

Tab 1

- a. APPROVAL OF THE MAY 7TH, 11TH, 14TH, 27TH
& JUNE 8TH JOINT COMPREHENSIVE PLAN
WORKSHOP MINUTES

- b. APPROVAL OF THE P&Z JULY 13TH 2009
MEETING MINUTES

COMPREHENSIVE PLAN AMENDMENT WORKSHOP I
SUMMARY
CITY OF PALMETTO
PLANNING AND ZONING BOARD

MAY 07, 2009 – 6:00 P.M.

516 8th Avenue West
Palmetto, FL 34221

www.palmettofl.org
941-723-4570

PLANNING AND ZONING BOARD MEMBERS PRESENT

MICHAEL BURTON, CHAIR
CHARLIE UGARTE
ED BENNETT
BARBARA JENNINGS
CHRIS MOQUIN

ORDER OF BUSINESS:

1. Discussions - Future Land Use Element

Mr. McCollum at the direction of Chair Burton reviewed the Evaluation and Appraisal Report (EAR)-Comprehensive Plan Amendment issues that was distributed at April P&Z meeting.

Future Land Use Element

- ❖ **Policy 1.2.1** Consensus of the Board to leave wording as written
- ❖ **Policy 1.3.5** Consensus of the Board to leave wording as written
- ❖ **Objective 1.4.1** Consensus of the Board to accept Mr. McCollum comment
- ❖ **Policy 1.8.1** Consensus of the Board to accept Mr. McCollum comment
- ❖ **Policy 1.9.3** Consensus of the Board to accept Mr. McCollum comment
- ❖ **Policy 1.12.3** Consensus of the Board to accept Mr. McCollum comment
- ❖ **Policy 1.12.4** Consensus of the Board to accept Mr. McCollum comment
- ❖ **Policy 1.13.2** Consensus of the Board to accept Mr. McCollum comment

Transportation Element

- ❖ **Policy 2.1.3** Consensus of the Board to accept Mr. McCollum comment
- ❖ **Policy 2.2.8** Consensus of the Board to accept Mr. McCollum comment
- ❖ **New Policy 2.6.3** Consensus of the Board to accept Mr. McCollum comment

Housing Element

- ❖ **Policy 3.8.4** Consensus of the Board to accept Mr. McCollum comment

Capital Improvement Element

- ❖ **Policy 13.2.2** Consensus of the Board to strike the policy

Mr. McCollum reviewed the Existing Future Land Use (FLU) and the Proposed FLU codes.

Existing FLU Codes

PD
CONS
PU
PF
RES 4
RES 6
RES 10
RES 14
MHP
COMC
GCOM
HCOM IND

Proposed FLU Codes

PD
CONS
PR
CF
RLD 4
RLMD 6
RMD 10
RMD 14
MHP
DCC
CMU
HCI

It was the consensus of the Board to keep the existing FLU codes.

Chair Burton suggested Mr. McCollum review and discuss the Comp Plan starting at Future Land Use Element Objective 1.1.

- ❖ **Policy 1.1.1** Chair Burton expressed concerns with the broadness of the policy statement. Mr. McCollum asked Chair Burton to assist in writing the language for Policy 1.1.1

- ❖ **Objective 1.2** The Board had no comments
- ❖ **Objective 1.3 (Policy 1.3.3 Residential Low Density)** Consensus of the Board to accept Mr. McCollum agriculture language. **(Planned Development-PD)** Consensus of the Board to include a list of appropriate uses for PD zoning. **(Conservation-CONS)** Chair Burton will provide language for the land use category
- ❖ **Objective 1.4** Consensus of the Board to accept Mr. McCollum suggestion, replace the word "destruction" with the word "disturbance."

Will continue from page 1-9.

2. Adjournment 8:15 PM

**COMPREHENSIVE PLAN AMENDMENT WORKSHOP II
SUMMARY
CITY OF PALMETTO
PLANNING AND ZONING BOARD**

MAY 11, 2009 – 6:30 P.M.

