

**PALMETTO CITY COMMISSION  
WORKSHOP MEETING  
APRIL 19, 2010 – 4:30 PM**

Elected Officials Present

Shirley Groover Bryant, Mayor  
Tamara Cornwell, Vice Mayor and Commissioner-at-Large 2  
Alan Zirkelbach, Commissioner-at-Large 1  
Mary Lancaster, Commissioner, Ward 1  
Tambra Varnadore, Commissioner, Ward 2  
Brian Williams, Commissioner, Ward 3

Staff Present:

Mark Barnebey, City Attorney  
Jim Freeman, City Clerk  
Tom McCollum, Interim City Planner  
Allen Tusing, Public Works Director  
Diane Ponder, Deputy Clerk-Administration

Mayor Bryant called the meeting to order at 4:32 pm, followed by a Moment of Silence and Pledge of Allegiance.

1. DISCUSSION: 2030 COMP PLAN

Review of the Comp Plan continued from the April 12, 2010 Commission workshop meeting.

Policy 1.2.4: Commissioner Williams questioned the policy since the CRA Board recently excluded sidewalks from the CRA enhancement grant program. Mr. McCollum confirmed that the Comp Plan does allow for the construction of sidewalks in the CRA District, with the improvements paid by the CRA.

Definitions: The Mobile Homes definition was removed because the future land use category for mobile home parks has been removed from the Comp Plan and all mobile home parks are listed at 10 dwelling units per acre and are considered residential. They have been cross-referenced back to say that existing mobile home parks are allowable in the RES10 future land use category.

Definitions: Recreational Resort: Commissioner Williams opined that the number of units per acre should be more than the currently listed 10 units per acre. Commissioner Zirkelbach agreed, because it allows for flexibility, further opining the Zoning Code should be where the density is addressed. Mr. McCollum stated the number is an average. Commissioners Varnadore, Cornwell and Lancaster were not supportive of an increase in the total units per acre.

Referring to accessory land uses listed in the definition, Mr. McCollum opined that “an accessory land use may be allowed...” would be sufficient, and then allow the Zoning Code to govern allowable uses on a case-by-case basis. Attorney Barnebey stated that currently definitions are not consistent with policies and that is why they have been moved into the policies. He agreed with Mr. McCollum that the broader language is better, and they should be defined in the Land Development Code that will be created.

Definition: Commercial Core FAR of 10 was discussed; Palmetto is the lowest in the area and it was set at 10 to allow for mixed use, to include parking and residential in a commercial building. Height restrictions can be established in the Zoning Code. Commissioners Zirkelbach, Lancaster and Cornwell were in favor of leaving the Commercial Core FAR at 10. Mr. McCollum noted that the Plan does not currently allow for mixed use buildings in the downtown core. Commission directed him to develop proposed language to allow the use in the category.

Referring to uses included in the General Commercial Core, Commissioner Varnadore opined that the Comp Plan will automatically be wrong because of existing businesses. Mayor Bryant stated that internal corrections for communication between the department signing off on business tax licenses must be developed and implemented. Mr. McCollum agreed, stating that a

clear policy on how the process should work, along with appropriate approval acknowledgments will correct any license issuance deficiency. Mr. McCollum stated that referenced uses should be more generic; he would prefer the Comp Plan not be as specific as the Zoning Code. He suggested removing specific uses in the Comp Plan.

Policy 1.4.4: Referencing the Land Development Code, Mr. McCollum suggested that wherever the term has been used in the document, that it be deleted and substituted with language to reference the City zoning regulations. Attorney Barnebey recommended that Land Development Code be redefined to the City zoning regulations currently in effect or what is currently defined in the land development codes. The definition will be added to the definition section of the Comp Plan.

Policy 1.9.2: Attorney Barnebey confirmed that if a project is compatible and meets the other policies of the Comp Plan and Code, it can't be denied; if justifiable reasons to deny the project are found, Commission can deny a project. He suggested that the City's policies regarding compatibility could be reviewed and strengthened, if necessary, as they can be used as a basis for denial of a project.

Policy 1.10.3: Amended to read..."encourage appropriate bicycle parking." The date will be amended to December 31, 2011.

Regarding the term Future Land Use, Attorney Barnebey stated it is not necessary to define the term; however, he and Mr. McCollum will develop a definition. He also stated Table 1-1 is a summary of existing policies.

Discussion ensued on amending 10 FAR and 45 du/Gross Acre to 8 FAR and 40 du/Gross Acre. There was no consensus to amend the current policy.

## CHAPTER 2

Policy 2.8.4: Discussion ensued on the "special priority" language. Attorney Barnebey stated this is an existing policy in the Comp Plan. It was consensus of Commission to change shall to "may".

Discussion ensued on the level of service standards (LOS) contained in the Comp Plan draft and the detriment it poses to any development along 8th Avenue. Attorney Barnebey opined the LOS Standard can't be deleted, per se because it is a State requirement, but the City can look at setting urban redevelopment areas on State streets. He and Mr. McCollum will look at Chapter 360 and bring back a recommendation to repair the LOS language where possible in the Comp Plan.

Policy 2.8.1: Mr. McCollum stated that if the Commission wished to convert the residential area fronting 10th Street west of 14th Avenue to commercial, it would require a Comp Plan future Land Use Map amendment.

## CHAPTER 3

Regarding density bonuses, Mr. McCollum stated density bonus references were in the document when prepared, but he will look at all the bonuses, given the fact residential densities in most land use categories have been increased.

Policy 3.9.2: Mr. McCollum confirmed that in the current land development regulations there is no particular place where farm worker housing is permitted or not permitted. Mr. McCollum will be provided the State statute that governs this type of housing. Mayor Bryant stated the business tax license approval checklist will also assist with consistency in this area.

Objective 3.8: Inquiry was made how it will be enforced. Discussion will be held at the next meeting scheduled to review the Comp Plan.

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Another workshop meeting will be scheduled to complete the review of the Comp Plan for transmittal approval at the May 17, 2010 meeting.

Meeting adjourned at 6:05 pm

Minutes approved:

*James R. Freeman*

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City Clerk