Planning Council

III Nonconformities

It is the intent of this Plan to require the cessation of certain nonconformities and to permit others to continue until they are removed or cease. It is not the intent to encourage their survival.

It is further the intent of this Plan that nonconformity shall not be used as grounds for addition of other prohibited uses or structures on the site or in the area, nor the enlarging by means of extension or expansion, except as specifically provided by this Plan and the City's Zoning Code.

All rights and obligations associated with a nonconforming status of a nonconformity shall run with the land and are not personal to the present ownership or tenant of the land and are not affected by a change in ownership or tenancy, unless abandoned.

If a nonconforming use ceases for more than one hundred eighty (180) consecutive days, subsequent use shall conform to the regulations of the district in which located.

When a building or structure devoted to a nonconforming use or a nonconforming structure is damaged or deteriorated, as determined by the Planning Director, or the Director's designee, to the extent of fifty (50) percent or more of the building's or structure's assessed taxable value, such building, if restored, shall thereafter be devoted to conforming uses and rebuilt in compliance with this Plan.

1.0 FUTURE LAND USE ELEMENT

GOALS, OBJECTIVES, AND POLICIES

GOAL: MANAGE THE GROWTH AND DEVELOPMENT OF THE CITY OF PALMETTO SO AS TO ACHIEVE A COMMUNITY IN WHICH RESIDENTS AND VISITORS LIVE IN A HEALTHY, 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

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

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

Policy 1.1.2: Residential development within low-lying areas subject to flooding shall meet flood insurance standards of elevation and be limited to densities that permit safe evacuation.

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 shall assist in correcting existing deficiencies as funds become available.

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 shall assist in correcting existing deficiencies as funds become available.

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

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

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

Policy 1.2.2: The City shall encourage in-fill development in areas closer to the Downtown Commercial Core by 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 the Community Redevelopment Area.

Policy 1.2.4: The City shall establish enhanced design standards to ensure that 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 Establish and define the following land use categories included and incorporated into this Section and illustrated on the Future Land Use Map to guide the location and range of land uses and provide limits on densities and intensities.

RESIDENTIAL LAND USE CATEGORIES

Residential-4 (Res-4)

Purpose: To designate areas suitable for single family detached residential development and areas where environmental conditions or limitations of public infrastructure require low density development.

In addition, residential support uses geared to serve the daily needs of residents and water-dependent uses may be permitted, subject to the Policies of the Future Land Use Element including those relating to compatibility and applicable development regulations.

Permitted Uses: Single family detached residential uses, residential support uses and water-dependent uses.

Density/Intensity: Up to 4.0 dwelling units per gross acre.

Neighborhood Character: Grid road network should be maintained where it already exists. Access to community facilities should be improved to create or reinforce an atmosphere of a traditional neighborhood.

Residential-6 (Res-6)

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

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

Density/Intensity: Up to 6.0 dwelling units per gross acre. For those portions of this land use category located in the CHHA, the maximum allowable density shall be 4du/ac pursuant to Policy 8.5.7. of this Plan.

A 0.5 floor area ratio (FAR) maximum may be considered for nonresidential uses.

Neighborhood Character: Traditional neighborhoods on a grid street network with significant tree canopy. These neighborhoods contain single family detached residential units adjacent to schools, educational facilities and public parks which are not subject to heavy traffic. These areas may serve as transitions between lower density residential and commercial development.

Residential-10 (Res-10)

Purpose: To designate areas suitable for the development of single family detached and attached, two-family and multi-family housing units.

Permitted Uses: Single family detached, semi-detached and attached residential uses and mobile home parks. In addition, residential support uses, compatible neighborhood commercial and low intensity office uses geared to serve the daily needs of residents and water-dependent uses may be permitted, subject to the 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. 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 pursuant to Policy 8.5.7. of this Plan.

A 0.5 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. These areas should demonstrate compatible land use relationships, which incorporate open space, active uses facing public spaces, utilization of school sites as parks, and coordinated utilities placement.

Residential-14 (Res-14)

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

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

Density/Intensity: Up to 14.0 dwelling units per gross acre. 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 pursuant to Policy 8.5.7. of this Plan.

A 0.5 floor area ratio (FAR) maximum may be considered for nonresidential uses.

Neighborhood Character: 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. Due to the residential variety and diversity of this area, accessory dwellings, and home-based employment opportunities may be considered. These areas should demonstrate 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)

Purpose: To designate areas suitable for general commercial, professional office, and residential development. Designated areas are determined to be appropriate for activities connected with the sale, rental and distribution of products or the performance of services due to existing development patterns, primarily located along major arterials, the availability of adequate public facilities, and market demands.

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.

Density/Intensity: Up to 3.0 floor area ratio (FAR) maximum may be considered in this land use designation. In order 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.

Up to 10.0 dwelling units per gross acre except in the CHHA where the maximum allowable density shall be an average of the existing and future density of adjacent and surrounding properties pursuant to Policy 8.5.7. of this Plan.

Area Character: New development should be designed to provide for integration of uses, compatible scale, internal relationship of uses and linkages as well as provide shopping and job opportunities. The City should encourage new developments fronting on collector or arterial roadways to provide internal access, an efficient system of internal circulation and street stub-outs to connect adjacent developments and projects together.

Heavy Commercial Industrial (HCI)

Purpose: To designate areas suitable for heavy or intensive commercial, light industrial uses, general commercial and office uses and other employment-oriented uses. Light industrial activities connected with the manufacturing, assembly, processing, and storage of products may generate objectionable impacts with regard to appearance, noise, vibration, dust, odor, etc., and may need to be buffered from other less intense uses like office development.

Permitted Uses: General and intensive commercial and light industrial uses such as warehousing, distribution terminals, industrial, assembly plants, commercial marinas, and packing plants. Residential uses are generally discouraged in this category; however, limited residential or mixed use developments such as adaptive reuse structures may be considered subject to Policies of the Future Land Use Element including those relating to compatibility and applicable development regulations.