516 8th Avenue West
Palmetto, FL 34221

www.palmettofl.org
941-723-4570

PLANNING AND ZONING BOARD MEMBERS PRESENT

MICHAEL BURTON, CHAIR
CHARLIE UGARTE
ED BENNETT

ERIC GILBERT
CHRIS MOQUIN
JON MOORE

ORDER OF BUSINESS:

1. Discussion - Continuation of Comp Plan Amendments

Chair Burton distributed revised language for 1.0 Future Land Use, Policy 1.1.1. The language reads:

- ❖ **Policy 1.1.1** Development of wetlands shall be avoided to the greatest extent practicable; where development of wetland 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 than the are to be developed, 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.

Definitions: ~~Environmentally Sensitive Lands~~ — areas of land or water which are determined necessary to conserve or protect natural habitats and ecological systems.

Explanation: This definition is broad, and there is no limit to what can be described as “Environmentally Sensitive Lands,” nor is there a process for making such determinations. Suggest replacing this term throughout the Com Plan with “Wetland,” which can be defined and have a process in place for determining the limits of jurisdiction.

Suggestion: Wetlands— as defined in subsection 373.019(25), F.S., and delineated by 62-340 Florida Administrative Code, as may be amended. Generally includes those area that are inundated or saturated by surface water or ground water at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytes macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological, or reproductive adaptations have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions.

It was the consensus of the Board to defer Chair Burton new language for Policy 1.1.1 until Mr. McCollum consults with legal.

Mr. McCollum continued the workshop starting with

Objective 1.5 page 1-9

- ❖ **Policy 1.5.3** Consensus of the Board to add CON, GCOM and PU to category

Page 1-10, No questions or recommended changes

Page 1-11 Staff recommended adopting the FLU and put into Comp Plan

Page 1-12

- ❖ **Policy 1.9.3** Consensus of the Board to accept Mr. McCollum recommendation, change the word “require” to “encourage.”

Page 1-13 No questions or recommended changes

Page 1-14

- ❖ **Policy 1.10.2, (bullet 2)**, Consensus of the Board to replace the word "achieved with "considered"

Page 1-14 continue on top of page 1-15

- ❖ **Policy 1.11.1** Consensus of the Board to strike the last sentence, "Only mitigation projects on environmentally sensitive areas which receive the support of SWFMD and/or DEP are permitted."

Page 1-15

- ❖ **Policy 1.12.1** add JPC in parenthesis after "Joint Planning Committee"
- ❖ **Policy 1.13.2** Consensus of the Board to use language from Mr. McCollum comments on page 2 of the EAR Comp Plan Amendments Issues hand-out

Page 1-17 No questions or recommended changes

2.0 TRANSPORTATION ELEMENT

- ❖ **Objective 2.1** Consensus of the Board to wait for Mr. McCollum to receive the Legislative outcome. Also Mr. McCollum will research the Traffic Exception Area Provision.
- ❖ **Policy 2.2.4** Consensus of the Board to remove the word "standard" and replace it with "City regulation." Also remove "including number of spaces and internal circulation."

Page 2-3 No questions or recommended changes

Page 2-4

- ❖ **Objective 2.4** Consensus of the Board to add to the beginning of the sentence "The City will continue."
- ❖ **Objective 2.5** Consensus of the Board to strike the word "highly"
- ❖ **Objective 2.6** Consensus of the Board to add "continue" to the beginning of the sentence

Page 2-5, 2-6 No questions or recommended changes

Page 2-7

- ❖ **Policy 2.8.5** Consensus of the Board to leave wording as is
- ❖ **Policy 2.10.1** The Board should decide what the Land Development Code will be called, it is referred to as LDC, The Palmetto Land Development Code, Zoning Codes and City Codes

Page 2-8 No questions or recommended changes

3.0 HOUSING ELEMENT

Page 3-1

- ❖ **Policy 3.1.3** Consensus of the Board to leave the new policy in

Page 3-2, 3

- ❖ **Policy 3.3.1** Consensus of the Board to add "December 2010 the City will develop standard and guidelines."

