

**ORDINANCE NO. 2023-05**

**AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA APPROVING TEXT AMENDMENTS TO APPENDIX “B” (THE ZONING CODE) OF THE CITY OF PALMETTO CODE OF ORDINANCES AMENDING CHAPTER 8 ESTABLISHING REQUIREMENTS RELATING TO VARIOUS DEVELOPMENT PLANS; AMENDING CHAPTER 9 REGARDING REQUIREMENTS RELATING TO PLANNED DEVELOPMENTS GENERALLY; AMENDING CHAPTER 10 TO IDENTIFY AND BROADEN THE APPLICATION OF PLANNED DEVELOPMENT CATEGORIES AND AMENDING THE REQUIRMENTS FOR PLANNED DEVELOPMENT PROJECTS; FINDING THIS REQUEST TO BE CONSISTENT WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City Commission of Palmetto, Florida, has been given authority by the State of Florida pursuant to Chapter 163, Florida Statutes, to adopt, amend and update the land development regulations of the City of Palmetto Code of Ordinances; and

**WHEREAS**, the City Commission desires to clarify and amend provisions regulating and relating to various development plan requirements and provisions regulating and relating to planned developments; and

**WHEREAS**, the Planning and Zoning Board, sitting as the Local Planning Agency, did hold a duly noticed public hearing on February 20, 2024, to consider said amendments to the Code of Ordinances; and

**WHEREAS**, after holding the required public hearings and considering all information provided, the City Commission adopts text amendments to Appendix B of the Palmetto Code of Ordinances.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF PALMETTO, FLORIDA, AS FOLLOWS:**

**Section 1:** The above “Whereas” clauses are hereby adopted and incorporated herein.

**Section 2:** Chapters 8, 9 and 10 of the Appendix “B” of the City of Palmetto Code of Ordinances shall be amended in their entirety as shown in Exhibit “A,” attached hereto and incorporated herein by reference.

**Section 3:** All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

**Section 4:** That if any section, sentence, clause, or phrase of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this ordinance.

**Section 5:** Upon becoming effective, the City Clerk is hereby directed to provide for codification of the text changes as provided herein.

**Section 6:** This Ordinance shall become effective upon the execution by the Mayor, or if disapproval occurs, upon reconsideration by the City Commission and the passing of the Ordinance by at least four (4) votes.

**PASSED AND DULY ADOPTED**, by the City Commission, in open session, with a quorum present and voting, this 4<sup>th</sup> day of March, 2024.

First Reading: 1/8/24

Publication: 1/17/24

Second Reading and Public Hearings: 2/26/24 + 3/4/24

CITY OF PALMETTO, FLORIDA, BY AND THROUGH THE CITY COMMISSION OF THE CITY OF PALMETTO

By: Shirley Groover Bryant  
SHIRLEY GROOVER BRYANT, MAYOR

ATTEST: James R. Freeman, City Clerk

By: James R. Freeman  
City Clerk/Deputy Clerk

## EXHIBIT "A"

### City of Palmetto, Code of Ordinances

#### ARTICLE VIII. DEVELOPMENT PLAN REQUIREMENTS

**Sec. 8.1.** All development projects shall be required to obtain development plan approval unless otherwise provided by this Code. Requirements are set forth as follows:

- (a) Conceptual Development Plan may be submitted for a project within the Planned Development zoning category.
- (b) General Development Plan is required for all nonresidential development and all multifamily development.
- (c) Final Development Plan is required:
  - (5) Prior to the application for a Building Permit,
  - (6) Prior to the establishment or expansion of a Conditional Use,
  - (7) Prior to the establishment, expansion, or change of any use, activity, or structure, pursuant to the provisions of this Code.

The applicant may elect to not submit a Conceptual Development Plan and submit a General Development Plan if the General Development Plan contains all of the requirements of the Conceptual Development Plan.

#### **Sec. 8.2. Conceptual Development Plan Requirements.**

- (a) *Conceptual development review.*
  - 1. *Preapplication conference.* Prior to submitting an application for Conceptual Site Plan, a preapplication conference is required with the City's Public Works Director and any additional city staff that the Director deems appropriate. The purpose of this meeting shall be to discuss informally the minimum requirements and design standards as well as to discuss existing or proposed developments which may affect or be affected by the proposed project. For the purpose of such discussions, it is advised that the applicant have a sketch plan indicating the proposed project area, its relationship to the surrounding area, and its general development scheme. Formal application or filing of a plan is not required for the preapplication conference.
  - 2. *Conceptual development requirements.* Following the preapplication conference, an applicant wishing to undertake a project shall file an application with the City Public Works Department which includes five (5) copies of the conceptual development plan and an electronic version.

