

*CITY OF PALMETTO*  
PLANNING AND ZONING BOARD  
516 8<sup>TH</sup> 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 8<sup>th</sup> Ave. W., Palmetto, Florida at 6:30 p.m.

**ORDER OF BUSINESS**

1. **1<sup>st</sup> 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 8<sup>th</sup>, 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 8<sup>th</sup>. 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

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Michael Burton, Chairman

# Palmetto Planning and Zoning Board Meeting

## SIGN-IN SHEET

*July 13<sup>th</sup> 2009*

<b>Name</b>	<b>Address</b>		<b>Affiliation</b>	<b>Project</b>
<b>Telephone</b>	<b>Fax</b>	<b>Cellular</b>	<b>Email</b>	
<b>Name</b>	<b>Address</b>		<b>Affiliation</b>	<b>Project</b>
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