


TAB 1

Draft Minutes
CITY OF PALMETTO
PLANNING AND ZONING BOARD
March 15, 2012 – 5:30 P.M.

PLANNING AND ZONING BOARD MEMBERS

ERIC GILBERT (absent)
JAMES PASTOR (present)
BARBARA JENNINGS (present)

JON MOORE (absent)
CHARLIE UGARTE (present)

 Chair Gilbert call the meeting to order at 5:30 p.m.

ORDER OF BUSINESS:

 1. Approval of February 16, 2012 Meeting Minutes

Ms. Lyn asked for approval of the February 16, 2012 Meeting Minutes.

Mr. Ugarte moved to approve the February 16, 2012 Meeting Minutes. Ms. Jennings seconded. **MOTION CARRIED UNANIMOUSLY.**

 2. Farm Labor Camp Conditional Use Stipulations Ord. 2011-33

Public Hearing Continued from January 19 and February 16, 2012

This is an amendment to the City's Code of Ordinances, Zoning Code (Ordinance 2011-33) to provide standards and criteria for farm labor camps as a Conditional Use.

Farm labor camps are currently permitted with a Conditional Use approval in the RM-6 zoning district. One of the proposed standards is to establish gateway areas of 200 feet on both sides of 10th Street and 8th Avenue W and from 4th Street south to the Manatee River. The proposed ordinance also contains standards relating to maintaining farm labor camps in good condition, installing lighting and security cameras, requiring contact information from the owner and property manager and requiring follow-up inspections by Code Enforcement.

Ms. Lyn explained Staff's recommendation for the continuance on the Farm Labor Camp Conditional use Stipulations Zoning Code Amendment Ordinance; saying there were still meetings to be scheduled with the agricultural community. It was recommended the item be continued until 5:30 pm on April 19, 2012.

Ms. Jennings wanted to make sure the Farm Labor Camp item would not have to be continued a third time and asked if all the necessary meetings were scheduled.

Mr. Ugrate moved to continue the Farm Labor Camp Conditional Use Stipulations Ord. 2011-33 for the April 19, 2012 meeting. Ms. Jennings seconded. **MOTION CARRIED UNANIMOUSLY.**

3. Old Business

None

4. New Business

Building Heights

Ms. Lyn handed out a zoning interpretation and asked the P&Z for input. The interpretation was on buildings heights. There is a difference between the Florida Building Code and the City's zoning ordinance language. Ms. Lyn, felt the City would benefit by having similar language with the Florida Building Code.

Mr. Ugarte expressed his concern on how the city measures the height of a building. He said, currently the way they are measuring the height of a building is from the average height of the ground within 20 feet of the building to the highest point of the roof. He added, in other municipalities the measurement of the height of the roof is to the average height of the roof. Between the eave and the peak is the height, which is measured from a known point on the ground. In Mr. Ugarte's opinion the measurement needs to have a definite point, like the crown of the roadway. He considered the flood zone elevation a good standard for those properties within the flood zone.

Ms. Jennings summarized Mr. Ugarte's ideas about measuring the height of a building saying, the Florida Building Code measures the vertical distance from grade plane to the average height of the highest roof surface.

Ms. Lyn pointed out that the Florida Building Code uses grade plane which can be difficult to measure.

CRA:

Mr. Ugarte surmised that Mr. Burton wants to change the language in the CRA's, Downtown Development Guidelines from "guidelines" to "regulations". Ms. Lyn interjected saying he actually wanted it worded "criteria". Mr. Ugarte also mentioned that the Downtown Guidelines are divided into districts which do not correspond with the Comprehensive Plan. The idea, brought on by Mr. Burton, was to eliminate those districts.

Ms. Jennings voiced concern and wanted to look over the current Downtown

Development Districts before they are dismissed. She said, she thinks there must have been a valid reason for downtown to have been broken down into districts in the first place.

Mr. Ugarte said, the firm who conducted the original study is not around anymore, and he thinks Mr. Burton is codifying the code.

Ms. Jennings was concerned that the P&Z has no control over what goes on in the CRA, and that the P&Z is losing its original objective where CRA issues are concerned.

Ms. Lyn explained that it's a zoning issue; if a project is zoned correctly it does not have to go through the P&Z Board. However Mr. Burton does present regulatory or policy changes which will affect the Downtown Development Guidelines.

5. Adjournment

6:02:46