The application will include:

- a. The title of the project and the names of the professional project planner and the developer;
- b. Scale, date, north arrow, and general location map;
- c. Boundaries of the property involved, all existing streets, buildings, watercourses, easements, section lines, and other existing important physical features in and adjoining the project.
- d. Show the locations and the acreages of each component thereof of the different uses proposed by dwelling types, open space designation, recreational facilities, commercial uses, and other permitted uses, and off-street parking and off-street loading locations;
- e. Plan showing access and traffic flow and how vehicular traffic will be separated from pedestrian and other types of traffic;
- f. Tabulations of total gross acreage in the development and the percentage thereof proposed to be devoted to the several dwelling types, other permitted uses, recreational facilities, open spaces, streets, parks, schools, and other reservations. Tabulations of projected density by dwelling types shall also be submitted. Gross residential density shall be computed by deducting gross acreage used for nonresidential purposes other than open space or recreation uses;
- g. Environmental and community facilities impact statement as required by the City Commission including, but not limited to, water, sewer, drainage, transportation, air quality, water quality, wetlands, woodlands, wildlife, and community appearance describing the nature, location, extent and duration of the impact, alternative actions available, and means of mitigating or preventing any adverse impact. All community facilities impacts shall be quantified and all pollution impacts shall be quantitatively compared with applicable standards and guidelines unless determined by the City Commission to be insignificant;
- h. Proposed development schedule showing the approximate starting and completion dates for the entire project and any phases thereof, together with appropriate identification of such phases;
- i. Current aerial photographs of the site at a scale of one (1) inch equals two hundred (200) feet or larger showing all property boundaries and adjacent land within one thousand (1,000) feet of the project boundaries; and
- j. Such additional information as the city planning department may reasonably require.

**Sec. 8.3. General Development Plan requirements.**

- a. *Authorization to submit and timeframe for submittal.* For planned development projects the approval of a conceptual development plan shall constitute authority for the applicant to submit a General Development Plan. After receiving such approval the applicant will, within three (3) years of authorization, submit a General Development Plan, unless an extension is granted by the City Commission. The applicant shall submit five (5) copies of the General Development Plan to the City Public Works Department and an electronic version. Such plans shall be prepared in substantial accordance with any approved conceptual development plan with all conditions as may have been adopted by the City Commission, and in accordance with the provisions of this article. If no conceptual plan is required for the project, ten (10) copies of the General Development Plan are likewise required for submission to the Public Works Department.

Any such extension for submittal of the General Development Plan shall not exceed one (1) year. No more than two (2) one-year extensions may be granted.

The failure on the part of the petitioner to meet this requirement and, if applicable, any approved extensions, shall automatically terminate the Conceptual Development Plan approval.

- b. *General Development Plan requirements.*

(1) *General information:*

- a. Name of project or subdivision.
- b. Section, township and range in which project or subdivision is located.
- c. Vicinity map of not less than one (1) inch equals one (1) mile.
- d. Legal description of project or subdivision.
- e. Proof of ownership of property (i.e., warranty deed).
- f. North point, legend, and scale (not less than one (1) inch equals fifty (50) feet).
- g. Total gross and net acreage of the site.
- h. Gross residential density, if applicable.
- i. Non-residential gross floor area and the floor area ratio.
- j. Maximum height, which shall not exceed fifteen (15) stories or one- hundred and sixty-five (165) feet, whichever is less.

- k. Development schedule, including initiation and completion dates for all phases of development, recreation facilities, common areas, street and utility system.

(2) *Existing conditions:*

- a. Existing zoning, land use plan designation, and development on-site and on property adjacent to the site.
- b. Names and locations of all adjacent subdivisions.
- c. Name, location, and width of all platted rights-of-way, alleys, and existing streets within and/or adjacent to the site.
- d. Location and size of all sewer lines, water lines, and drainage facilities within and adjacent to the site.
- e. Location and width of all easements for utilities and drainage within and/or adjacent to the site.
- f. Topographic contours at vertical intervals of no longer than one (1) foot.
- g. Approximate location, size and type of trees, water bodies, and other natural significant features.

(3) *Design:*

- a. Numeric designation, location and width of proposed streets and their required rights-of-way.
- b. Location, width and intended use of proposed utility easements.
- c. Location and dimensions of all proposed lots.
- d. Proposed land elevations.
- e. Location, purpose, dimensions and general description of common open space, parks, and recreational facilities.

(4) *Improvements:*

- a. Location and dimensions of proposed utilities (sewer and water).
- b. Location and dimensions of proposed drainage facilities.
- c. Location of all proposed fire hydrants.

- d. Location and dimensions of proposed streets and sidewalks.
- e. If desired by the applicant or required by the Director, building elevations for nonresidential or multifamily residential usage.

(5) *Additional provisions.* The General Development Plan may serve as the preliminary plat if subdivision is required for the subject property and all information required for a preliminary plat are shown on the plans.

**Sec. 8.4. General Development Review Criteria.**

Every General Development Plan shall be evaluated based upon the following criteria:

- (a) Whether the plan meets the requirements of the City Code or Ordinances;
- (b) Whether the proposed development is consistent with the comprehensive plan;
- (c) Whether the proposed development is consistent with prior applicable Conceptual Plan approvals; and
- (d) Whether the proposed development meets the level of service standards adopted in the comprehensive plan.

