

**PALMETTO CITY COMMISSION
WORKSHOP MEETING
MAY 17, 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
Tambra Varnadore, Commissioner, Ward 2
Brian Williams, Commissioner, Ward 3

Elected Officials Absent:

Mary Lancaster, Commissioner, Ward 1

Staff Present:

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

Mayor Bryant called the meeting to order at 4:36, followed by a Moment of Silence and the Pledge of Allegiance.



1. PRESENTATION FOR POSSIBLE SPECIAL FUNCTION PERMIT

Mr. Freeman requested permission to add a Noise Exception Permit from Bradenton Yacht Club to add to the 7:00 Consent Agenda. Commission agreed to the addition.

Joe Pickett, Manatee County Sports Commissioner, spoke to Commission about the possibility of the City participating in the Cabella's Sporting Goods organization's Speckled Trout Trail fishing event scheduled for May 7-8, 2011, to be held at Riverside West Park and the boat ramp. Set up for the event will be Friday night and will involve a motor home, two travel trailers and several pop-up tents for vendors. The proposed event will be the only tour in Florida. Commission voiced interest in the event, but voiced concerns regarding some possible issues. Mr. Burton was assigned to follow up with Mr. Pickett regarding the event. Additional information will be presented at the next Commission workshop meeting



2. DISCUSSION: 2030 COMP PLAN

Mr. McCollum informed Commission that the First Baptist Church is requesting that the City amend the Future Land Use category from Public Use to Commercial Core on small parcels in the northwest corner of their property. This re-designation will properly designate all the church property east of 11th Ave. W. to a single designation. A Public Use designation is not appropriate for a church.

Mr. McCollum displayed graphic sketches showing a FAR of .25 (normal single-family structure on single-family lot) a FAR of 1 and a FAR of 5. Commission discussed how a FAR of 8 with height restriction and parking underneath that would be free, could possibly look.

Mr. McCollum referred to two projects in the City: 1) Bel Mare is 15 stories, with a height of 187 feet and a density of 20; and 2) Regatta Point Condominiums is 6 stories, with a height of approximately 77 feet at the roof. Discussion ensued on how a FAR is calculated on the entire piece of property, and the fact the property can only be used once in the calculation.

Discussion ensued on the proposed FAR of 10 and 45 dwelling units per acre density in the Commercial Core, which includes the recognized historic district of the City, and the proposed General Commercial density. Mr. McCollum referred to Policy 1.5.1, which requires that the City

shall adopt an historic preservation ordinance. Discussion occurred on the possibility of formally establishing an historic district within the City.

In order to transmit a Comprehensive Plan that can be unanimously supported by Commission, Commissioner Zirkelbach suggested the following compromise:

Commercial Core:	7 FAR and 35 dwelling units per gross acre
General Commercial:	3 FAR with 10 dwelling units per gross acre
Heavy Commercial/Industrial:	1 FAR with a maximum 50 foot height (established May 10 th)
Urban Planning:	10 FAR with 45 gross dwelling units (unchanged from current levels)

Attorney Barnebey confirmed that the Downtown Design Guidelines provide an override to the density and intensity limitations in the rest of the Zoning Code. He also confirmed that Policy 1.9.2 was amended May 10, 2010 to include a maximum height restriction of 50 feet, after which Commission will have to approve the additional height. He recommended that from a legal standpoint, maximum height restrictions be placed in the Zoning Code rather than the Comprehensive Plan.

Mr. McCollum was asked to provide a worst case scenario graphic sketch of how a of a project would appear on the property along Riverside Dr. from 8th Ave. to 10th Ave. using a FAR of 7 with a height no higher than the existing condominiums.

Mr. McCollum distributed Proposed Objective 1.14 titled Compatibility. After discussion, Commission made the following amendments:

Objective 1.14: Include an explanation of what constitutes a "small town atmosphere".

Policy 1.14.5: The City shall encourage use of planned development and/or redevelopment of large, undeveloped tracts to create well designed, livable neighborhoods.

Meeting adjourned at 6:10 pm.

Minutes approved:

James R. Freeman

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City Clerk