

Palmetto City Commission
Workshop Meeting
September 21, 2009 7:00 PM

Elected Officials Present:

Shirley Bryant, Mayor
Tamara Cornwell, Commissioner
Mary Lancaster, Commissioner
Tambra Varnadore, Commissioner
Brian Williams, Vice Mayor
Alan Zirkelbach, Commissioner

Staff Present:

Mark P. Barnebey, City Attorney
Tom McCollum, Interim City Planner
Diane Ponder, Deputy Clerk-Administration

Mayor Bryant called the meeting to order at 7:00 pm. A moment of silence was observed, followed by the Pledge of Allegiance.

Mayor Bryant informed Commission that Ron Witt, Chair of the Charter Review Committee, has informed her the time given the Committee to complete its review of the Charter expires October 6, 2009, and has requested an extension. Attorney Barnebey stated the Committee has completed its initial review, but will need additional time for the preparation of the ordinance and then a final review by the Committee. He estimated 60 days will be sufficient. A resolution extending the time will be placed on the September 28, 2009 Commission agenda.

1. COMP PLAN DISCUSSION

Mr. McCollum distributed a Future Traffic Circulation Map that has not been included in the draft amendments.

Misty Servia, Director of Planning for King Engineering and on behalf of Bill Manfull, requested that Commission consider a way to permit an R. V. Resort category. She stated Mr. Manfull is considering developing this type of resort, which, if approved by Commission for development in the City, would be the first on the west coast of Florida. The resort would offer the finest amenities and would cater to motor coaches; travel campers would not be allowed. Mr. McCollum stated it is possible the category could be established in the UP district.

Commission discussed the latest version of the Comp Plan and made the following comments or amendments:

The correct definition for Urban Planning (UP) will be included in the Definitions (UP was previously referred to as PD (Planned Development); PD is a zoning category allowed in districts other than PD; therefore, Attorney Barnebey recommended the PD term in the Comp Plan be changed.

Commercial Core allows up to 45 units per acre (previously 14); PD districts currently allows up to 45 units per acre by virtue of Ordinance 06-898 adopted November 10, 2006. Attorney Barnebey informed Commission the ordinance has not been incorporated into the current Comp Plan.

Ordinance 07-930 adopting the Downtown Design Guidelines is a tool that implements the provisions of the Comp Plan, and is not a provision of the Comp Plan. The densities listed in the Guidelines do not supersede the Comp Plan. It was consensus of Commission that the Downtown Design Guidelines will be amended to require Commission approval for density exceeding 14 units per acre. As a follow up to the Comp Plan amendment, the Downtown Design

Guidelines will be brought back to City Commission with the zoning portion of City ordinances so the documents can be made consistent with the Comp Plan. Attorney Barnebey confirmed the Waterfront Plan and Downtown Design Guidelines are an ordinance and have an impact similar to the Zoning Code provisions.

Policy 1.9.4 was corrected to read: The UP land use category requires a PD zoning. Attorney Barnebey stated Commission can develop a policy requiring PD zoning for any category when the density exceeds a set density number per acre.

Attorney Barnebey suggested that the uses at Regatta Pointe should be looked at to ensure that the current uses on site are allowed. Commissioner Zirkelbach suggested that a complete review of the Regatta Pointe project should be undertaken.

HCOMIND: The policy prepared by the consultant, and included in the Code, states that a discontinued HCOMIND use in the Commercial Core becomes non-conforming. It has been suggested that those uses that are discontinued or uses proposed to be expanded should require Commission approval of a conditional use permit. Commission concurred.

Policy 1.14.2 was amended to read: Assist to determine appropriate school sites.

Commission agreed to amend task due dates in the Comp Plan so that no date certain occurs before the 31st of stated years, and that no date occurs before December 31, 2010. All the due dates contained in the document will be calendared.

The Future Land Use Designation Summary chart was discussed. GCOM maximum density/intensity was corrected to 6.0 in the Future Land Use Designation Summary chart. Charlie Ugarte, P&Z Board member, discussed reasons for why the P&Z Board recommended the numbers. He discussed his opinion that mass transportation cannot occur without density, and the Comp Plan establishes necessary tools to accomplish the growth. Discussion ensued on the fact that projects in the Commercial Core will not require Commission approval and the proposed 45 du/Gross Acre density, and the impact the additional traffic will have on the City. It was consensus of Commission that a tool must be included in the Comp Plan that allows Commission to review and set conditions and approval of projects with a 45 density. Mr. McCollum suggested that a policy be established by Commission that requires special approval for projects with a density exceeding 14 units per acre and a 1.0 FAR. Commission concurred.

Attorney Barnebey recommended that "Special" needs to be better explained in the PU category. He also recommended that recreation and recreational support uses be included in the PU district.

Chris Moquin, P&Z Board member, commented on the need to correct the COMC definition of the boundaries located within the CHHA to read: 5th Street West to the Manatee River and 10th Avenue West to 11th Avenue West. Commission concurred.

Mr. Moquin spoke of the land between Riverside Dr. and the Manatee River. Attorney Barnebey confirmed the current site has a PU designation, which does not allow residential use; the map shown to Regatta Pointe Condominiums showed an incorrect designation of GCOM. The Comp Plan designation will be GCOM, which will not allow additional residential uses on the site. Attorney Barnebey confirmed there was no intention to make changes to the nature of the PD designation, just the name change to PU.

The definition for Density was amended by deleting "the number of people".

The definition for Farm Worker Housing will be looked at and made consistent with the Zoning Code.

The definition of Public Facility was amended to Public Service Facility.

The definition of GCOM will be amended by the addition of Mixed Use.

Public Use Category (PU) will be looked at because of the inconsistency of the definition with the Land Use Category.

It was consensus of Commission to request proposed language from Ms. Servia regarding the proposed RV Resort. Commission discussed the fact that some existing mobile home parks have areas for RVs.

The definition for Hurricane Shelter will be conformed to match the language in section 8.4.3 of the Comp Plan.

Attorney Barnebey informed Commission municipalities are not required to have concurrency any longer; it is optional how to handle the matter. It was consensus of Commission to address the issue at the next workshop. Commission will be provided a new, clean version before the next workshop.

A list of the dates from the Comp Plan will be provided Commission, as well as Mr. McCollum's chart and a copy of the current map.

Meeting adjourned at 9:10 pm.

Minutes approved:



James R. Freeman
City Clerk