**Sec. 8.5. Final Development Plan.**

- (a) *Authorization to submit and timeframe for submittal.* The approval of a General Development Plan shall constitute authority for the applicant to submit a Final Development Plan. Within three (3) years of authorization to submit a Final Development Plan, unless a one year extension is granted by the City Commission, applicant shall submit ten (10) copies of the Final Development Plan prepared in substantial accordance with the approved General Development Plan with all conditions as may have been adopted by the City Commission, and in accordance with the provisions of this article. No more than two (2) one-year extensions may be granted.

The failure on the part of the petitioner to meet this requirement and, if applicable, any approved extensions, shall automatically terminate the General Development Plan approval.

**Sec. 8.6. Final Development Plan Review Criteria.**

Every Final Development Plan shall be evaluated based upon the following criteria, in addition to the criteria for General Development Plan approval:

- (a) Whether the plan meets the requirements of the City Code or Ordinances;
- (b) Whether the proposed development is consistent with the comprehensive plan;

- (c) Whether the proposed development is consistent with prior applicable plan approvals; and
- (d) Whether the proposed development meets the level of service standards adopted in the comprehensive plan.

**Sec. 8.7. Implementation.**

No clearance, building permit or any other permit shall be issued for a development until the conditions and requirements for obtaining such permits have been met.

**Sec. 8.8. Changes in approved development plans except for Planned Development Projects.**

The City Commission may approve any modification of an approved development plan, if the amendment is consistent with all applicable regulations in effect at the time of the amendment. For Planned Developments, amendments shall be reviewed in accordance with the requirements of Section 9.10 of this Code.

**City of Palmetto, Code of Ordinances**

**ARTICLE IX. PLANNED DEVELOPMENT GENERAL REQUIREMENTS**

**Sec. 9.1. Intent and purpose.**

- (a) Planned development districts are intended to be established for: specialized purposes, where a proposed project warrants greater flexibility than a standard district provides; when the Comprehensive Plan requires a planned development review process; or when the ability to attach conditions to a site plan is warranted.
- (b) Planned development may be used as a means to permit developments when the innovative use of buffering and modern design techniques to mitigate the external impacts of development and create a superior physical environment. Through the utilization of a planned district, the City Commission may allow identified use types, provide for the safe, efficient, convenient, harmonious groupings of structures, uses, facilities, and support uses; for appropriate relationships of space, inside and outside buildings, for intended uses; for preservation of desirable natural features; and minimum disturbance of natural topography.
- (c) Within Planned Development Districts, regulations are intended to accomplish the purposes of zoning and other applicable regulations to an equivalent or higher degree than where such regulations are intended to control unscheduled development on individual lots; to promote economical and efficient land use; improve levels of amenities for harmonious, creative design, a better living environment, and conservation of environmentally sensitive lands and other City amenities.

**Sec. 9.2 Relation to the comprehensive plan or other applicable regulations.**

The proposed plans shall be consistent with the City of Palmetto Comprehensive Plan provisions and any specific requirements of the City of Palmetto Comprehensive Plan may not be modified by specific approval. Comprehensive Plan requirements include the following:

- (a) Future Land Use Map. Planned Development (PD) zoning districts are allowed within all Comprehensive Plan Future Land Use Map categories. The proposed PD zoning district shall be consistent with the Comprehensive Plan, provided however, a PD zoning district greater than 10 acres in size shall be located only in the Planned Community Future Land Use category.
- (b) Density/Intensity. Density and/or intensity shall not exceed maximums established in the Comprehensive Plan. Densities/intensities shall be established after consideration of the Comprehensive Plan policies.

Planned developments shall meet the requirements of all other sections of this code, including, but not limited to, parking, landscaping, and open space requirements, as well as the subdivision and other city codes as applicable.

**Sec. 9.3. Application Requirements.**

In addition to any requirements provided herein, the application shall be in the form and information as prescribed by the Public Works Director.

**Sec. 9.4. Unified ownership control.**

All land included for purpose of development as a Planned Development shall be under the legal control of the applicant, whether that applicant be an individual, partnership, or corporation or group of individuals, partnerships, or corporations. Applicants requesting rezoning to Planned Development shall present firm evidence of unified control of the entire area within the proposed Planned Development together with a certificate of apparent ownership and encumbrance with the opinion of a Florida licensed attorney representing the developer establishing that the developer has the unrestricted right to impose all of the covenants and conditions upon the land as are contemplated by the provisions of these regulations. As part of the application process, the applicant shall state, in writing, its agreement to:

- (c) Proceed with the proposed development according to the provisions of these zoning regulations and such conditions as may be attached to the Planned Development plan;
- (d) Provide agreements, contracts, deed restrictions, and sureties acceptable to the City Commission for completion of the development according to the approved plans, and maintenance of such areas, functions and facilities are not to be provided, operated, or maintained at public expense; and
- (e) Bind their successors in title to any commitments made under (a) and (b) preceding.

All such agreements and evidence of unified control shall be examined by the city attorney and no Planning Development shall be approved without a certification by the attorney for the applicant that such agreements and evidence of unified control meet the requirements of these zoning regulations.

**Sec. 9.5. Planning and Zoning Board review and City Commission review.**

After receipt of a complete application and review by the Public Works Director, the Public Works Director shall schedule for the Planning and Zoning Board to hold a public hearing to discuss the zoning and the plan.

