

# SPECIAL MEETING MINUTES

## CITY OF PALMETTO PLANNING AND ZONING BOARD OCTOBER 13, 2011 – 5:30 P.M.

516 8<sup>th</sup> Avenue West  
Palmetto, FL 34221

[www.palmettofl.org](http://www.palmettofl.org)  
941-723-4570

### PLANNING AND ZONING BOARD MEMBERS

ERIC GILBERT, Chair  
JAMES PASTOR, Vice Chair-Absent  
BARBARA JENNINGS

JON MOORE  
CHARLIE UGARTE

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*Anyone wishing to speak before the Planning and Zoning Board must sign in prior to the meeting, stating name, address and topic to address. All comments will be limited to two minutes.*

**“Do you swear or affirm that the evidence or factual representations that you are about to give or present to the Planning and Zoning Board on this 13<sup>th</sup> day of October 2011 are truthful?”**

### **ORDER OF BUSINESS:**

#### **1.2011 DRAFT CRA Plan**

Tab 1

Presenter: Jeff Burton, CRA Director

Mr. Burton reviewed the 2011-2015 Community Redevelopment Plan (CRA) and stated that Florida Statute, Chapter 163-Redevelopment Plan under item 4 requires the plan to come before the Local Planning Agency for review.

Mr. Burton also noted that the CRA was featured in the SRQ Magazine with an article entitled “Hot Prospect-Palmetto Redevelopment”.

Mr. Burton stressed that the Comprehensive Plan is the official plan for the City and the CRA Plan by statute has to follow the Comp plan.

Mr. Burton reviewed the plan consisting of four parts. They are as follows:

#### Part 1

- Definitions – taken from the Ordinance, Florida Statute, but mostly from the 2030 Comp Plan

Part 2 - Background

- Authority
- Creation of the CRA
- Powers of the CRA
- Community Redevelopment Area, including a table showing the CRA Acreage by Chronology
- Community Redevelopment Plan
- Map 1: Boundaries & Chronology of the Geographic CRA

### Part 3

- Existing Conditions
  - General Description of the Redevelopment Area, including charts and graphs of the land use categories in the CRA
  - Land Use Descriptions of the Redevelopment Area
  - General Housing Conditions
  - Geographic Districts, including a table of the CRA Future Land Use Districts

### Part 4

- Analysis – The City of Palmetto is very rich in cultural history. Data from the Property Appraisal Office and Code Enforcement was used for the following:
  - Plan Analysis of the Area and each district to assess needs
  - General Analysis of the CRA Area – Accountability, Property Maintenance, Image, Public Safety, Infrastructure and Commerce, all have goals, intent, policy, objectives and tasks
  - Specific Analysis of the CRA Districts – Downtown Commercial Core (DCOMC), General Commercial (GCOM), Heavy Commercial Industry (HCOMIND), Public Service Facility (PF), Public Use (PU), Sutton & Lamb Park, Green Bridge Fishing Pier, Riverside Park East/West, Estuary Park East/West, Palmetto Historic Park, Proposed Martin Luther King Park and Linear Park Trail and Residential, all have goals, intent, objectives, policy and tasks. (maps included)

Mr. Moore asked if mobile home parks can be in the CRA. Mr. Burton stated yes, although there are some that are not within the CRA boundaries.

Ms. Jennings asked how certain areas become part of the CRA and are labeled slum and blight. Mr. Burton stated a Slum & Blight Study has to be performed. He referenced the definition section, “Blighted Area” and reviewed the definition. The original CRA area was jagged and the goal was to clean up the boundaries.

Ms. Jennings asked whether the reason the numbers listed on the budget page are decreasing is because the revenue is decreasing. Mr. Burton answered yes. A million and a half was spent last year on a large project and some resources were carried over. In 2006 the CRA budget was almost 6 million dollars; it was down to \$2.5 million last year and \$2.3 million this year in tax increment financing (TIF) money. It will probably get below \$2 million in the future.

Ms. Jennings asked if the grant money was included in the total. Mr. Burton stated no and that he tried to be realistic in the projection.

Ms. Jennings asked if the Board has 60 days to review the plan or if approval is needed tonight. Mr. Barnebey stated ideally an approval is needed tonight due to timing. The only question before the Board is to determine if the 2011-2015 Community Redevelopment plan is consistent with the 2030 Comp Plan. If the Board has any concerns or comments about the plan those comments can be provided to the CRA or City Commission.

Ms. Jennings stated that being a resident of Riviera Dunes, there are open gaps of land needing to be developed in the area. Since it is part of CRA, is there money for someone to develop that area? Mr. Burton stated there is incentive money of \$1 million available to be used for development or redevelopment within the CRA boundaries. However, this money is not for non-profit organizations.

Action request: Mr. Ugarte moved to have a letter drafted authorizing the Chair to sign; recommending approval of the 2011-2015 Community Redevelopment Plan stating it is in compliance with the 2030 Comprehensive Plan. Mrs. Jennings seconded. MOTION CARRIED UNANIMOUSLY.

2. Adjournment 6:35 PM.