Density/Intensity: Up to 1.0 floor area ratio (FAR) with a maximum height of 50 feet.

Downtown Commercial Core (DCC)

Purpose: To encourage and maintain the development and redevelopment of Palmetto's central core as the principal governmental, financial, commercial 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 except in the CHHA where the maximum allowable density shall be an average of the existing and future density of adjacent and surrounding properties pursuant to Policy 8.5.7. of this Plan. 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.

Up to 7.0 floor area ratio (FAR).

Area Character: The Downtown Commercial Core includes a mix of commercial, residential and public land uses designed in a compact, pedestrian oriented environment which serves as the primary activity center of the city. 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.

PLANNED COMMUNITY LAND USE CATEGORY

Purpose: 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. Designated areas are determined to be appropriate for such uses due to existing development patterns, the availability of adequate public facilities, and market demands. The Planned Community land use category requires a planned development zoning.

Permitted Uses: Single family detached, semi-detached, attached and multi-family residential; neighborhood and general commercial; and low to medium intensity office uses.

Density/Intensity:

The base density permitted in this land use category is 16 du/ac as provided in the City's Land Development Regulations. 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 pursuant to Policy 8.5.7. of this Plan.

The maximum density of the PC category is 45 du/ac with applicable density bonus; however, existing densities and FLUE 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:

1. 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;
2. If the adjacent property is vacant, the average density shall be calculated from the adjacent property land use categories using the base density of 16 du/acre for the PC category;
3. 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 requirement are met.

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

Base intensity of 3.0 FAR with a maximum of 10.0 FAR; however, existing intensities and FLUE plan category intensities of adjacent and surrounding development including a base FAR of 3.0 for the PC category shall be considered when determining the intensity permitted for a specific non-residential project in the same manner as for residential projects described above.

Area Character: Planned Community 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. The City should encourage new developments fronting on collector or arterial roadways to provide internal access, an efficient system of internal circulation and street stub-outs to connect adjacent developments and projects together.

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: Up to 3.0 FAR. 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: Up to 3.0 FAR. Public uses shall be reviewed by the City Commission on a case-by-case basis to ensure compatibility.

**TABLE 1-1
FUTURE LAND USE CATEGORY SUMMARY***

Map Symbol	Category	Maximum Density / Intensity	Summary of Uses
RES-4	Residential- 4	4 Dwelling Units/Gross Acre	Detached Single-Family Residential Residential support uses Water-dependent uses
RES-6	Residential- 6	6 Dwelling Units/Gross Acre 0.5 FAR	Single-Family Residential Residential support uses Neighborhood serving commercial uses, Water-dependent uses
RES-10	Residential- 10	10 Dwelling Units/Gross Acre 0.5 FAR	Residential - all housing types, Mobile Home Parks, Residential support uses Neighborhood serving commercial uses, Water-dependent uses
RES-14	Residential- 14	14 Dwelling Units/Gross Acre 0.5 FAR	Residential - all housing types, Mobile Home Parks, Residential support uses Neighborhood serving commercial uses, Water-dependent uses
DCOMC	Downtown Commercial Core	7.00 FAR 35 Dwelling Units/Gross Acre (Except in the CHHA)	Wide Range of Commercial and Office Uses, Open Space, Church, Lodging, Health Care, Mixed Use
GCOM	General Commercial	3.00 FAR 10 Dwelling Units/Gross Acre	General (Light) Commercial, Office, Residential, Mixed Use, Churches, Open Space, Lodging, Health Care
HCI	Heavy Commercial/ Industrial	1.00 FAR 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	3.0 FAR Specific Approval by City Commission	Government Owned Facilities, Schools, Libraries, and Fairgrounds
PU	Public Use	3.0 FAR Specific Approval by City Commission	Parks, Marinas, and Other Recreational and Open Space Uses
PC	Planned Community	Base FAR 3.0 Base Density 16 du/ac Max. FAR: 10.00 Max. Density: 45 Dwelling Units/Gross Acre (Except in CHHA)	Mixed Uses including a range of housing types & Light Commercial Uses, Office & Open Space. PD zoning is required.

SOURCE: City of Palmetto Planning Department, 2010

* Refer to proceeding policies for specific details.

FAR: Floor Area Ratio; CHHA: Coastal High Hazard Area; PD: Planned Development

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 applied once for a single use.

Incompatible Land Uses

Objective 1.4: 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 available and feasible. Those eliminated should be replaced by modern industrial or commercial facilities, public facilities, and where compatible with surrounding patterns of land use, mixed use developments.

Policy 1.4.2: 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 1.4.3: 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 1.4.4: Heavy commercial/industrial land uses shall only be permitted in the HCI 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

Objective 1.5: Conserve and protect natural and historic resources from unnecessary disturbance.

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 1.5.2: 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 reuse 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 promote the integrity and character of the resource.

Coastal Population Densities

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

Policy 1.6.1: Palmetto's coastal areas shall be protected by restricting development, by encouraging the use of planned development 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 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.

Utility Facilities

Objective 1.7: Ensure 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 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

Objective 1.8: 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 invest 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: The City shall encourage private-public cooperation and assistance in accelerating development of in-fill sites.

Policy 1.8.4: The City shall discourage high intensity development outside the Downtown and redevelopment areas by avoiding rezoning in outlying areas of the City which compete with the scale and function of the City's downtown core.

Land Development Regulations

Objective 1.9: 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: Planned Community (PC) land use category requires a Planned Development Zoning. The maximum density of the PC 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.

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: 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 Planned Community 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. Planned Community 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 8.5.7).

Density/Intensity Credits 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 insure that new development will be compatible with the ESA's located onsite. .

Policy 1.11.1: 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 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.

Annexation

Objective 1.12: 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 1.12.2: The City shall work with the Joint Planning Committee to determine those areas contiguous to the City that should be considered for annexation.