Pages 3-4, 5, 6 No questions or recommended changes

At the request of Mr. Bennett, Chair Burton instructed staff to review Chapter 6, Stormwater Management

6.0 STORMWATER MANAGEMENT

Pages 6-1, 2, 3, 4 No questions or recommended changes

4.0 SANITARY SEWER

Pages 4-1, 2 No questions or recommended changes

Pages 4-3

- ❖ **Policy 4.4.1** Consensus of the Board to add "Waste Water Collection and Reclaim Utility" at the beginning of the sentence

5.0 SOLID WASTE

Page 5-1 No questions or recommended changes

Page 5-2

- ❖ **Policy 5.2.1** Chair Burton question how can the City encourage recycling? Staff will research and report back

7.0 POTABLE WATER

Pages 7-1, 2, 3, 4, 5 No questions or recommended changes

Adjournment: 8:15 pm

Workshop will continue on May 14, 2009.

**COMPREHENSIVE PLAN AMENDMENT WORKSHOP III
SUMMARY
CITY OF PALMETTO
PLANNING AND ZONING BOARD**

MAY 14, 2009 – 6:00 P.M.

516 8th Avenue West
Palmetto, FL 34221

www.palmettofl.org
941-723-4570

PLANNING AND ZONING BOARD MEMBERS PRESENT

MICHAEL BURTON, CHAIR
CHARLIE UGARTE
ED BENNETT

BARBARA JENNINGS
CHRIS MOQUIN

ORDER OF BUSINESS:

1. **Discussion** - Continuation of Comp Plan Amendments

Mr. McCollum informed the Members of the new Public School Facilities Element language that was distributed and stated it will be replacing the current language.

It was the consensus of the Board to hold another workshop on Wednesday may 27, 2009 at 6 pm

Mr. McCollum continued the Workshop starting on page 8-1.

8.0 COASTAL MANAGEMENT

Page 8-1

- ❖ **Policy 8.1.2** Replace the word “of” with “in.”

Page 8-2

- ❖ **Policy 8.1.5 *bullet 1*** Consensus of the Board to insert “a representative tract of a site’s Coastal Native Vegetation after development.”

- ❖ **Policy 8.1.7** Consensus of the Board to add "Native Coastal Area" to the end of sentence.
- ❖ **Policy 8.1.8** Consensus of the Board to insert "the City shall defer to the rules of the Florida Pest Plant Council Category 1

Page 8-3 No questions or recommended changes

Page 8-4

- ❖ **Objective 8.4** Consensus of the Board to move Historic Preservation to the appropriate section.

Page 8-5, 6, 7, 8 No questions or recommended changes

Page 8-9

- ❖ **Policy 8.7.7** Consensus of the Board to add "Building code" in front of requirements

Page 8-10 No recommended changes

Page 8-11 Discussion ensued. No recommended changes

9.0 CONSERVATION

Page 9-1

- ❖ **Policy 9.1.2** Consensus of the Board to replace the word "Those" with "Several."

Page 9-2

- ❖ **Policy 9.2.1, 9.2.2** Chair Burton will provide new language

Page 9-3 will review after new language is provided.

Page 9-6

- ❖ **Objective 9.3** Consensus of the Board to insert "Protection and enhancement of native trees and vegetation."
- ❖ **New Policy 9.3.5** Mr. Ugarte will provide language

Chair Burton distributed revised Conservation Land Use Language for Section 1.0. The language reads:

❖ **Policy 1.3.3 *bullet 8* Conservation (CON)**

The primary function of the Conservation Land use Category is to enhance, preserve and protect ecological and other natural functions of lands that have been determined, by their designation under this category, as having significant potential for providing regional conservation benefits. These areas may contain floodways, certain regionally-significant floodplains, surface waters, wetlands, and/or uplands that shall (may) be protected from adverse impacts resulting from development and preserved for the benefit of the region. The following are ~~the—only~~ uses/facilities/activities that may (shall) be permitted by the City of Palmetto within this land use category: pedestrian and non-motorized vehicle trails; roadway and infrastructure crossings; passive recreation and environmental education facilities; wetland and upland habitat mitigation; species-specific habitat mitigation; stormwater attenuation and water quality treatment; floodplain compensation; and surface water storage and withdrawals.

It was the consensus of the Board to accept Chair Burton new language. Mr. McCollum will consult with legal regarding the words “may” and “shall.”

