

**PALMETTO CITY COMMISSION
WORKSHOP AGENDA
MAY 3, 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 (entered at 5:20 pm)
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 the Pledge of Allegiance.

PROCLAMATION: Commissioner Lancaster read a proclamation declaring the week of May 9 – May 15, 2010 as Law Enforcement Appreciation Week. The proclamation was accepted by Chief Garry Lowe and some members of the Police Department.

Chief Lowe introduced new K-9 Unit Arek.

1) DISCUSSION: 2030 COMP PLAN

Mr. McCollum referred to his memorandum that was provided with revised language as requested for the Future Land Use Element (FLUM) and Recreational Resort definitions and the Commercial Core (COMC) and General Commercial (GCOM) designations, and comments regarding a Mobility Fee Methodology Study in the event the City abolishes the Level of Service (LOS) requirements, as well as a new listing of compliance dates. Mr. McCollum also stated he has also looked at Floor Area Ratios (FAR) for heavy commercial and light industrial from surrounding communities, which he can discuss.

Mobility Fee Study: Attorney Barnebey read a portion of Florida Statute 163.3180(5)(b) pertaining to transportation concurrency exception areas (TCEA). If the language is interpreted as written, it appears that the City is a dense urban land area (DULA) and would automatically be considered a TCEA. Discussion ensued on the county's role in the matter, as well as potential impacts on state funding opportunities. Attorney Barnebey stated he would have a recommendation on the Mobility Fee Study before the May 17, 2010, 2030 Comp Plan transmittal public hearing.

Recreational Resort: Accessory uses was amended to read "accessory land uses" in the definition.

Discussion ensued on the prohibition of mobile homes, pop-up trailers, tents, and conversion vans in the definition. It was suggested that the prohibiting language should not be included, which would allow Commission to make the decision on whether or not that particular type of recreation would be allowed in any particular project. Mr. McCollum suggested that the uses may be considered in special areas designated for those uses. Commissioners Lancaster and Cornwell did not support removing the prohibition. The revised proposed language will move forward as presented.

Compliance Dates Listing: Mr. McCollum will prioritize the tasks that were proposed with a 2011 completion date and provide a wider variety of dates by the next meeting.

Providing for the Housing Needs of the City's Residents

Objective 3.8: The objective was amended by changing "allocate" to "designate". Attorney Barnebey and Mr. McCollum discussed how the policies that follow the objective will designate densities and create more affordable housing.

Farm Worker Housing

A general discussion of the topic was held. Staff suggested that the creation of a policy to implement better intergovernmental cooperation may be a tool in addressing known and future issues to better provide safe housing. Additionally, tools such as State requirements, City occupational licenses and City code enforcement can be used to ensure that farm worker housing is properly identified and established in permissible areas (RM6), and to monitor the safe and sanitary condition of the housing. Attorney Barnebey suggested that the objectives and policies contained in the Comprehensive Plan are sufficiently detailed, that the enforcement focus should be in the Land Development Code and Code of Ordinances. Staff will work to develop policies that more clearly protect all residents and children living in the City.

Section 4

Objective 4.1 Delete the word "all" and create language to reflect that the City will strive to provide sanitary sewer services as budget permits.

Section 6

Policy 6.4.2 Move the date forward to 2012 or 2013 Mr. Tusing cited the new Palmetto Elementary School and the ball fields as examples of shared stormwater systems.

Meeting adjourned at 6:00 pm.

Minutes approved: July 19, 2010

James R. Freeman

James R. Freeman
City Clerk