Policy 1.12.3: The City shall continue to coordinate with Manatee County to determine appropriate water and sewer service area boundaries through their mutual binding Potable Water agreement.

Policy 1.12.4: By December 31, 2012, the City shall evaluate the Accord for consistency with adopted and proposed implementation tools and regulations.

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

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

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 adopting 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 1.14.6: The City shall encourage use of planned mixed use developments and/or redevelopment of large, undeveloped tracts to create well-designed, livable neighborhoods.

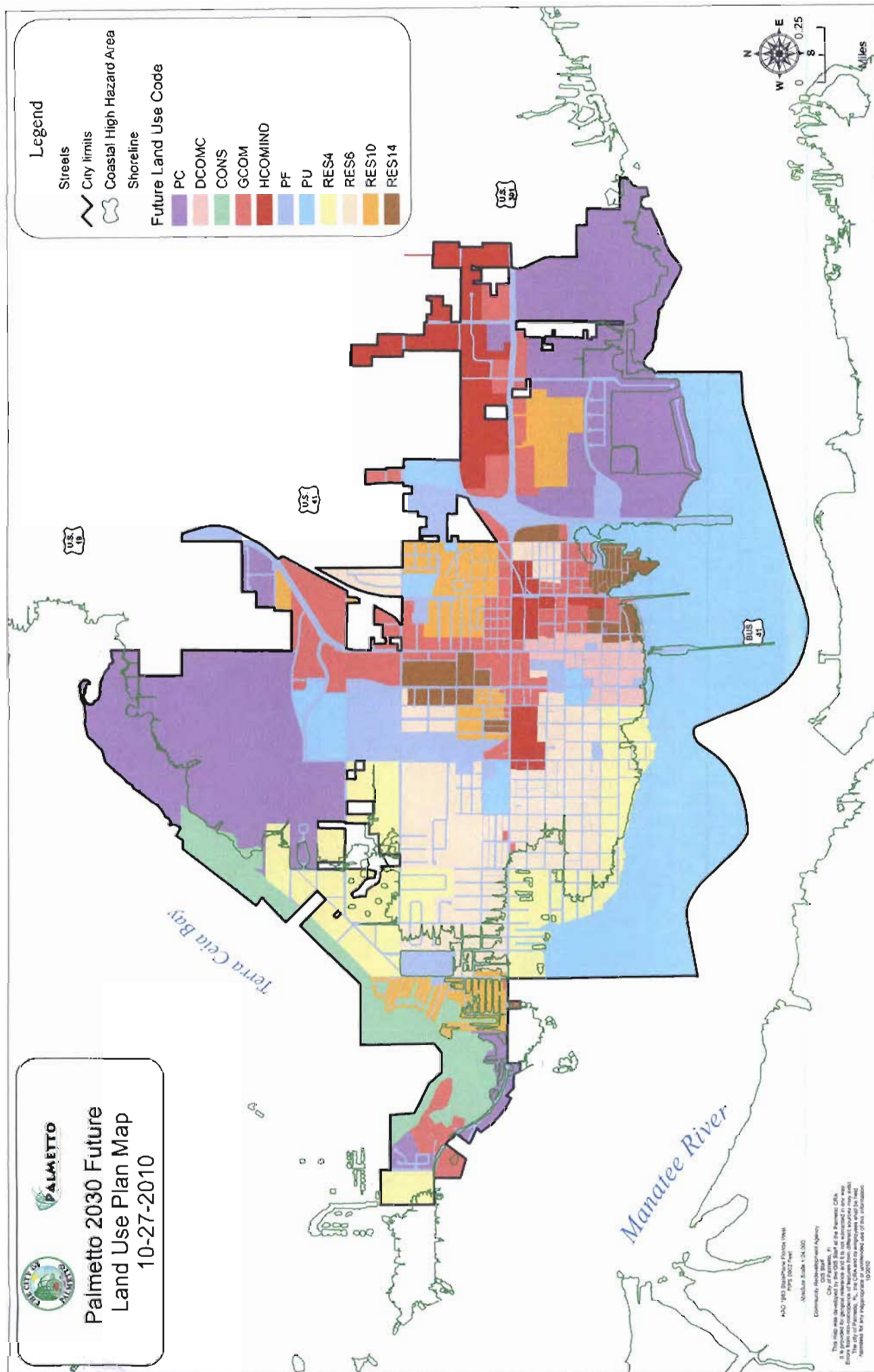
Policy 1.14.7: In order to preserve and enhance the historic character of the Downtown Commercial Core, projects requiring City Commission approval shall be reviewed

specifically with consideration of the historic character of the area.

Nonconformities

Objective 1.15: To require the cessation of certain nonconformities and to permit others to continue until they are removed or cease. It is not the intent to encourage their survival.

Policy 1.15.1: Any nonconformity with the policies and provisions of this plan shall be governed by Section III-1 unless specifically provided for in another Policy of this Plan.



2.0 TRANSPORTATION ELEMENT

GOALS, OBJECTIVES, AND POLICIES

GOAL 1: PROVIDE A SAFE, CONVENIENT, COST EFFECTIVE, AND EFFICIENT MULTIMODAL TRANSPORTATION SYSTEM WHILE ENHANCING THE NATURAL AND SOCIAL ENVIRONMENT OF THE CITY.

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.

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 2.1.4: 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, thereby enhancing the economic feasibility of existing and future transportation systems.

Policy 2.1.7: The City shall review on an annual basis the 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.

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

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

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

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

Policy 2.2.5: The City shall coordinate with 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 2.2.7: The City shall continue to clearly post evacuation routes.

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.

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.

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.

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 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 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 consistent with the Sarasota/Manatee Metropolitan Planning Organization's Long Range Transportation Plan.

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.

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

Policy 2.6.2: Where feasible, the City shall incorporate 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.

