

**AGENDA
CITY OF PALMETTO
PLANNING AND ZONING BOARD
July 18th, 2013 – 5:30 P.M.**

516 8th Avenue West
Palmetto, FL 34221

www.palmettofl.org
941-723-4570

PLANNING AND ZONING BOARD MEMBERS

Board Members Present

ERIC GILBERT, Chair
CHARLIE UGARTE
LEON KOTECKI

Board Members Absent

JON MOORE
JAMES PASTO

ALSO IN ATTENDANCE:

LORRAINE LYN, CITY PLANNER
CHAR PATTERSON, PLANNING TECH
SCOTT RUDACILLE, ASST. CITY ATTORNEY

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.

ORDER OF BUSINESS:

1. **Approval of May 16th, 2013 Meeting Minutes** Tab 1
Motion by Mr. Ugarte to approve the May 16th, 2013 minutes as presented. Mr. Kotecki seconded.
MOTION CARRIED UNANIMOUSLY.

2. **Plan Amendment to Palmetto 2030 Comprehensive Plan**

Ms. Lyn gave a brief synopsis covering the items of tonight's meeting.

10-Year Water Supply Plan: She explained that the City purchases water from Manatee County and both jurisdictions fall within the Southwest Florida Water Management District (SWFWMD) and that the State requires local governments to adopt a 10-Year Water Supply Plan within 18 months of adoption of SWFWMD's regional Water Supply Plan. Preparation of the City's Water Supply Plan was deferred since SWFWMD was in the process of updating their Plan resulting in a revised due date of January 26, 2013 for the City's Plan. The Goal is to provide an adequate supply of potable water and distribution system that meets projected demands, protects public investments, and promotes orderly, compact urban growth.

Concurrency Management System: There have been several changes to concurrency over the past few years. The City of Palmetto was designated a Transportation Exception Area (TECA) and is no longer subject to the City's Concurrency management System's LOS standards and transportation concurrency requirements. In 2011, the Concurrency Section of Florida Statutes (HB7207) was changed requiring concurrency for sanitary sewer, solid waste, drainage and potable water only, eliminating concurrency for transportation, schools and parks and recreation.

Complete Streets: Spearheaded by the Manatee County Health Department, the text amendment to the Transportation Element will include two changes:

1. To add an objective and policies on Complete Streets in support of healthy activity opportunities through the design and construction of integrated and multi-modal roadways.
2. To substitute a clearer copy of the City of Palmetto Future Traffic Circulation Map and update the Annual Average Daily Traffic map that are in the current Transportation Element.

Ms. Lyn also advised the Board that the updated Capital Improvement Program (CIP) would be added to the Capital Improvement Element (CIE) to update projects from 2013 through 2017. The Future Land Use Map (FLUM) within the Future Land Use Element will be updated because of several plan amendments.

Update Expired Target Dates: There are several policies throughout the Plan which contain outdated timeframes which need to be updated. Staff is recommending the extension of some target dates out to December 2015, annual reviews for some policies and the removal of target dates for the remaining policies.

10-Year Water Supply Plan Tab 2
Potable Water, Intergovernmental and Capital Improvements Elements

Mr. Kotecki stated that there were several discrepancies or duplicates in the Comprehensive Plan relating to the Water Supply Plan; for example Objective 7.1 is duplicated in the Comp Plan as Objective 7.5. It was determined that Mr. Kotecki would meet with Ms. Lyn to discuss.

Mr. Ugarte questioned whether the 105 gallons per day level of service was accurate since historically it was only 67 gallons and did it include irrigation and industrial use. Ms. Lyn replied that she did not know the answer and reminded the Board that they could have directed technical questions to the City's engineer, Bob Lombardo who prepared the plan.

Reinstate Concurrency Management System Tab 3
Capital Improvements Element

Mr. Kotecki said that the proposed concurrency management system is barebones compared to the previous system, with only 3 or 4 policies to be included in the capital improvements element. Mr. Kotecki inquired as the level of services being met before issuance of a certificate of occupancy (CO) as opposed to the issuance of a building permit in the previous system.