- (b) *Planning and Zoning Board review.* The Planning and Zoning Board shall review the application and make its recommendations to the City Commission within thirty (30) days of the close of the public hearing unless additional time is agreed to by the Applicant. Such recommendation:

- (1) May be for approval;
  - (2) May be for approval, but with any modifications or revisions through conditions necessary to ensure code compliance of the application; or
  - (3) May be for denial of the application.
- (c) *City Commission review.* The Public Works Director shall schedule for the City Commission to review the application and the findings and recommendations of the Planning and Zoning Board within sixty (60) days after receipt of the Planning and Zoning Board recommendation, unless additional time is agreed to by the Applicant. The City Commission shall approve, approve with modifications or revisions through conditions necessary to ensure code compliance of the project, or deny the application. If the application is denied, the City Attorney shall prepare a written final order of denial for action by the City Commission.

### **Sec. 9.6. Planned Development Review Criteria.**

Development Plans shall be reviewed for compliance with the following criteria in the staff review of the development plan and the consideration of the site plan by the Planning and Zoning Board and City Commission.

- (a) **Physical Characteristics of the Site; Relation to Surrounding Property.** The tract shall be suitable, or it shall be possible to make the tract suitable, for development in a manner proposed without hazard to persons or property, on or off the tract.
- (b) **Relation to Public Utilities, Facilities and Services.** Planned Development shall be located in relation to transportation systems, sanitary sewers, emergency services, schools, public safety, water lines, storm and surface drainage systems and other utilities systems and installations to ensure that services can reasonably be expected to be available at the time of occupancy.
- (c) **Relation to Major Transportation Facilities.** A Planned Development, where appropriate because of the size or intensity of proposed districts, shall be so located with respect to expressways, arterial and collector streets or mass transit facilities, and shall be so designed, as to provide access to and from such districts without creating excessive traffic along minor streets in residential neighborhoods outside the district.
- (d) **Compatibility.** Development plans for a Planned Development shall be designed so as to minimize the negative effects of external impacts resulting from factors such as traffic, noise or lights. Project control shall be accomplished through such techniques as buffering, architectural design, site design, height limitations, and density or intensity limitations.
- (e) **Transitions.** Development plans for a Planned Development shall be responsive to the character of the area.

- (f) Design Quality. All Planned Development shall be designed in such manner to address all of the criteria as set forth in this section and shall generally be superior in design to conventional development site plans, and consistent with all other factors in this Section. All Planned Developments proposing specific approval of requirements for development under standard zoning district regulations shall be designed so as to be sensitive to the impacts of the specific approval requested. Staff may request an applicant to provide proposed architectural renderings or elevations for proposed non-residential development and multi-family developments. However, for non-residential development and multi-family developments located on properties subject to the design requirements of the City's Downtown Design Code shall provide proposed architectural renderings or elevations to demonstrate compliance with the Downtown Design Code.
- (g) Relationship to Adjacent Property. All Planned Development shall include additional screening, buffering, transitional uses or other design features as necessary to adequately protect existing or probable uses; and shall provide functional and logical linkages to activity centers and circulation facilities on adjacent properties. Such requirements may take into account whether the project is in the urban areas.
- (h) Access. Principal vehicular access points shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular or pedestrian traffic. Merging and turnout lanes, or traffic dividers and extra width of the approach street shall be required where existing or anticipated traffic flows indicate need.

Vehicular access to streets or portions of streets from off-street parking and service areas shall be so combined, limited, located, designed and controlled as to channel traffic from and to such areas conveniently, safely, and in a manner which minimizes traffic friction, and excessive interruptions. Pedestrian access shall, where practical, be separated from vehicular access points.

- (i) Streets, Drives, Parking and Service Areas. Streets, drives, parking and service areas shall provide safe and convenient access to all buildings and general facilities. Commercial and office uses shall be grouped in relation to parking areas so that after visitors arrive by automobile, establishments can be visited with a minimum of internal automotive movements. Facilities and access routes for deliveries, servicing and maintenance shall be located and arranged to prevent interference with pedestrian traffic to the extent permissible.

For all new rights-of-way and private streets in Planned Developments, the following minimum design considerations shall be adequately addressed:

- (1) Safe traffic patterns for vehicular and pedestrian traffic;
- (2) Structural stability of all construction materials;
- (3) Utility distribution, power, sewer, cable, potable water and fire protection routing, location, and sizing;

- (4) Horizontal and vertical sight distances;
- (5) Logical future extension of inter-neighborhood ties; and
- (6) Parking needs of the development.
- (j) Multimodal and Pedestrian Systems. Development plans for Planned Development shall provide internal or external walkways where multimodal or pedestrian circulation requires them.
- (k) Natural and Historic Features, Conservation and Preservation Areas.

Development plans for Planned Development shall be designed to preserve the natural features of the land, such as existing trees and natural topography, and archaeological and historic resources, as much as possible.