10.0 PARKLAND OPEN SPACE

Page 10-2

- ❖ **Objective 10.3** Change “met” to “meet.”
- ❖ **Policy 10.3.2 and 10.3.3** new policies. Mrs. Jennings will provide language for Policy 10.3.3

Adjournment: 8:15 pm

Workshop will continue on May 27, 2009.

**COMPREHENSIVE PLAN AMENDMENT WORKSHOP IV
SUMMARY
CITY OF PALMETTO
PLANNING AND ZONING BOARD**

MAY 27, 2009 – 6:00 P.M.

516 8th Avenue West
Palmetto, FL 34221

www.palmettofl.org
941-723-4570

PLANNING AND ZONING BOARD MEMBERS PRESENT

MICHAEL BURTON, CHAIR
CHARLIE UGARTE
ED BENNETT

BARBARA JENNINGS

ORDER OF BUSINESS:

1. **Discussion** - Continuation of Comp Plan Amendments

13.0 CAPITAL IMPROVEMENTS

Page 13-1

- ❖ **Objective 13.1** Replace the word "it's" with "it."

Page 13-2 No questions or recommended changes

- ❖ **Policy 13.3.1** remove "necessary"
- ❖ **Policy 13.3.2** Remove

Page 13-4

- ❖ **Policy 13.4.1** Consensus of the Board to change the policy to read "The City shall utilize grants and/or private funds to finance capital improvements, grant funds and private non-discretionary monies (i.e. impact fees) will be used before general revenues or debt."

Pages 13-4 through pages 13-8 delete all policies

Page 13-9

FACILITIES STANDARDS - Consensus of the Board to accept with two changes; under Boat Ramp change land to "lane" and under Drainage use current language and add "swimming pools"

- ❖ **Objective 13.7**, pages 13-9 and 13-10 replace with new language from insert attached to 11.0 Public school Facilities Elements

Re-directed back to page 10-3

- ❖ **Policy 10.3.3** Consensus of the Board to accept Mrs. Jennings recommended changes. Changes to read as follows: "The City shall assess the need for City recreational programs."

Page 10-5

- ❖ **Policy 10.5.4** Consensus of the Board to change ramp to "lane" to be consistent with the Facilities Standard
- ❖ **Policy 10.6.1** Consensus of the Board to change the policy to read: "The City shall improve public access to Terra Ceia Bay."

Page 10

- ❖ **Policy 10.8.2** Consensus of the Board to remove the word "furnishing" and replace with "appropriate equipment and facilities"

11.0 PUBLIC SCHOOL FACILITIES ELEMENT

Page 11-1 through 11-5 replace with new language provided

12.0 INTERGOVERNMENTAL COORDINATION

Page 12-2

- ❖ **School Planning** remove and replace with new language

Adjournment: 8:00 pm

Joint P&Z Meeting/Workshop with city Commission on June 8, 2009.

**COMPREHENSIVE PLAN AMENDMENT WORKSHOP
SUMMARY
PALMETTO CITY COMMISSION
AND
PLANNING AND ZONING BOARD
JOINT WORKSHOP MEETING
June 8, 2009 – 6:15 PM**

516 8th Avenue West
Palmetto, FL 34221

www.palmettofl.org
941-723-4570

Elected Officials Present

Shirley Bryant Mayor
Brian Williams Vice Mayor - via-telephone
Tamara Cornwell Commissioner
Mary Lancaster Commissioner
Tambra Varnadore Commissioner
Alan Zirkelbach Commissioner

Planning and Zoning Board Members Present

Michael A. G. Burton, Chair
Robert Smith, Vice Chair
Ed Bennett
Barbara Jennings
Jon Moore
Christopher Moquin
Charlie Ugarte
Eric Gilbert, Alternate
Jim Pastor, Alternate

Staff Present

Tom McCollum, Interim City Planner
Scott Rudacille, Legal Council
Linda Butler, Planning Tech
Ken Hawkins, Planner I

Mayor Bryant called the meeting to order at 6:15 p.m. A moment of silence was observed, followed by the Pledge of Allegiance.

Mayor Bryant stated Commissioner Williams requested to join the workshop via telephone. It was the consensus of all to allow the telephonic conference.