Mass Transit

Objective 2.7: Coordinate with the Manatee County Area Transit System for the provision of efficient transit services based upon existing and proposed major trip generators, existing and proposed major trip attractors, safe and convenient public transit terminals; land uses, and accommodation of the special needs of the disadvantaged.

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: Ensure that transportation improvements promote desirable future land use consistent with the Future Land Use Element.

Policy 2.8.1: Major roads shall serve as boundaries to neighborhoods. The City shall encourage non-residential uses to be concentrated on arterial and collector roads over 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 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.: The City shall adopt a policy that includes landscaping standards for roadways including gateway enhancement and beautification.

Environmental Quality

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

Policy 2.9.1: The City shall require the paving of parking lots in its 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.

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.

Right-of-Way Protection

Objective 2.10: Ensure the availability of existing and future rights-of-way needed to implement the Transportation Element.

Policy 2.10.1: 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 2.10.2: 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 th Street West	Arterial	2	County
24 th Avenue West	Collector	2	City
17 th Street West	Arterial	2	City
17 th Street East	Arterial	2	County
23 rd Street West (Relocated)	Collector	2	City
20 th Avenue West	Collector	2	City
4 th Street West	Collector	2	City
7 th Street West	Collector	2	County
10 th Avenue West	Minor Arterial	2	City
8 th 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 th Street West Extension	Collector	2	City
10 th Avenue West Extension	Collector	2	City
16 th 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 th 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 th Street to South of 10 th St.	STATE	4U	2418	3154	26000	31635	C OR BETTER	C OR BETTER	0.77	0.82
*5004	Business 41: North of 10 th 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 th 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 th Street	STATE	4D	3227	5500	34700	49450	C OR BETTER	C OR BETTER	0.59	0.70
*5026	US 41: North of 17 th Street to Southeast of Business 41 Interchange	STATE	4D	2576	5500	27700	49450	C OR BETTER	C OR BETTER	0.47	0.56

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 th Street	STATE	4D	1907	5500	20500	49450	C OR BETTER	C OR BETTER	0.35	0.41
12	7 th 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 th Street: West of Business 41 to East of 14 th 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 th Street: West of US 41 to East of Business 41	COUNTY	3U	1562	1628	16800	15960	D	D	0.96	1.05
3	10 th Street: West of Business 41 to East of 14 th Avenue	COUNTY	2U	8842	1550	9500	15200	C OR BETTER	C OR BETTER	0.57	0.63
2	10 th Street: West of 14 th Avenue to East of 24 th Avenue	COUNTY	2U	725	1550	7800	15200	C OR BETTER	C OR BETTER	0.47	0.51
1	10 th Street: West of 24 th Avenue	COUNTY	2U	484	1550	5200	15200	C OR BETTER	C OR BETTER	0.31	0.34
18	17 TH 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 th Street: West of US 41 to East of 14 th Avenue	CITY	2U	772	1550	8300	15200	C OR BETTER	C OR BETTER	0.50	0.55

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
10	33 rd Street: East of 14 th Avenue to West of Bus 41	CITY	2U	595	1550	6400	15200	C OR BETTER	C OR BETTER	0.38	0.42
6	14 th Avenue: South of Palms of Terra Ceia to North of 17 th Street	CITY	2U	335	1550	3600	15200	C OR BETTER	C OR BETTER	0.22	0.24
4	14 th Avenue: South of 17 th Street to North of 4 th Street	CITY	2U	400	1550	4300	15200	C OR BETTER	C OR BETTER	0.26	0.28

FOOTNOTES:

- 1995 FDOT level of service manual was used to determine the capacity of each segment with the following specific adjustment factors and guidelines:
 - 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.
 - The urbanized section of the generalized tables were used.
 - Capacities were increased by 5% for three lane undivided segments.
 - Used K-Factor of 0.093 to convert AADT's to peak hour.
 - Used appropriate factors given in the manual to account for turn lanes on undivided arterials, etc.
- The following information and documents were used to develop the future traffic volumes.
 - Sarasota-Manatee 2020 MPO Plan adopted in 1995.
 - Existing traffic counts and historical growth.
 - Areawide population growth.
- *Denotes FDOT count station #.
- 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 th 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 th Street to South of 10 th St.	STATE	4U	2558	3154	27500	31635	C OR BETTER	C OR BETTER	0.81	0.87
*5004	Business 41: North of 10 th 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 th 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 th Street	STATE	4D	3497	5500	37600	49450	C OR BETTER	C OR BETTER	0.64	0.76
*5026	US 41: North of 17 th 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 th Street	STATE	4D	2065	5500	22200	49450	C OR BETTER	C OR BETTER	0.38	0.45
12	7 th 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 th Street: West of Business 41 to East of 14 th 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 th Street: West of US 41 to East of Business 41	COUNTY	3U	1637	1628	17600	15960	E	E	1.01	1.10
3	10 th Street: West of Business 41 to East of 14 th Avenue	COUNTY	2U	930	1550	10000	15200	C OR BETTER	C OR BETTER	0.60	0.66
2	10 th Street: West of 14 th Avenue to East of 24 th Avenue	COUNTY	2U	753	1550	8100	15200	C OR BETTER	C OR BETTER	0.49	0.53
1	10 th Street: West of 24 th Avenue	COUNTY	2U	512	1550	5500	15200	C OR BETTER	C OR BETTER	0.33	0.36
18	17 TH 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 th Street: West of US 41 to East of 14 th Avenue	CITY	2U	902	1550	9700	15200	C OR BETTER	C OR BETTER	0.58	0.64

