

**CITY OF PALMETTO  
CITY COMMISSION WORKSHOP MEETING  
October 20, 2014  
4:30 p.m.-6:00 p.m.**

Elected Officials Present:

Shirley Groover Bryant, Mayor  
Jonathan Davis, Vice Mayor, Commissioner-at-Large 1  
Charles Smith, Commissioner, Ward 3  
Tambra Varnadore, Commissioner Ward 2  
Brian Williams, Commissioner, Ward 3

Elected Officials Absent:

Tamara Cornwell, Commissioner-at-Large 2

Staff Present

Jeff Burton, CRA Director  
Jim Freeman, City Clerk  
Rachel Layton, Interim City Planner  
Scott Rudacille, City Attorney  
Allen Tusing, Public Works Director  
Deanna Roberts, Administrative Assistant

Mayor Bryant called the October 20, 2014 City Commission Workshop meeting to order at 4:30 p.m.

Mayor Bryant announced that the Comprehensive Annual Financial Report (CAFR) Award for the fiscal year ending 2013 will be presented in November, instead of at this meeting as scheduled.

1. ORDINANCE 2014-14 COMPREHENSIVE PLAN AMENDMENTS

This item is also on the 7:00 p.m. agenda for transmittal.

Mayor Bryant confirmed that this document is for transmittal only and not for approval at this time.

Mr. Burton said his additions and deletions are in red and blue. The separate colors are the attorney's comments, and he has so noted.

Mr. Burton informed Commission that the Coastal High Hazard Area (CHHA) has been set on Riverside Drive to align with State law. The City had artificially set it at 4<sup>th</sup> Street, which would limit downtown development.

Commissioner Varnadore asked for a definition of an accessory unit. Mrs. Layton said this is for an in-law suite as a separate structure on the same property. Mr. Tusing explained that it cannot have a kitchen; it must be dependent on the main structure. An accessory unit could be a guest house with no cooking facilities. If it has a kitchen, it is a residential unit and there is only one unit per lot allowed. Garages and sheds are structures, not units. Mrs. Varnadore opined the section needed more clarification. Mr. Burton suggested a zoning change and a comp plan change.

Mrs. Varnadore informed Mr. Burton that there is a formatting problem on page 9 under Multimodal, F and G. Mr. Burton said he took the multimodal definition from FDOT and the MPO and included it in definitions, in total. It gives the City options to use in the future land use areas.

Mr. Williams asked about the TIF definition on page 9. He said it is now referred to as revenues. He suggested adding a parenthesis to add the new definition.

Mrs. Varnadore asked about "small town atmosphere." Mr. Burton said that will stay in the comp plan.

Mrs. Varnadore asked how a non-conformity could be cleared up in 180 days. Mr. Burton explained that if a non-conforming use ceases for more than 180 consecutive days, subsequent use shall conform to the use of the district in which it is located. He believes the time frame has been doubled, but he will check. He explained that this section refers to "use" only.

Mr. Tusing elaborated, saying the second paragraph states that you cannot add to a building to make it more non-conforming. You are stuck with what you have. Further, the building and zoning code says if a building is damaged more than 51 percent, you can't build it back. This is the only way to get rid of non-conformities.

Mr. Smith asked if it would be the same for mobile home parks; if a hurricane came, would they have to comply with the new code. Mr. Tusing confirmed they would then have to have certain size lots, be elevated and comply with spacing. Mr. Rudacille added this would also apply to condominiums.

Mrs. Varnadore referred to Policy 1.2.5 of the City Comp Plan. She asked if this is a guide, suggestion or a rule. Mr. Burton said this document is a code, written in the form of guidelines, which makes it hard for the planner to do a plan review. The CRA has a document, not yet approved, which is written like a code. The CRA document incentivizes what the City would like from a developer. It is easier to incentivize than to regulate, and now code enforcement compliance is tied to the CRA payments. He said in the downtown area, developers may bypass the City's regulatory document and use the CRA document.

Commissioner Williams opined that wherever you say Downtown Commercial, you need to add "Area". Mr. Burton agreed that would be appropriate. Mr. Williams asked if that needed to be added to definitions. Mr. Burton said that it is defined in the future land use, and he will be coming back to discuss the downtown commercial future land use area.

Mr. Williams asked if any density numbers had changed. Mr. Burton explained that the City has to be careful about reducing the numbers due to the Bert Harris Act. He is currently proposing to shrink the downtown area, keeping property rights exactly as they are. The City would continue to have General Commercial, but also have Urban Commercial on 8<sup>th</sup> Avenue. Owners on the southern portion of 8<sup>th</sup> Avenue are considered downtown, and we can't change the values they have. We want it to be more of a vehicular type of use, so we are creating a new future land use for 8<sup>th</sup> Avenue that has the characteristics of General Commercial, but has land values currently assigned to them in downtown. We want to tighten up the downtown and make it smaller. It could be expanded in the future. This will come back to Commission in a map change, and you can decide then where the downtown is.

Mr. Williams asked if the Accord is still a document. He said he has not had a Joint Planning Commission meeting in a long time. He asked if we can we get updates from the County. Mr. Rudacille said the City has complied with the Accord in the annexations it has done.

Mr. Williams discussed Public Boat Ramps on page 79. The consensus was to leave the boat ramp name at Riverside Park Boat Ramp.

Commissioner Smith opined the boat ramp parking sign should be changed from "deputy sheriff parking" to "law enforcement parking."

## 2. ORDINANCE 2014-07 OUTDOOR EATING AND DRINKING ESTABLISHMENTS

Attorney Rudacille commented that the ordinance, as drafted, would add outdoor eating and drinking establishments as a defined use and allowed as a conditional use in certain commercial zoning districts. Provisions related specifically to the use were added.

Commissioner Varnadore asked Mr. Rudacille if this addresses existing businesses. He replied that there is an amortization schedule included [Section 4]. He commented that businesses will be applying for

conditional use, so the Commission can add additional conditions for the particular property, if they feel it is appropriate.

Commissioner Varnadore asked staff for a list of possible stipulations that might apply.

Mr. Rudacille commented there are already existing criteria in the conditional use section of the code. He mentioned the stipulations for the farmworker housing, and Mrs. Varnadore said that is what she is looking for: a consistent list of guidelines for a conditional use that would apply to this ordinance. Mr. Burton recommended going back to previous conditional uses to see some previous stipulations. He opined it would be good for decision making and give the scope of what has been allowed. It would make stipulations consistent across the board from one [applicant] to the next.

Mrs. Varnadore suggested it would be good to have the list prepared before the first applicant comes before Commission. Mr. Tusing said he will work on it and come back with something. Mayor Bryant asked that a list with feasible stipulations be brought back to the next appropriate agenda.

Mr. Freeman informed Commission that the Special Function Permit will come back to a workshop, and he will try to schedule individual meetings with the Commissioners prior to the workshop.

The meeting was adjourned at 5:46 p.m.

Minutes approved: December 1, 2014

*James R. Freeman*

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James R. Freeman  
City Clerk