ORDER OF BUSINESS:

1. DISCUSSION: COMPREHENSIVE PLAN REVISIONS:

Section 1 – Future Land Use Element:

- ❖ **Page 1-9 Land Use Table** Under the Maximum Density/Intensity column FAR (floor area ratio) should read “1.00.”
- ❖ *Mr. McCollum will provide more information and clarity on the maximum allowable density*
- ❖ **Objective 1.14** It was the consensus of the Members to change the wording to be generic and not just specific to the School Board.

Section 2 - Transportation Element:

- ❖ **Objective 2.1** Mr. McCollum will look into removing “LOS standards.”
- ❖ **Objective 2.6** need to be enforced

Section 3 - Housing Element:

- ❖ **Policy 3.8.2** Mr. McCollum will research and report back why only two mobile home parks are listed and the other items were deleted
- ❖ **Policy 3.6.5** state distance to bus service
- ❖ **Policy 3.9.2** It was the consensus of the Members to add “The City shall encourage”.

Section 4 – Sanitary Sewer Element:

- ❖ **Policy 4.4.1** It was the consensus of the Members to remove “18-24 months” if it is allowed

Section 5 – Solid Waste Element:

- ❖ No questions or comments

Section 6 – Stormwater Element:

- ❖ No questions or comments

Section 7 – Potable Water Element:

- ❖ No questions or comments

Section 8 – Coastal Management Element:

- ❖ **Policy 8.1.8** It was the consensus of the Members to change the sentence to read” The City shall refer to the Florida Pest Plant Council Category 1.”
- ❖ **Policy 8.4.4** It was the consensus of the Members to remove “on site”
- ❖ *Mr. McCollum will research MHP Future Land Use (FLU) and Land Use (LU) designation*
- ❖ **Policy 8.7.2** It was the consensus of the Members to strike this policy

Section 9 – Conservation Element:

- ❖ **Page 9-2** would like to see isolated wetland addressed
- ❖ **Policy 9.2.1 and 9.2.2** Mr. Burton will not provided the language due to time constraint. Also strike any reference to federal rules and or guidelines. Mr. McCollum and Mr. Burton will work together to update the language.
- ❖ **Policy 9.4.6** It was the consensus of the Members to remove “Issues that need to be addressed include: Mandatory connection; Installation of backflow preventers; Installation of irrigation system; Discontinuance of existing wells of irrigation purposes; Amount of connection fee; and Fee for using reclaimed water

Section 10 – Park, Open Space, and Recreation Element:

- ❖ **Policy 10.3.1** Add a bullet for “Public transportation ability.”

Section 11 – Public School Facilities Element:

- ❖ No questions or comments

Section 12 – Intergovernmental Coordination Element:

- ❖ No questions or comments

CITY OF PALMETTO
PLANNING AND ZONING BOARD
516 8TH Avenue West
Palmetto, Florida 34221

MEETING MINUTES
July 13, 2009 – 6:30 P.M.

BOARD MEMBERS PRESENT

Michael Burton, Chair
Charlie Ugarte
Jon Moore
Christopher Moquin
Ed Bennett
Barbara Jennings

MEMBERS ABSENT

Robert Smith

ALTERNATE PRESENT

Eric Gilbert

ABSENT

Jim Pastor

SCHOOL BOARD APPOINTEE ABSENT

Mike Pendley

STAFF PRESENT

Tom McCollum, Interim City Planner
Ken Hawkins
Linda Butler
Scott Rudacille

The regular meeting of the Palmetto Planning and Zoning Board was called to order by Chair Burton, in the Palmetto City Hall Commission Chambers, 516 8th Ave. W., Palmetto, Florida at 6:30 p.m.

ORDER OF BUSINESS

1. **1st Reading & Approval for Advertising Ordinance No. 09-995** **Tab 1**

Ordinance number 09-995 was read into the record by the Recording Secretary.