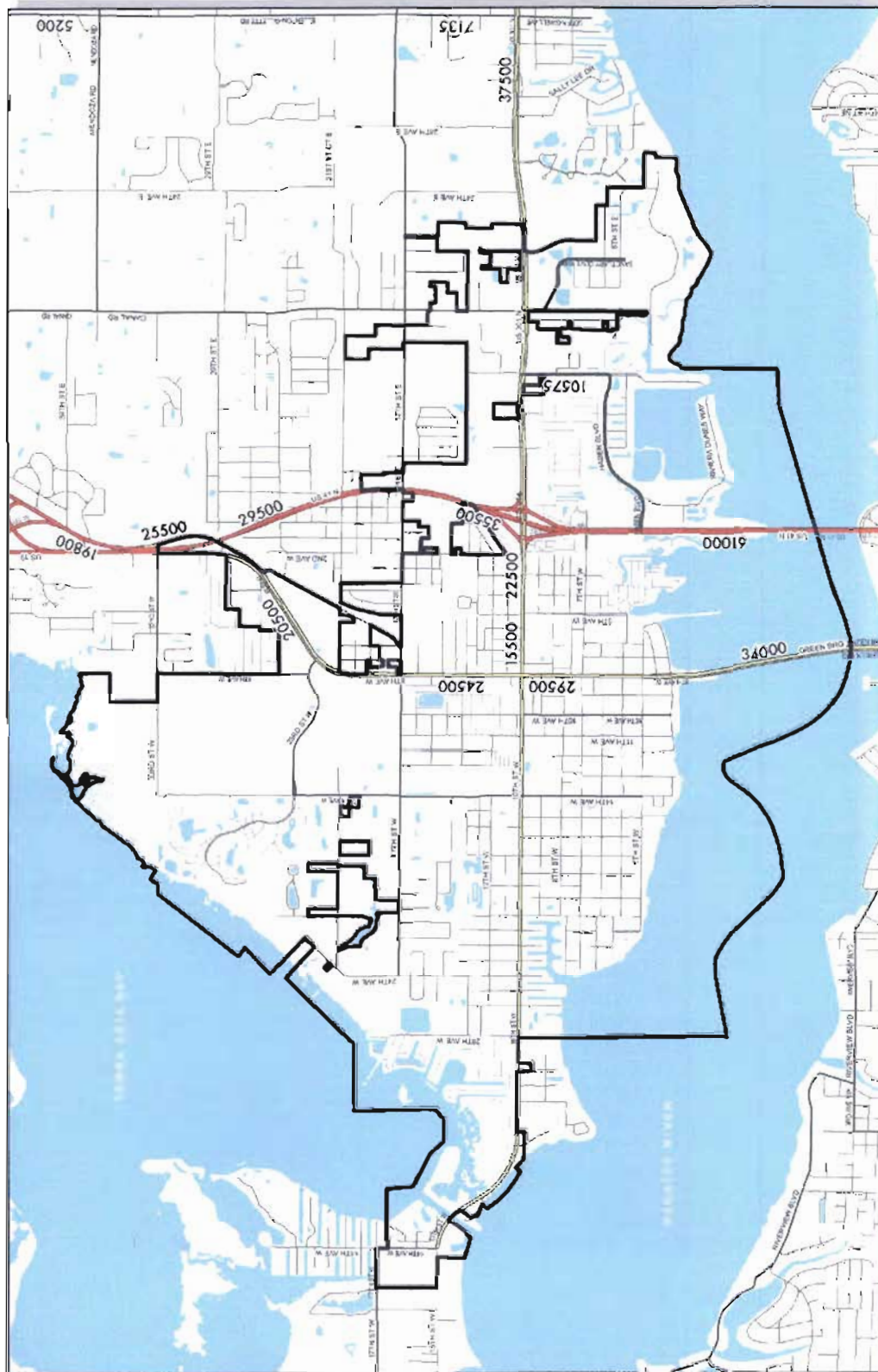
**Table 2-3
2010 FUTURE TRAFFIC VOLUMES AND LEVEL OF SERVICES
CITY OF PALMETTO**

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
10	33 rd Street: East of 14 th Avenue to West of Bus 41	CITY	2U	893	1550	9600	15200	C OR BETTER	C OR BETTER	0.58	0.63
6	14 th Avenue: South of Palms of Terra Ceia to North of 17 th Street	CITY	2U	422	1550	4536	15200	C OR BETTER	C OR BETTER	0.27	0.30
4	14 th Avenue: South of 17 th Street to North of 4 th 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. Areawide population growth.
3. *Denotes FDOT count station #.
4. No major roadway geometry improvement was assumed from 1995 to 2010.

ANNUAL AVERAGE DAILY TRAFFIC (AADT)



