

MINUTES
CITY COMMISSION/CRA WORKSHOP MEETING
JANUARY 9, 2023
4:30 P.M.

This Commission Meeting was conducted utilizing Communications Media Technology. Some Staff members were present in the Commission Chambers while others were present via the Zoom application to respect the social distancing guidelines.

ELECTED OFFICIALS PRESENT IN CHAMBERS:

Shirley Groover Bryant, Mayor
Tamara Cornwell, Commissioner-at-Large 2 (Joined the meeting at 4:31 pm)
Sheldon Jones, Commissioner-at-Large 1
Sunshine Mathews, Commissioner, Ward 2
Harold Smith, Commissioner, Ward 1 (Joined the meeting at 4:34 pm)
Brian Williams, Commissioner, Ward 3 (Joined the meeting at 4:33 pm)

STAFF PRESENT IN CHAMBERS:

Mark Barnebey, City Attorney
Jim Freeman, City Clerk
Mohammed Rayan, Public Works Director
Scott Tyler, Chief of Police
Cassi Bailey, Assistant City Clerk
Kera Hill, Development Services Supervisor
Penny Johnston, Executive Assistant

STAFF PRESENT ELECTRONICALLY:

Todd Williams, Information Technology (IT) Consultant

Mayor Bryant opened the meeting at 4:30 pm.

1. **COMPREHENSIVE PLAN TEXT AMENDMENTS (B.CORNELIUS/K.HILL/M.BARNEBEY)**

Brad Cornelius, the City's contracted Planner from Wade Trim, stated the purpose of bringing forward amendments to the comprehensive plan text for discussion. This is the first of several that will be coming forward. The purpose was to clean up the details that are listed throughout the comprehensive plan to allow for the most clarity, specifically regarding density. Future land use categories were discussed to ensure staff is going in the direction the Commission envisions for future development. He gave an overview of the specifications for density of each designation. The density between planned community and public was explained. If this is something the Commission wants to move forward with, Mr. Cornelius will work with Mr. Barnebey to create a proposed Ordinance to bring back to the Commission. The comprehensive plan creates a maximum density. They can still be limited by zoning and infrastructure limitations, environmental limitations, and other compatibility limitations.

Commissioner Cornwell questioned what makes the City of Palmetto unique. Mr. Cornelius explained the typical language he sees in other municipalities' comprehensive plans. It is more focused on general compatibility, when looking at near-by densities. They would still be able to limit non-compatible development without having the specific numbers listed for density.

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Commissioner Williams questioned parking in planned development. Mr. Cornelius does not suggest putting specific requirements for parking in the comprehensive plans because they are meant to be broader, but to include it in the zoning regulations and general development plan regulations. Mr. Barnebey discussed code requirements for parking, which is currently 2 spaces/per unit. If someone wants to go below that, they will have to ask for a variance. Commissioner Williams wants to ensure there is a minimum established for parking.

Commissioner Jones asked about the coastal high hazard area. Mr. Cornelius responded that the language they have before them doesn't impact it, because they aren't changing the density there. Mr. Cornelius spoke on the downtown commercial core. The current density is 10 units/acre. None of this changes that. Mr. Cornelius spoke on the process of moving forward with these amendments. He also explained the expedited amendment process.

Commissioner Smith questioned if this plan is comparable to the County's. Mr. Barnebey responded that it is comparable to the County and the City of Bradenton. Mr. Barnebey noted that he has never seen language like the one in our current plan. Most are similar to the language being proposed. Mr. Cornelius agreed. Commissioner Smith opined that anything being built in the City should have visitor parking or at least 2 spaces/unit.

Commissioner Williams asked for the maximum number of dwelling units that can go on an acre including any density bonuses. Mr. Cornelius responded that the maximum is 45 units/acre. The zoning under Planned Development Housing, PDH, is at 16 units/acre. Mr. Barnebey noted that the comprehensive plan amendments they are discussing, will clean up some of that language. Planned Community vs. Planned Development specifications were clarified.

Commissioner Cornwell questioned where RES-6 is defined. The maximum density of 6 dwelling units/acre. Mr. Barnebey clarified the language is consistent throughout, he just provided an example of the RES-4 in the document. Mr. Barnebey went on to explain the density restrictions when discussing floor area ratio, FAR, which only applies to non-residential. It was noted that height is still regulated by zoning.

Commissioner Williams asked if there is a flow chart that can be created to show these different scenarios. Mr. Barnebey and Mr. Cornelius agreed to create a document for the Commissioners that will help clarify.

Mr. Freeman asked for clarification on the planned development mixed use, PDMU, density limitations. Mr. Cornelius responded that the maximum density under PDMU is 10 units/acre. He also noted that the comprehensive plan takes precedence over your zoning when there is a disconnect. However, it makes it difficult in practice and application. There is more work that needs to be done on the zoning side in addition to the comprehensive plan side. A draft eluding to these discussions is in the works.

Commissioner Cornwell mentioned the Harris act and the control the CRA and City have as property owners. She reiterated her desire to set restrictions on future development, specifically in residential areas. She does not want to have a 20-story building in the middle of a residential neighborhood.

Commissioner Smith opined that they need to be careful when putting restrictions on height.

2. ORDINANCE 2023-01; SMALL SCALE AREA PLAN AMENDMENT OF THE COMPREHENSIVE PLAN MAP FOR A PORTION OF THE OLD PALMETTO ELEMENTARY SCHOOL SITE FROM PUBLIC TO PLANNED COMMUNITY (B.CORNELIUS/K.HILL/M.BARNEBEY)

Mr. Cornerlius discussed the old Palmetto Elementary School site and changing it from public land use to a planned community classification. Mr. Barnebey stated that changing it to planned community makes the most sense and allows for the most flexibility for future developers.

Commissioner Williams questioned how the current residential area nearby would fit into the proposed plan. Mr. Barnebey responded that they would have to decide if a future site plan was compatible with the neighboring areas. Commissioner Williams also asked if they can restrict the timeframe one would have to begin construction in the comprehensive plan. Mr. Freeman reminded the Commission that they can put whatever conditions they want on the properties the City owns. These specifications can be spelled out in the solicitations.

Commissioner Cornwell asked for clarification on the future land use map, which was included in the Agenda. It was explained that the map they have before them is the future land use map. It does not reflect existing property that is there. The purpose of the future land use map is to show the vision for the future in those areas. They also clarified that the map that is included is the current future land use map. They are proposing a change to the old Palmetto Elementary school site, from public to planned community. The proposed map was not included. Mr. Cornelius will include a current future land use map, a proposed future land use map, and an existing land use map on the next Agenda. Mr. Cornelius also reiterated that the height is regulated through zoning, which is a maximum 5 stories.

Commissioner Williams began to question the color coding of a different property on the map. Mr. Barnebey clarified that they are only discussing the change to the old Palmetto Elementary school site at this time. They will be bringing forward other proposed changes in the near future.

Mayor Bryant adjourned the meeting at 5:29 pm.

MINUTES APPROVED: JANUARY 23, 2023

JAMES R. FREEMAN

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CITY CLERK