

Palmetto City Commission  
Workshop Meeting  
October 26, 2009 6:00 p.m.

Elected Officials Present:

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

Elected Officials Absent:

Brian Williams, Vice Mayor

Staff Present:

James R. Freeman, City Clerk  
Chief Garry Lowe  
Tom McCollum, Interim City Planner  
Scott Rudacille, Attorney  
Diane Ponder, Deputy Clerk-Administration

Mayor Bryant called the meeting to order at 6:00 pm.

1. DISCUSSION: 2030 COMPREHENSIVE PLAN

Mr. McCollum confirmed the Comp Plan under discussion has been updated through the last meeting. Commissioner Zirkelbach confirmed the Plan contained all the discussion items he had noted. Commissioner Varnadore reserved comment due to the fact the material distributed at a meeting where she was absent was not delivered to her in time for her review.

Discussion ensued on the proposed Recreation Resort language for the Land Use category that was contributed to by Misty Cervia, King Engineering, and who represents Bill Manfull. Mr. McCollum opined the language as written is adequate. He stated that he felt it best fit in the UP District, to allow Commission review and approval during the site plan process. He also confirmed that the Zoning Code will also have to be amended to implement a recreational use, if approved. Attorney Barnebey concurred, stating the definition would be included in Chapter One of the Comp Plan and a definition would be included as a possible use in the UP District.

Ms. Cervia addressed Commission regarding possible amenities that could be included in a resort and confirmed there could be businesses and/or amenities that will be open to the public. Mr. McCollum confirmed that there will be a maximum ten units per acre, whether travel coaches or structures.

Staff was instructed to establish a process whereby all ancillary issues would be adequately addressed during the DRC review of the project.

Commissioner Varnadore stated she would not support the language as written, as it is too broad.

Attorney Barnebey suggested the definition be amended to read as follows:

A parcel or parcels of land containing amenities designed to attract and accommodate tourists and seasonal residents. A Recreational Resort may be a Single, Mixed or Multiple Use project, and primary land uses shall include one or more of the following: residential dwelling units, lodging facilities such as recreational vehicle (RV) sites, hotels, villas, and cabins. Accessory land uses may be allowed within the category to include golf courses, athletic courts, marinas, boat storage, boat docks and ramps, fishing piers, boardwalks, eating and drinking

establishments, retail stores, personal services such as spas, gyms and salons; cultural facilities such as theaters and museums; amusement facilities such as bowling alleys and arcades; and passive and active recreational uses. (The balance of the definition will remain as written.)

Mayor Bryant opined that with Commission's control of these types of projects, it appeared the majority of Commission concurred that the definition should be included in the Comp Plan. There was no objection to her statement.

Mr. McCollum confirmed that the names of the county's hurricane shelters should not be listed in the definition section of the Comp Plan and will remove them.

Meeting adjourned at 6:50 pm.


Mayor Bryant reopened the October 26, 2009 workshop meeting at 7:05 pm.

Mr. Tusing presented information on a conceptual site plan for the Estuary Preserve. He stated Option B is more in line with what was presented to FRDAP. The new conceptual site plan moves the playground equipment to the uplands and locates a new entrance across from Haben Blvd.; permitting will have to be secured from FDOT.

Discussion covered future plans to the park that include the entire trail system being a boardwalk; access points from any dock that are low enough to allow scientific water testing, which in turn may assist in acquiring educational grants; launch areas for non-motorized boats; an area that will allow bus parking; and buffering along the highway to provide more privacy for the park.

Meeting adjourned at 7:25 pm.

Minutes approved: December 7, 2009



James R. Freeman  
City Clerk