CITY OF PALMETTO

JUNE, 2009

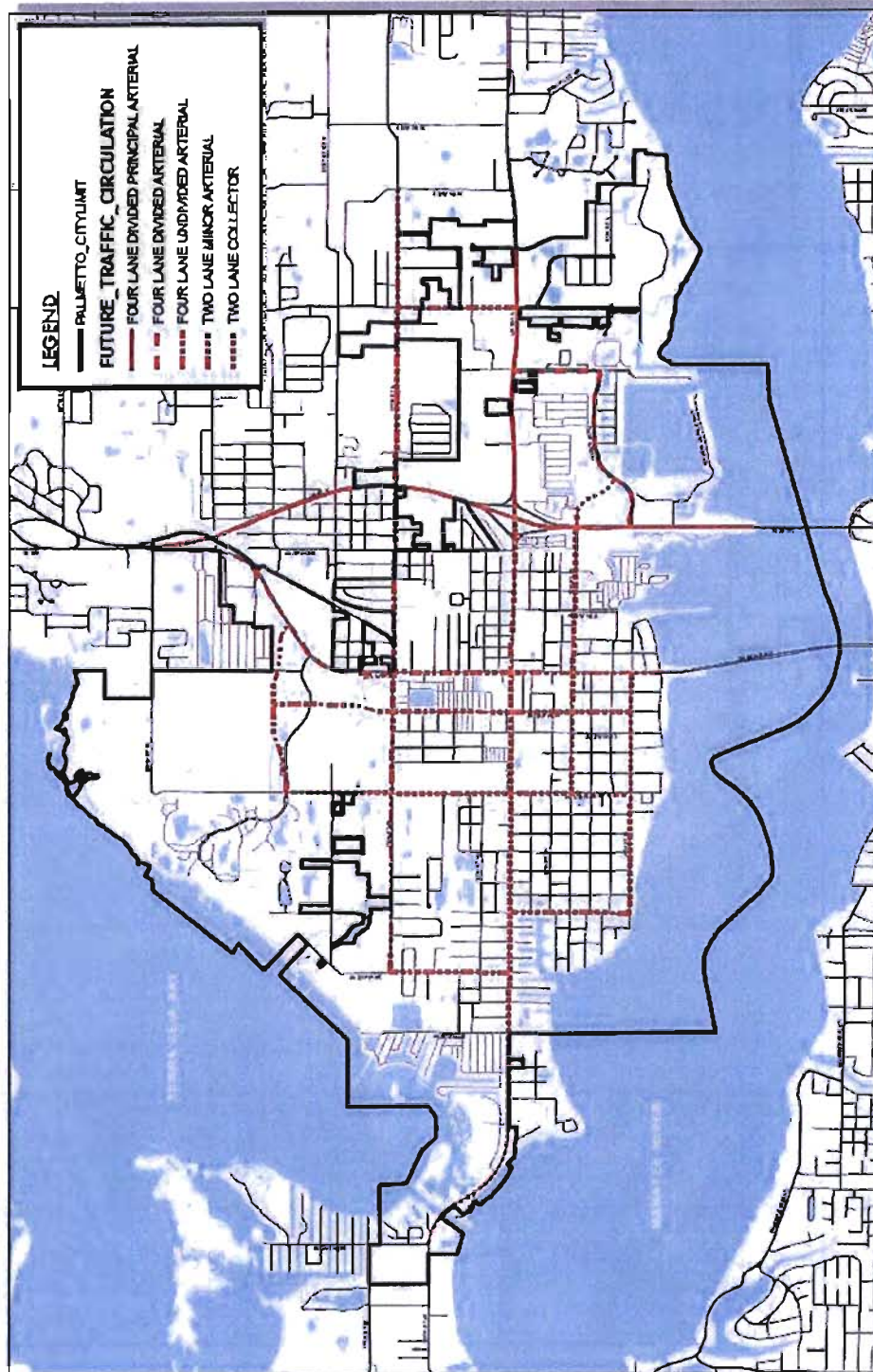
SCALE: 1"=1.00'

SOURCE: MANATEE COUNTY & CITY OF PALMETTO



THIS MAP IS PROVIDED FOR GRAPHICAL REPRESENTATION AND GENERAL REFERENCE ONLY. THE DATA CONTAINED HEREIN IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

FUTURE TRAFFIC CIRCULATION



CITY OF PALMETTO

SCALE: 1"=100'
SOURCE: PALMETTO COUNTY

This map is prepared for the City of Palmetto and is not to be used for any other purpose without the written consent of the City of Palmetto.



3.0 HOUSING ELEMENT

GOALS, OBJECTIVES, AND POLICIES

GOAL: PROVIDE DECENT, SAFE, AND SANITARY HOUSING AT AFFORDABLE COSTS TO MEET THE NEEDS OF PRESENT AND FUTURE POPULATIONS.

Substandard Housing

Objective 3.1: Upgrade substandard housing through rehabilitation, replacement, or demolition.

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.

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

Conservation of Housing Stock

Objective 3.2: Achieve structural soundness and aesthetic improvement of existing housing and prevent existing standard units from becoming substandard.

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.

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.

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.

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 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.

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.

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.

Relocation Housing

Objective 3.4: Provide uniform and equitable treatment of persons displaced by government housing programs consistent with State laws.

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.

Housing Supply

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

Policy 3.5.1: The City shall provide information, technical assistance, and efficient permitting processes to assist the private sector to maintain a rate of housing production, especially for affordable housing, sufficient to meet the needs of the population

Policy 3.5.2: The City shall continue to implement land development regulations that grant density bonuses to encourage planned development techniques to achieve affordable housing densities.

Policy 3.5.3: 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, low income families, and persons relocated from substandard housing.

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 fifteen percent of the total current housing within the City is affordable, as indicated in the Housing Element analysis. This objective shall be reviewed annually.

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.

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 implement land development regulations that grant a density bonus allowing a maximum density of 16 du/ac in planned development zonings within all applicable plan categories when 10 percent of the housing units are for affordable housing.

Policy 3.6.5: The City shall continue to 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 3.6.6: 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 3.6.7: The City shall avoid the concentration of assisted housing consistent with the criteria in Policy 3.6.6 of this element.

Policy 3.6.8: 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 3.6.9: 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.

Housing Incentives

Objective 3.7: Provide incentives to developers for providing housing sites for very low, low, and moderate income households.

Policy 3.7.1: The City shall 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 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 zonings, 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).

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

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 farm workers.

Housing Implementation Programs

Objective 3.10: Establish housing implementation programs capable of meeting the Housing Element objectives.

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 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 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

4.0 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.

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.

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.

Funding Mechanisms

Objective 4.3: 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 to determine the adequacy for financial support of system operation and maintenance.

Policy 4.3.2: 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: 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 shall continue to provide curbside recycling to single-family residential customers. The City shall encourage commercial and institutional customers to recycle.

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

6.0 STORMWATER MANAGEMENT ELEMENT

GOALS, OBJECTIVES AND POLICIES

GOAL: 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 pursuant to staff recommendations and historic flooding data in order to ensure that adequate drainage facilities are available commensurate to future development.

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

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

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

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

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

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.

Policy 6.2.2: The water quantity Level of Service standard is the 25-year frequency, 24-hour duration design storm event.

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: Ensure that the quality of surface water within the City is maintained.

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: Establish a schedule of drainage improvements that is prioritized to correct existing deficiencies.

