

TAB 8

**CITY OF PALMETTO, FLORIDA  
ORDINANCE NO. 2012-10**

**AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA, PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR A SMALL SCALE DEVELOPMENT AMENDMENT TO THE CITY OF PALMETTO COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT/FUTURE LAND USE MAP BY REDESIGNATING CERTAIN LANDS FROM RES-9 (COUNTY) TO RES-10 (CITY); PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE (PA2012-01 Volunteers of America of Florida, Inc. PID# 2432900005/0.8732 acres).**

**WHEREAS**, Article VIII, Section 2, Constitution of the State of Florida, provides for and establishes municipalities and grants to those municipalities governmental, corporate and proprietary powers to enable them to conduct municipal government, perform municipal functions and render municipal services and authorizes said municipalities to exercise any power for municipal purposes, except as otherwise provided by law; and,

**WHEREAS**, Chapter 166, Florida Statutes, The Municipal Home Rule Powers Act, implements by general law the authority and jurisdiction granted to municipalities by the Florida Constitution and establishes home rule for said municipalities; and,

**WHEREAS**, Chapter 163, Florida Statutes, Part II, known as the Local Government Comprehensive Planning and Land Development Regulation Act, requires, authorizes and empowers municipalities to plan for their future development and growth by adopting and amending comprehensive plans, implementing those plans through appropriate land development regulations, and establishing and maintaining procedures to carry out the provisions and purposes of said Act; and,

**WHEREAS**, the City Commission of the City of Palmetto, Florida, annexed certain property into the City limits of Palmetto which annexed property is the subject of the proposed Comprehensive Plan Amendment; and

**WHEREAS**, Section 163.3187(1)(c), Florida Statutes, provides that local government Comprehensive Plan amendments directly related to proposed small scale development activities

may be approved without regard to statutory limits on the frequency of consideration of amendments to the local Comprehensive Plan; and

**WHEREAS**, the City's Planning and Zoning Board, acting as the Local Planning Agency (LPA) for the City of Palmetto, and City Commission have determined that the proposed Comprehensive Plan Amendment constitutes a Small Scale Development Amendment pursuant to Section 163.3187(1)(c), Florida Statutes; and

**WHEREAS**, in preparation and consideration of the proposed Small Scale Development Amendment, the LPA and the City Commission have performed or caused to be performed, the necessary studies and surveys, the collection of appropriate data, the holding of such public hearings, work shops and meetings, as necessary, and have effectively provided for public participation, notice, opportunity for oral or written comments; and,

**WHEREAS**, pursuant to Section 163.3184 and Section 163.3187(1)(c), Florida Statutes, the LPA held the required public hearing on April 19 2012, on the proposed Small Scale Development Amendment providing proper public notice; and,

**WHEREAS**, the LPA, having reviewed and considered all comments received during said hearing and provided for necessary revisions, has recommended the proposed Comprehensive Plan Amendment to the City Commission for approval; and,

**WHEREAS**, based on the matters of record received by the City Commission at the required public hearing pursuant to Section 163.3187(1) (c), Florida Statutes, held on June 18, 2012, after proper public notice, the City Commission, in the exercise of its home rule and statutory authority, has determined it necessary and desirable, in order to protect the public health, safety and welfare, to adopt the proposed Small Scale Development Amendment to the Comprehensive Plan.

**NOW, THEREFORE, BE IT FURTHER ORDAINED by the City Commission of the City of Palmetto, Florida, as follows:**

**Section 1.**    **Findings of Fact.**    The above “whereas” clauses are adopted herein as findings of fact.

**Section 2.**    **Amendment.**    The City of Palmetto 2030 Comprehensive Plan Future Land Use Element / Future Land Use Map is hereby amended by changing the Future Land Use designation for the property legally described in **Exhibit A**, attached hereto and incorporated herein, from Residential-9 (County) , to Residential-10 (City).

**Section 3.**    **Applicability.**    The applicability and effect of the City of Palmetto 2030 Comprehensive Plan shall be as provided by the Local Government Comprehensive Planning and Land Development Regulation Act, Sections 163.3161 through 163.3215, Florida Statutes, and this Ordinance. Except to the extent as amended hereby, the Comprehensive Plan is hereby ratified, confirmed and remains in full force and effect.

**Section 4.**    **Severability.**    In the event any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, all remaining provisions and portions of this Ordinance shall remain in full force and effect.

**Section 5.**    **Effective Date.**    This Ordinance shall not become effective, as provided by law, pursuant to Section 163.3187(3)(c), F.S., until thirty-one (31) days after adoption. If challenged, within thirty (30) days after adoption, this Small Scale Development Amendment shall not become effective until the State Land Planning Agency or the Administration Commission, respectively, issues a final order determining the adopted Small Scale Development Amendment is in compliance.

**PASSED AND DULY ADOPTED**, by the City Commission, in open session,  
with a quorum present and voting, this 18<sup>th</sup> day of June, 2012.

First Reading:	June 4, 2012
Publication:	June 8, 2012 and June 15, 2012

Second Reading and  
Public Hearing:

June 18, 2012

CITY OF PALMETTO, FLORIDA, BY  
AND THROUGH THE CITY COMMISSION OF  
THE CITY OF PALMETTO

By: \_\_\_\_\_  
SHIRLEY GROOVER BRYANT, MAYOR

ATTEST: James R. Freeman,  
City Clerk

By: \_\_\_\_\_  
City Clerk/Deputy Clerk

## EXHIBIT A

### **Legal Description**

*From the Northwest corner of Block 5, Orange Park, as per plat thereof recorded in Plat Book 2, Page 137, of the Public Records of Manatee County, Florida, to Easterly along the North line of said Block 5, a distance of 281.0 feet to the Northwest corner of Lot 9 of said Block 5 for the POINT OF BEGINNING; thence continue Easterly along the North line of said Block 5, a distance of 276.35 feet to the intersection of said line with the Westerly Right of Way line of U.S. 41; thence go Southwesterly along said Right of Way line, a distance of 162.09 feet to a point on the South line of Lot 12 of said Block 5; thence Westerly along the South line of Lots 12, 11, 10 and 9 of said Block 5, a distance of 199.58 feet to the Southwest corner of said Lot 9; thence go Northerly, 143.05 feet along the West line of said Lot 9, to the Point of Beginning. Said property being also described as: Lots 9, 10 and 11, and that part of Lots 12, 13 and 14 which lie West of U.S. Highway 41, all in Block 5, Orange Park, as per plat thereof recorded in Plat Book 2, Page 137, of the Public Records of Manatee County, Florida.*