- (l) Density/Intensity. Planned Development densities and intensities shall be established after consideration of the Comprehensive Plan criteria and limits, neighborhood compatibility, transitions, and site design. Density and/or intensity shall not exceed maximums established in the Comprehensive Plan.
- (m) Height. Heights of structures in Planned Development shall be determined after review of the nature of area being developed and surrounding land uses to ensure that the proposed development will not create any external impacts that would adversely affect surrounding development, existing or proposed, and shall be subject to Section 9.7 height restrictions.
- (n) Fences and Screening. Fences or vegetative screening at periphery of a Planned Development shall be provided, where appropriate, to protect occupants from undesirable views, lighting, noise or other off-site influence, or to protect occupants of adjoining districts from similar adverse influences.
- (o) Yards and Setbacks. Yard and setback requirements shall be consistent in a Planned Development to promote general health, safety, welfare, design excellence and neighborhood compatibility. All proposed setbacks shall be shown on the Conceptual or General Development Plan or preliminary site plan in either graphic or tabular form.
- (p) Trash and Utility Plant Screens. In the Planned Development, all central refuse, trash and garbage collection containers shall be screened from sight or located in such a manner so as not to be visible from any public area within or adjacent to the Planned Development.
- (q) Signs. Signs in the Planned Development District shall be in accordance with the Code of Ordinances and permitted separately through the Building Department.
- (r) Landscaping. Landscaping shall be equal to or exceed the standards stipulated pursuant to the Code of Ordinances.

(s) Environmental Factors.

(1) Water Conservation. Creative site development concepts shall be used in order to promote water conservation. Water requirements may be reduced by providing for:

- a. The preservation of existing plant communities;
- b. The reestablishment of native plant communities;
- c. Limited amount of lawn grass areas;
- d. The use of site specific plant materials;
- e. The use of shade trees to reduce transpiration rates of lower story plant materials;
- f. Site development that retains stormwater runoff on site;
- g. The use of pervious paving materials;
- h. Site development that addresses the carrying capacity of the land in its present form; and
- i. Other environmentally sensitive site development concepts.

(t) Rights-of-Way and Utility Standards. All improvements shall adhere to the requirements of the City's adopted standards.

(u) Stormwater Management. Stormwater management facilities shall adhere to the requirements of the Southwest Florida Water Management District rules, Code of Ordinances and City's adopted standards.

(v) Consistency with Comprehensive Plan. No Planned Development shall be approved if it is inconsistent with the Comprehensive Plan.

(w) Other Factors. Other factors shall be considered which:

1. Views from designated connector roadways shall be designed to provide an aesthetic appearance;
2. Prohibit visible exterior storage;
3. Prohibit parking and loading areas adjacent to connectors roadway;
4. Provide quality construction material and superior design;

5. Maximize use of buffers and berms; and
6. Otherwise encourage the establishment of high quality projects adjacent to U.S. 41, 8th Avenue West, 10th Avenue West and 10th Street West. In the case of a development plan subject to Board approval (for example, a Conceptual Development Plan or General Development Plan) such factors shall be addressed and considered in the staff review of the site plan and the consideration of the site plan by the Planning and Zoning Board and City Commission.

**Sec. 9.7. Additional Specific Development requirements.**

The purposes of these requirements are to establish a general checklist for the preparation and review of the development plan. The requirements serve to identify the standards from which the proposal shall comply, unless otherwise approved by the City Commission with the development plan.

(a) *Minimum setbacks:*

- (1) Perimeter landscaped setback of thirty-five (35) feet between the walls of all structures and the perimeter of a district.
- (2) For single family residential projects of more than five acres, perimeter landscaped buffer: fifteen (15) feet between the walls of all structures and the perimeter of the district.
- (3) Individual lot setback:
  - a. Front yard setback: Twenty-five (25) feet from right-of-way or edge of roadway in the case of lot adjoining a private drive or roadway.
  - b. Side yard setback: Five (5) feet in all other locations.
  - c. Rear yard setback: Fifteen (15) feet in all other locations.
- (4) Structures over thirty-five (35) feet in height: Additional one (1) foot of setback at ground level for each additional two (2) feet of height.

The minimum setback requirements in 9.7(a)(1), (2), (3), and (4) shall not apply to properties governed by the Downtown Design Code. For those properties, setbacks shall be established by the site plan and approved by City Commission.

- (b) *Height.* Building height in a specific Planned Development district shall be determined after review of the nature of surrounding land uses to ensure that the proposed development will not create any external impacts that would significantly adversely affect surrounding development, existing or proposed. Building height shall not exceed fifteen (15) stories or one-hundred and sixty-five (165) feet, whichever is less.

- (c) *Minimum off-street parking and loading requirements:* Off-street loading shall be located and designed to ensure that it does not encroach on any public or private drive or roadway, and shall meet the requirements of Chapter 28 of the Code of Ordinances.
- (d) *Frontage and accessibility:* Frontage and accessibility for each use shall be from either a public street directly or via an approved private driveway, pedestrian way, court or other area dedicated to public or private use or common element guaranteeing access.
- (e) *Underground utilities:* All utilities, including telephone, television cables, and electrical systems, shall be installed underground. Appurtenances to these systems which require aboveground installation must be screened. Primary facilities providing service to the site of the PD may be excepted.
- (f) *Solid waste containers:* All central refuse, trash and garbage collection containers shall be screened from sight or located in such a manner so as not to be visible from any street within or adjacent to the PD district. Individual garbage containers not exceeding a twenty-gallon capacity are permissible.
- (g) *Minimum common open space and recreation areas:* Twenty-five (25) percent of the gross site acreage shall be delineated as tracts for common open space and recreation areas. This Section 9.7(g) shall not apply to properties governed by the Downtown Design Code. For those properties, setbacks shall be established by the site plan and approved by City Commission.