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 6.4.3: The City's land development regulations shall include regulations that require private developers to remedy situations of minor and temporary flooding associated with new development or redevelopment.

7.0 POTABLE WATER ELEMENT

GOALS, OBJECTIVES, AND POLICIES

GOAL: 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 December 31, 2015 and any extensions thereafter.

Policy 7.1.2: 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.

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 7.1.4: 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.

Water Reuse

Objective 7.3: As a means to further enhance the City's water conservation efforts, the City shall expand the practice of using reclaimed water for the irrigation of recreational, urban lands, and agricultural uses as a means to reduce the use of potable water or groundwater and to cease the discharge of wastewater to surface waters.

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 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 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 periodically to determine the adequacy for financial support of system operation and maintenance.

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

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

8.0 COASTAL MANAGEMENT GOALS, OBJECTIVES, AND POLICIES

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

Protection and Enhancement of Coastal Resources and Wildlife

Objective 8.1: Protect and enhance wildlife and fish populations and habitat.

Policy 8.1.1: The dredging and filling of marine grass beds shall be prohibited except in instances of overriding public interest. In the event 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 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 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.
- Utilizing pilings as opposed to fill to elevate structures in areas of extensive native vegetation. Providing buffer strips to separate the development areas of sites from the site's native vegetation in accordance with Conservation Policy 9.2.4. Utilizing a maximum amount of native vegetation for landscaping in buffer areas, setbacks, and/or open spaces. Establishing mitigation standards for use in developing in and around environmentally sensitive areas in accordance with Conservation Policy 9.2.9.

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

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

Policy 8.1.8: The City shall prohibit the planting of Australian pine, Melaleuca, Brazilian pepper, Mimosa pigra, and other nuisance species. Utilization of these plant types to meet the requirements of the City's land development regulations 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: 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.

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.

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

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

Policy 8.3.2: 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 8.3.3: The City shall continue to encourage commercial and recreational uses of a water-dependent and water-related nature east of U.S. 301 and south of Haben Boulevard in the area designated as Planned Community.

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.

Hurricane Evacuation

Objective 8.4: The City shall continue to work with the County Public Safety Department and the Tampa Bay Regional Planning Council towards achieving a hurricane evacuation clearance time of 12 hours for all zones within Palmetto and adequate shelter capacity 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.

Policy 8.4.4: Any new mobile home developments shall be required to provide accessible hurricane-safe sheltering for 100 percent of the development's residents

Development in Coastal High Hazard Area

Objective 8.5: The Coastal High Hazard Area 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.

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. .

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 (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 a Planned Development (PD) zoning 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:
 - a) If the adjacent property is developed or is controlled by an approved site plan, the existing zoning district 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 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 site plan has expired.

Post Disaster Redevelopment

Objective 8.6: The City's highest priority following a natural disaster shall be to restore potable water, sanitary sewer, and roadway access services to its residents. The City shall establish Post Disaster Redevelopment Plans to reduce the risks to human life and public and private property damage.

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

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

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

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

- Restoration of potable water, sanitary sewer, electrical power, and temporary road access.
- Removal of storm debris to facilitate movement of vehicular traffic, and
- Identification and removal of unsafe structures and identifying structures to receive priority permitting approvals.

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

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

Policy 8.6.6: The Hurricane Response Team shall propose Comprehensive Plan amendments, if appropriate, which consider the recommendations of any interagency hazard mitigation reports or other reports prepared pursuant to state and federal law.

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 8.7: By December 31, 2012, the City shall develop a plan to restore or enhance the natural resources and habitat value of severely damaged, newly formed, or extensively altered coastal areas following disastrous storm events.

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

Policy 8.7.2: Reconstruction of severely damaged coastal areas shall meet all existing Federal Emergency Management Agency's requirements.

Interagency Hazard Mitigation Reports

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

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 8.9: There shall be no net loss of public access to the Manatee River or Terra Ceia Bay over the horizon of this Plan.

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.

Coastal Area Level of Service Standards

Objective 8.10: Minimize infrastructure improvements within the Coastal High Hazard Area.

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

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

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

9.0 CONSERVATION ELEMENT

GOALS, OBJECTIVES, AND POLICIES

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

Protect and Enhance Natural Resources

Objective 9.1: The City shall protect and enhance its natural resources by ensuring mitigation of adverse impacts of pollution and by restoring natural systems disrupted by new development or redevelopment.

Policy 9.1.1: The City shall restrict development where that development will result in a net reduction in fish and wildlife habitat for rare, threatened and endangered species within its planning area. The City shall coordinate with the Florida Freshwater Fish and Game Commission to implement this policy.

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

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

Wetlands

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

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

- Category I wetlands shall include wetlands having hydrological connection to natural

surface water bodies, any isolated wetlands 40 acres or larger, and wetlands containing Strategic Habitat Conservation Areas as identified by the Florida Fish & Wildlife Conservation Commission;

- Category II wetlands shall include isolated wetlands that have been connected to other surface water drainage and are greater than or equal to five acres, or are less than 40 acres and do not qualify as Category I;
- Category III wetlands shall include isolated wetlands less than five acres and those that do not qualify as Category I or Category II wetlands.

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

Policy 9.2.3: The City shall require that a qualified professional prepare a map delineating wetlands prior to staff review of preliminary site plan, preliminary plat, or other preliminary development plan or similar development proposals requiring review and approval. The City of Palmetto may revoke any development orders where the difference between an estimate of wetland areas shown on a signed-and-sealed survey and actual wetlands onsite is determined to be significant enough to warrant substantial project redesign.

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

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

Policy 9.2.6: The City 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 9.2.7: 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 9.2.8: When encroachment, alterations, or removal of wetlands is permitted, habitat compensation or mitigation as a condition of development approval shall be required. The basis for mitigation shall be categorized by type of wetland area. Mitigation shall be required to replace the habitat and functions performed by the wetland areas destroyed. Reasonable assurance shall be provided for type-for-type mitigation at the ratios set by agency regulations.

