

Palmetto City Commission  
July 20, 2009 4:30 p.m.

Elected Officials Present:

Shirley Bryant, Mayor  
Tamara Cornwell, Commissioner  
Mary Lancaster, Commissioner  
Tambra Varnadore, Commissioner  
Brian Williams, Vice Mayor (entered at 4:50 pm)  
Alan Zirkelbach, Commissioner

Staff Present:

Mark P. Barnebey, City Attorney  
James R. Freeman, City Clerk  
Chief Garry Lowe  
Tom McCollum, Interim Planner  
Allen Tusing, Public Works Director  
Diane Ponder, Deputy Clerk-Administration

Mayor Bryant called the meeting to order at 4:30 pm. Commissioner Lancaster gave an invocation, followed by the Pledge of Allegiance.

1. COMPREHENSIVE PLAN AMENDMENT UPDATE

Mr. McCollum referred to the memorandum that was prepared to incorporate Commission comments at the joint meeting with the P&Z Board. Commission discussed the information contained in the agenda being more detailed than what has previously been provided, and which revealed items that were deleted that have not been reviewed by Commission.

Commission requested that the final draft be formatted in color so each amendment can be easily identified by the amending party or by State mandate.

Commission requested that Mr. McCollum and Attorney Barnebey complete the following items:

- Farm Worker Housing: The entire section was deleted by the consultant that prepared the initial draft. Mr. McCollum agreed that the section should be included and will research and recommend appropriate language regulating farm worker housing and/or migrant camp uses within the City limits. Attorney Barnebey suggested that the City can focus on the housing issue with definitions and regulations. Land use parameters for motels and hotels will also be researched.
- Hurricane Shelter: Determine if the Comp Plan should contain a definition as there are no shelters within the City limits, or is it more appropriate to include the information in the Hurricane Preparedness Plan. Revise the document to correctly reflect that Lincoln and Buffalo Creek schools are shelters; delete Blackburn and Tillman. Attorney Barnebey suggested deleting specific references in the definition and in Policy 8.4.3.
- Future Land Use Designation Summary matrix: Mr. McCollum acknowledged that the matrix has been revised based on Commission's comments, but the revised information was not included in the material. GCOM Maximum density/intensity should be corrected to read 1.00 FAR. COMC and GCOM should be corrected to reflect the permitted residential use above commercial use. Chart should be verified to match Policy 1.8.6. Verify that PD is permitted in the commercial core so it is not penalized by a lower FAR. Mr. McCollum suggested developing a broader geographic area for the commercial core to stabilize a central core area.

- Policy 1.4.1: Change amend to "adopt".
- Objective 3.6: Determine why five percent was changed to fifteen percent.
- Group Homes: Attorney Barnebey will research the State preemptions for small group homes; the definition may need to be broken into different categories.
- Objective 8.4: Determine why all the information on historic preservation was deleted.
- Maps:
  - Future Land Use: Regatta Pointe leased property should be corrected to GCOM rather than PU. Amend the Future Land Use map to reflect the assumed City boundary line into the Manatee River.
  - Community Redevelopment Area: Amend the Legend to read Original CRA District and CRA District Expansion, with the appropriate dates listed for each category. Verify the accuracy of the map and amend, if necessary.
- Develop a list of acronyms.
- Objective 13.2: Add a reference to where the Coastal Management Element is located within the document (Policy 8.5).
- Policy 12.3.4: Inquire if an electronic copy of the Comp Plan will be acceptable to the School Board. Attorney Barnebey discussed the Public School Facility Planning element with the School Board that will also govern some of the policies located within the document.
- Policy 12.2.1: Amended to include "strive to" cooperate....Use "strive to" where possible within the document.
- Policy 12.3.1: Amended to include "and which" in the appropriate place in the sentence.
- Policy 12.2.8: Attorney will research the expiration date of the Accord.
- Policy 3.6.6: Research the [9J-5.010(3)(c)5] language to determine if the policy can be written in a more concise manner.
- Mobile Home Parks: Determine the correct number of mobile home parks in the City. Research the permitted redevelopment density of mobile home parks should an existing park be destroyed. Provide a provision allowing redevelopment of mobile home parks depending on location. Research the proper designation for mobile home parks for the Future Land Use map.

## 2. ZONING CODE REVISION

The zoning ordinance contains a definition for indoor recreation facilities, but the land use tables do not chart such a use. Mr. McCollum discussed his reasons for adding the use as a conditional use in the GCOM category and as a permitted use in the CHI category.

Mr. McCollum described the process an applicant would undergo for this type of use, which would take approximately 90 days. Leslie Gladfelter, attorney with Grimes Goebel and representing the owner of a vacant building on the northwest corner of 17th St. and 8th Ave., discussed the types of uses that are currently permitted in the CG zoning category without Commission approval.

She opined that the current process for a conditional use approval is too timely and expensive, and stated her client will probably not pursue the topic.

Commission discussed the need to develop community standards for neighborhoods that could be affected by indoor recreation uses and to also place greater emphasis on the uses permitted at gateways into the City. Attorney Barnebey suggested that an administrative permit for a particular use can also be considered by Commission.

Commission authorized staff to pursue an ordinance that will maintain the character of the City the Commission has discussed in the past, while streamlining the approval process for conditional and permitted uses.

Meeting adjourned at 6:09 pm.

Minutes approved: August 17, 2009

A handwritten signature in black ink, appearing to read "James R. Freeman", written in a cursive style.

James R. Freeman  
City Clerk