For purposes of this article, common open space and recreation areas are defined as the total amount of improved usable area, including outdoor space, permanently set aside and designated on the site plan as common open space or recreation area for use by residents of the PD. Common open space shall be integrated throughout the planned development or provide for a linked recreation/open space system. Such usable space may be in the form of active or passive recreation areas including, but not limited to: playgrounds, golf courses, beach frontage, nature trails and lakes. Common open space shall be improved to the extent necessary to complement the residential uses and may contain compatible and complementary structures for the benefit and enjoyment of the residents of the PD.

Easements, parking areas, storage and utility areas, perimeter setback areas, road right-of-way and minimum yards, and minimum spacings between dwelling units may not be included in determining open space. Perimeter setback areas may be included as open space if improvements such as bikeways, pedestrian ways or equestrian trails are provided.

Water bodies may be used to partially fulfill common open space requirements; calculations for such may not exceed fifty (50) percent of the required open space. The exclusion of water bodies which are in whole or part drainage easements may be waived by the City Commission after adequate measures are provided which guarantee in perpetuity a level of water quality acceptable for recreational purposes. Private navigable canals shall not be utilized in fulfilling the common open space requirement beyond that which is

allowed pursuant to water bodies as previously provided. All water area included as part of the open space requirement shall be permanent water bodies and shall be improved with 5:1 minimum sloped edge extending at least twenty (20) feet into the water areas, and planted with grass and maintained around all sides so as not to harbor mosquitoes, insects and rodents, unless it is determined by an environmental review of the water body that such slope or improvements would be detrimental to the ecology of such water body site. The foregoing requirements relating to water areas to be included in the open space requirements shall apply to existing water bodies whether natural or manmade. Existing water bodies may be left in their natural state and need not be improved or sloped.

Where a golf course is utilized to partially fulfill the open space requirement, other facilities to meet the active residential needs of children and adults shall be provided.

### **Sec. 9.8. Specific Approval.**

Specific Approval from non-procedural Code provisions may be requested by the applicant but must be identified on the Development Plan and approved by the City Commission. Where there are conflicts between the Planned Development non-procedural provisions and general zoning, subdivision or other applicable regulations, those shown on the Planned Development plans as “specific approvals” shall apply if approved by the City Commission. The proposed Development Plan shall be consistent with the City Comprehensive Plan provisions which may not be modified by specific approval. To obtain specific approval, the applicant shall identify in writing how the proposed specific approval meets the following criteria:

- (a) the proposed specific approval is equal to or superior to addressing impacts of the Planned Development;
- (b) will not impact surrounding properties adversely compared to the existing Code requirement;
- (c) is consistent with the intent of the Code ; and
- (d) the specific approval is in the best interest of the health, safety and welfare of the City and its residents.

The City Commission shall review the requests for specific approval and determine as part of its motion whether to grant specific approval.

### **Sec. 9.9. Common lands or facilities.**

Prior to application for Final Development Plan approval or Final Subdivision Plat approval, if required, the applicant shall provide a legally constituted maintenance agreement for improving, perpetually operating, and maintaining the common facilities including private streets, drives, parking areas, and common open space and recreation facilities, or shall file such documents as are necessary to show how the said common areas are to be improved, operated or maintained. Such documentation shall be done through either an association or some form of municipal services

taxing or benefit unit with appropriate easements to the City. Such documentation shall be reviewed and approved by the City Attorney.

Such agreements may be changed from time to time provided the new agreement continues to guarantee the perpetual operation and maintenance of the common open space and recreation area and is approved by the City Commission.

**Sec. 9.10. Changes in approved development plan for Planned Development.**

- (a) Minor Modifications: The City Commission may approve any modification of an approved development plan which is of a minor nature and not contrary to the intent and purpose of the development plan approval. The City Commission may approve such minor modifications upon making a finding that such changes are:
  - (1) Not a substantial deviation as set forth in subsection (b) below, from an approved development plan;
  - (2) In accordance with all applicable regulations in effect at the time of the amendment.
  - (3) A person seeking a minor modification may only seek a minor modification for the same change more than once, if the cumulative impact does not result in a substantial modification.
  