Policy 9.2.9: 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 9.2.10: 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.

Policy 9.2.11: In combination with other goals, objectives, and policies of the Comprehensive Plan, the City shall protect and conserve wetlands by redirecting incompatible uses.

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.

Protection of Trees and Native Vegetation

Objective 9.3: Protect and enhance native trees and vegetation within the City.

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, the City shall review and amend, if necessary, its land development 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.

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

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

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

Policy 9.4.4: The City shall continue to review its land development 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 hardening, channelizing, or structural modification of natural drainage ways 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 9.4.6: Natural landscape barriers to flooding and stormwater shall be preserved or enhanced as a requirement to obtain a development order.

Policy 9.4.7: 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.

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

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

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

10.0 PARKLAND, OPEN SPACE, AND RECREATION ELEMENT

GOALS, OBJECTIVES, AND POLICIES

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

Parks in New Development

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

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

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

Policy 10.1.3: The design of recreational uses must be mindful of the users, meaningful to place and community and sensitive to the surrounding natural systems and environment, particularly those close to the waterfront.

Neighborhood/Community Parks

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

Policy 10.2.1: The City shall periodically review and amend, if necessary, 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, priority shall be given to those linkages that connect parks, major residential areas, and schools or other areas.

Park System Needs Assessment

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

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

- Documentation of existing or projected deficiencies, if any, in park and recreational facilities.
- A joint public/private approach to providing the facilities and sites needed to meet identified needs by December 31, 2012.
- Financing sources necessary to correct deficiencies identified in the needs assessment.
- An implementation plan.
- Public transportation accessibility.

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

Public Access to Manatee River and Terra Ceia Bay

Objective 10.4: 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 continue its efforts to obtain public access to Terra Ceia Bay and the Manatee River 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.

Public Boat Ramps

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

Policy 10.5.1: The City shall not reduce the number of existing public boat ramps.

Policy 10.5.2: 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.

Policy 10.5.3: The City shall continue its efforts to acquire a public boat ramp adjacent to Terra Ceia Bay.

Policy 10.5.4: The City shall continue its efforts 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 continue its efforts to gain public access to Terra Ceia Bay.

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.

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

Policy 10.7.2: Land development regulations shall be revised to 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 provision of usable open space in all new residential and mixed use development.

Policy 10.8.1: Open spaces shall be 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.

11.0 PUBLIC SCHOOL FACILITIES

GOALS, OBJECTIVES, AND POLICIES

GOAL 1: 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 2: 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 in 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 for long term use pursuant to Section 1013.20, F.S.

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 in 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 for long term use pursuant to Section 1013.20, F.S.

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 service areas 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.

12.0 INTERGOVERNMENTAL COORDINATION ELEMENT

GOALS, OBJECTIVES, AND POLICIES

GOAL 1: 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 2: 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 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.

Policy 13.1.1: The City shall include capital projects of a generally non-recurring nature; with a useful life of at least 10 years; and with cost in excess of \$30,000 in the Capital Improvement Program'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 Public Works Director and City Clerk shall establish and review, on an annual basis, the prioritization of capital projects included in the Capital Improvement Plan.

Limit Public Expenditures in Coastal High Hazard 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.

Policy 13.2.1: The City shall limit the expenditure of funds within the Coastal High Hazard Area for maintenance/improvement of existing facilities in order to meet adopted Level of Service standards and discourage development.

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.

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.

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.

Facilities Standards

Objective 13.5: 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:

TABLE 13-1
LEVEL OF SERVICE FACILITIES STANDARDS

FACILITY	UNITS	STANDARD
Neighborhood & Community Parks	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"

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.

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.

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
Road Improvements									
23rd Street Realignment									
Engineering	Capital Projects	\$104,327	--	--	--	--	--	--	\$104,327
Construction	Capital Projects	--	\$1,600,000	--	--	--	--	\$1,600,000	\$1,600,000
10 th Avenue Extension	Capital Projects	--	--	--	--	\$1,200,000	--	\$1,200,000	\$1,200,000
10th Street and 14th Avenue									
Engineering	Capital Projects	\$77,500	--	--	--	--	--	--	\$77,500
Construction	Capital Projects	--	\$400,000	--	--	--	--	\$400,000	\$400,000
10th Street and 10th Avenue									
Engineering	Capital Projects	\$63,900	--	--	--	--	--	--	\$63,900
Construction	Capital Projects	--	\$800,000	--	--	--	--	\$800,000	\$800,000
Total Road Improvements		\$245,727	\$2,800,000	0	0	\$1,200,000	0	\$4,000,000	\$2,541,400
Stormwater									
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
13th Street Drainage									
Engineering	Stormwater	\$92,653	--	--	--	--	--	--	\$92,653
Construction	Stormwater	--	--	\$550,000	--	--	--	\$550,000	\$550,000
Total Stormwater Program		\$92,653	0	\$650,000	\$250,000	\$200,000	\$200,000	\$1,300,000	\$1,392,653
Utility Improvements									
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
Aquifer Storage Recovery (ASR)									
Engineering	Reuse Fund	\$560,425	--	--	--	--	--	--	\$560,425
Construction	Reuse Fund	--	--	\$2,000,000	\$300,000	--	--	\$2,300,000	\$2,300,000
17th Street Utility Relocation									
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 th and 9 th 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 st Street Utility Extension	Water/Sewer	--	--	--	--	\$150,000	--	\$150,000	\$150,000
Total Utility Improvements		\$4,648,200	\$1,190,000	\$2,825,000	\$650,000	\$1,500,000	\$1,500,000	\$7,665,000	\$7,665,000
Total City-Wide Capital Improvement Plan		\$4,986,580	\$3,990,000	\$3,475,000	\$900,000	\$2,900,000	\$1,700,000	\$12,965,000	\$11,599,053

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
New Construction											
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
Classroom Addition/ Replacement											
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