Ms. Lyn replied that Florida Statutes have changed over time and that Policy 13.7.2 which requires that service be available prior to the issuance of a certificate of occupancy (CO) reflects Florida Statutes.

Adopt Complete Streets Objective and Policies Tab 4
Transportation Element

Mr. Ugarte questioned whether the Complete Street policies had an effect on grants; whether it was needed for securing some grants and that 10th Avenue from the Riverside was included. Ms. Lyn replied that since the Complete Streets work group was meeting at the same time as the MMEC grants, 10th Ave was supposed to have been one of the model areas for application of Complete Streets.

Update Expired Target Dates Tab 5
**Future Land Use, Stormwater, Coastal Management, Conservation
and Parks and Recreation Elements**

Mr. Kotecki commented that it was a good idea to remove the dates or move them up into the future depending on their importance. Ms. Lyn explained that the reason the Department of Economic Opportunity (DEO) wants to include dates is to make the objectives more measurable. She indicated that the new dates and revisions were decided upon collectively at a staff meeting with her, the City Attorney, Public Works Director and Engineer.

Palmetto 2030 Comprehensive Plan Redline Tab 6
With all changes

Mr. Kotecki indicated that he would not change any of the policies but there were a few discrepancies and wording issues that he would like to discuss.

Regarding Section III, Mr. Ugarte said that if a nonconforming use ceases (such as the conditional uses permits for farm worker housing) for more than one hundred eighty (180) consecutive days, subsequent use shall conform to the regulations of the district in which located. He inquired whether it was a year. Ms. Lyn indicated that she believed it is the same timeframe (180 consecutive days) outlined in the zoning code.

Ms. Lyn asked if the Board had any objections to the definition of Commercial Apartments being defined as a dwelling unit that is located within the same structure as commercial retail or office space. Discussion continued that some have argued that the space should be above and not just attached to

the structure. Mr. Gilbert referred to the CU permit for the Laundromat on 9th Street which was side by side to commercial as an example and Mr. Ugarte said he had no problem with the revised definition.

Mr. Kotecki asked if the concurrency management policies were in the Zoning Ordinance and Ms. Lyn replied yes but that it would have to be amended among other things.

Regarding Objective 1.10 – Policy 1.10.1, Mr. Ugarte indicated that any development in excess of 14 dwelling units per gross acre or with a Floor Area Ratio in excess of 1.00 will require approval of a planned development zoning and inquired whether several farm worker housing projects in excess of 14 units per acre should have been rezoned to a planned development. Ms. Lyn said that this policy primarily applies to developments within the Planned Community plan category and that Oakridge was the only rezoning of farm worker housing; all others were given Conditional Use Permits under standard (RM) districts.

Mr. Ugarte asked if the flex provision applies to the Comp Plan or does it apply to zoning or both. Ms. Lyn replied that it is the comp plan line that is allowed to be flexed to accommodate the zoning and that it has not been used in the three years she has been here.

Regarding the FLU map, Mr. Ugarte thought that Regatta Pointe was included in the Downtown Core. Ms. Lyn replied that a map amendment had been started but the Public designation had not been changed. She wasn't sure whether the P&Z heard the issue but believed that it died during a Commission workshop. It is currently zoned CG and designated Public. Mr. Rudacille stated that the Public designation has remained because the property is owned by the City and leased for commercial uses. The thought process was that the Public designation allows the City to do what it wants on the property as opposed to a Commercial designation.

Chairman Gilbert opened the Public Hearing

No Public Hearing

Chairman Gilbert closed the Public Hearing

ACTION REQUEST: MOTION to APPROVE, APPROVE WITH CONDITION(S) or DENY
the proposed text amendment to the Palmetto 2030 Comprehensive Plan.

Motion by Mr. Kotecki to recommend approval of the proposed text amendments to the Palmetto 2030 Comprehensive Plan with removal of duplications and inconsistencies. Mr. Ugarte Seconded.
MOTION CARRIED UNANIMOUSLY.

3. Old Business: NONE
4. New Business: NONE
5. Adjournment: 6:17 p.m.