- (b) Substantial modification: The following requested changes to an approved development plan constitute a substantial modification and shall be subject to City Commission approval:
  - (1) An increase in intensity of use. An increase in intensity of use shall be considered to be an increase of more than five (5) percent usable floor area, or an increase of more than three (3) percent in the number of dwelling units, or an increase of more than five (5) percent in the amount of outside land area devoted to sales, displays or demonstrations. In no case shall the intensity or density be increased over the maximum in the General Development Plan.
  - (2) Any change in parking areas resulting in an increase or reduction of five (5) percent or more in the number of spaces approved.
  - (3) Structural alterations significantly affecting the basic size and form of the building(s) as shown on the approved plan. Changes in form will only be considered substantial if they occur within two hundred (200) feet of the boundary of the subject property.
  - (4) Any reduction in the amount of open space of more than five (5) percent or any substantial change in the location or characteristics of open space.
  - (5) Substantial changes in location or type of pedestrian or vehicular accesses or circulation.

- (6) An increase in traffic generation by more than ten (10) percent.
- (7) Any increase in the area allocated to any land use type by more than ten (10) percent.
- (8) An increase in structure height greater than three (3) feet.
- (9) Any change in the number of pedestrian or vehicular access points.
- (10) Any changes in the phasing schedule.
- (11) Any changes in yards of more than ten (10) percent.
- (12) Any change in a condition specifically required by the City Commission.
- (13) Any change which requires specific approval.

If any of the above changes are present, the change shall be considered a substantial modification and shall be processed in the same manner as a new application.

#### **Sec. 9.11. Approval Status.**

Upon approval of a development plan, the Applicant shall be entitled to file the next level of development plan for any or all phases of the development. If developed in phases, the Final Development Plan shall identify all development with Final Development Plan approvals, the date of those approvals and all development without Final Development Plan approval in a table on the cover sheet. Each phase shall be identified by a roman numeral denoting the phase.

#### **Sec 9.12. Expiration Date**

Development Plans approved after adoption of this ordinance, shall be valid for three (3) years from the date of approval by the City Commission unless specifically approved for a longer period by the City Commission as a condition of approval due to the size or nature of the project. After review of any changing code conditions, a maximum of two (2) one-year extensions may be requested and may be approved by the City Commission without public hearing upon request of the applicant.

## ARTICLE X.

### ARTICLE X. - PLANNED DEVELOPMENT ZONING DISTRICTS

#### **Sec. 10.1. Planned Development Zoning Districts:**

There shall be the following categories of Planned Development Zoning Districts:

- (a) Planned Development Housing (PD-H)
- (b) Planned Development Multi-Use and other uses (PD-MU)

#### **Sec. 10.2. Planned Development Housing (PD-H) Purpose and intent.**

The purpose and intent of the PD-H District is primarily for residential and related uses and facilities.

##### **Sec. 10.2.1. - Minimum area.**

A minimum area for PD-H planned development is not required.

##### **Sec. 10.2.2. - Permitted principal and accessory uses and structures.**

- (a) Dwellings: Single-family, two-family and multi-family.
- (b) Churches.
- (c) Schools.
- (d) Noncommercial social, recreational and cultural facilities such as neighborhood or community centers, game rooms, library, golf courses, swimming pools, marinas, tennis courts and the like.
- (e) Structures and uses required for operation of a public utility, performance of a governmental function, or performance of any function necessary for the operation or maintenance of the planned development and otherwise permitted under these or general regulations, subject to the requirements thereof.
- (f) Uses and structures which are customarily accessory and clearly incidental to permitted principal uses and structures.
- (g) In a multifamily building or closely related complex of multifamily buildings having a total of at least fifty (50) dwelling units, establishments for sale of convenience goods, eating and drinking establishments, and professional and personal service establishments, provided that the floor area occupied by all such establishments shall not total an amount equal to ten (10) percent of the residential floor area of such multifamily building or

complex. Except where such establishments adjoin and are oriented toward uses permitted under section 10.2.3, they shall be designed and scaled to meet only the requirements of occupants and their guests. There shall be no evidence of the existence of such establishment from any public street outside of the PD-H District.

**Sec. 10.2.3. - Uses and structures permissible in PD-H District larger than ten acres.** In addition to the principal and accessory uses and structures permitted in Section 10.2.2, nonresidential facilities planned for development as part of the district which are internally oriented and serving needs not otherwise served in the general area, may be permitted as part of the PD-H rezoning.

- (a) Such facilities shall be limited to include only convenience goods retail, personal service, and office uses intended primarily to serve the needs of occupants of the district; and
- (b) The design and location shall be such so as to protect the character of the district and surrounding residential districts; and
- (c) Such facilities, with their related off-street parking and other open space, shall not occupy in total more than ten (10) percent of the gross land area of the district. Such establishments shall be located only in portions of PD-H Districts not served by similar facilities within one-quarter mile by normal pedestrian routes. Such establishments shall be located only in portions of PD-H Districts not served by similar facilities within one-quarter mile by normal pedestrian routes.
- (d) Where more than one (1) type of convenience establishment is proposed, establishments shall be grouped, arranged and designed for maximum pedestrian convenience. Vehicular access and parking areas shall be combined where such combination will result in substantial improvement in public convenience and vehicular circulation.
- (e) Control of potential adverse effects. Such establishments shall not create substantial adverse effects on residential uses within the district or in adjoining districts by reason of their location, design, construction, manner or timing of operation, signs, lighting, parking or access arrangements, or other characteristics. There shall be no evidence of the nonresidential character of such establishments visible from first story residential windows outside the PD-H District.
- (f) Maximum size of establishments. In the PD-H environment, it is the intent of these regulations that no such establishment or group of establishments shall be of such size or character as to create the impression of general commercial development. Therefore, in addition to other limitations designed to achieve these ends, no individual convenience establishment created under the provisions of this section shall have a gross floor area in excess of five thousand (5,000) square feet, and no combination of establishments in any one (1) location shall have a total gross floor area of more than ten thousand (10,000) square feet.