AN ORDINANCE OF THE CITY COMMISSION FOR THE CITY OF PALMETTO, FLORIDA, AMENDING ORDINANCE NO. 624 (THE CITY OF PALMETTO COMPREHENSIVE PLAN); ADOPTING AMENDMENTS TO THE DEFINITIONS SECTION, FUTURE LAND USE ELEMENT, TRANSPORTATION ELEMENT, HOUSING ELEMENT, SANITARY SEWER ELEMENT, SOLID WASTE ELEMENT, STORMWATER ELEMENT, POTABLE WATER ELEMENT, COASTAL MANAGEMENT ELEMENT, CONSERVATION ELEMENT, PARK, OPEN SPACE, AND RECREATION ELEMENT, INTERGOVERNMENTAL COORDINATION ELEMENT, AND CAPITAL IMPROVEMENT ELEMENT, AND ADDING A PUBLIC SCHOOL FACILITIES ELEMENT TO, THE CITY OF PALMETTO COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

MOTION: Mr. Moquin moved and Mrs. Jennings seconded the motion to approve Ordinance No 09-995 for advertising and schedule a Public Hearing August 10, 2009. **MOTION CARRIED UNANIMOUSLY.**

2. **Old Business:**

Mr. McCollum reviewed the Comprehensive Plan Amendment Follow-up of the June 8, 2009 Joint Workshop Meeting and noted the following sections and or policies that were addressed at the joint meeting:

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

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

Section 3 – Mobile Home Parks – In the current 2010 Comprehensive Plan, there is a specific definition of mobile home parks that states: “This land use category is used to designate existing mobile home parks with density exceeding the maximum density permitted by this plan. This land

use category shall be used to recognize mobile home parks existing on the date of plan adoption and shall not be used to designate parks in the future.”

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

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

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

Policy 9.2.11 – Wetland Encroachments – This policy was modified as follows: “The City shall require all wetland encroachments to be mitigated according to the requirements of the FDEP and/or SWFWMD, applicable.”

Policy 9.3.5 – This policy was modified as follows: “The City shall encourage Florida-Friendly Landscaping principles. Educational materials shall be made available to developers, homeowners, and other interested citizens concerning proper maintenance, management, restoration, and development in natural areas (for example, pamphlets about habitat creation, endangered species, management of development ponds, shoreline and dune vegetation, Florida-friendly landscaping and water conservation).”

It was the consensus of the Board to remove the last phrase in Policy 9.3.5 that reads “in natural areas (for example, pamphlets about habitat creation, endangered species, management of development ponds, shoreline and dune vegetation, Florida-friendly landscaping and water conservation)”.

Mr. McCollum also reported he had spoken to Mr. Ugarte regarding the LEED (Leadership in Energy and Environmental Design) Program and the possibility of inserting language from LEED into the Comp Plan. If the Board so desire the language for the Goals and Objectives would be as follows:

Goal: Encourage development of the appropriate sites and reduce potential environmental impact from site development by following these policies.

1. Encourage development on land whose elevation is above the elevation of the 100 year flood plain as describe by FEMA
2. Encourage the development of non wetland areas with appropriate wetland buffers as required
3. Encourage the development of land not designated as habitat for any species of Federal of State threaten endangered list
4. During the site selection process pay particular attention to environmentally sensitive areas as mention above as well as building location and design that would impact sensitive land

Chair Burton stated if the language is inserted into the plan he would suggest referencing the policy in which it is covered under (i.e., see policy #) because the above mention policies are an overlap of other policies that is already covered in the plan either in the Future Land Use Element or the Conservation Element.

Mr. Ugarte stated after closer review he would just like to see the word "sustainable" added.

Chair Burton stated for clarification, the word "sustainable" would be added in the goal of the Future Land Use Policy 1.0. Which will read "To manage the growth and development of the City of Palmetto so as to achieve a community in which residents and visitors live in a healthy, sustainable and safe environment; one that conserves the historical and natural qualities of the city, while providing opportunities for economic and social advancement.

It was the consensus of the Board to add the word "sustainable" to the goal of the Future Land Use Element.

Chair Burton stated on page 9-3 Policy 9.2.5, Florida Pest Council should be "Florida Pest Plant Council".

3. **New Business**

Chair Burton announced and encouraged the Members to attend the Business Advisory Meeting Thursday July 16, 2009 to be held at M&I Bank from 5 pm to 7 pm.

4. **Adjournment:** 7:30 pm next P&Z meeting is August 10, 2009

Michael Burton, Chairman