- (g) Yards, landscaping. Yards shall have at least the same depth as required for residential uses on buildings of the same height and length, provided that in no case shall a yard be less than ten (10) feet in minimum dimension. Yards adjacent to streets shall be landscaped for a minimum depth of ten (10) feet from the street property line, except for driveways not exceeding the width reasonably necessary to provide access to parking. Parking and service areas shall be screened from view from first floor windows on directly adjacent residential lots or building sites by appropriate structural or vegetative screening which shall be maintained in a functional and sightly condition.
- (h) Signs intended to be read from off the premises shall be limited to one (1), not exceeding ten (10) square feet in surface area, mounted flat against the wall of the principal building exposed to a public street. Where more than one (1) such establishment is located in the same building or on the same premises, signs as above shall be permitted for each. No such sign shall extend above or beyond the wall of the building.
- (i) Hours of operation. The hours of operation may be regulated to protect the character of the district and surrounding districts.
- (j) Conduct of operations. All sales, service or displays shall be within completely enclosed buildings. There shall be no open storage on the premises.
- (k) The design and location shall be such so as to protect the character of the district and surrounding districts; and
- (l) Such facilities, with their related off-street parking and other open space, shall not occupy in total more than ten (10) percent of the gross land area of the district.
- (m) Convenience establishments in PD-H Districts are permissible as accessory uses.

**Sec. 10.2.4. Application of Section 166.04151, Florida Statutes**

For the purposes of Section 166.04151, Florida Statutes, “commercial”, “industrial” and mixed-use” areas within the PD-H zoning category or on a PD-H site plan shall be limited to those areas of a project specifically designated for “commercial uses” or or for uses that include a combination of commercial, industrial and residential uses by the City Commission uses on approved site plan.

**Sec. 10.3. Planned Development Multi-Use and other Non-Residential (PD-MU) Purpose and Intent.**

The purpose and intent of the PD-MU District is to permit a wide range of uses, complementary to each other, within a single development project or uses other than residential in a single development project. The uses that may be considered include resort and recreational commercial, general/specialty retail, and/or residential.

**Sec. 10.3.1. Minimum area.**

A minimum area for Planned Development Multi-Use (PD-MU) is not required.

**Sec. 10.3.2. Permitted principal and accessory uses and structures.**

The following permitted principal uses and structures are allowed:

- (a) Dwellings: single-family, two-family and multifamily.
- (b) Recreation and amusement establishments.
- (c) Marinas.
- (d) Golf courses and clubs.
- (e) Cultural facility.
- (f) Tennis club.
- (g) Swimming club.
- (h) Amusement park.
- (i) Hotels and motels.
- (j) Offices; clinics; studios; laboratories.
- (k) Banks, savings and loan associations, and similar financial institutions.
- (l) Retail sales.
- (m) Eating and drinking establishments, provided that the location of the drinking establishment shall be identified on the site plan; catering establishments; delicatessens and bakeries with products sold at retail on the premises.
- (n) Barbershops, beauty shops and similar personal service establishments.
- (o) Tailoring, custom dressmaking, millinery and similar establishments with on- premises retail sales only.
- (p) Religious uses.
- (q) Institutional uses.
- (r) Any other use deemed appropriate by city commission.

The following permitted accessory uses and structures are allowed: Uses and structures which are customarily accessory and clearly incidental to permitted principal uses and structures shall be permitted in this district.

**Sec. 10.3.3. Pedestrian and landscaped common areas.**

For uses other than residential, the same amount of area shall be required in pedestrian and landscaped areas as would be required as open space for a residential use. In relation to nonresidential uses, such space may include covered malls for general pedestrian use as well as exterior walkways, play areas for children, outdoor seating areas and the like. When covered malls are so included, they shall be excluded in computing floor area.

**Sec. 10.3.4. Recreation space.**

Recreation space shall not be required except in connection with residential uses.

**Sec. 10.3.5. Internal relationship.**

The site plan shall provide for safe, efficient, convenient and harmonious groupings of structures, uses, facilities and open spaces in a manner facilitating pedestrian movement between major origins and destinations within and adjacent to the district with a minimum of conflicts with vehicular traffic.

- (a) Pedestrian systems and open space network: Pedestrian [systems] through buildings shall relate to a network of exterior open spaces reserved for pedestrian use and enjoyment. Interior and exterior pedestrian ways shall be scaled for anticipated traffic and form a convenient pattern connecting major concentrations of uses within the district.
- (b) Streets, parking areas and service areas: Shall be so located and designed as to separate private vehicular use within the district from principal pedestrian areas. Such separation may be horizontal, with vehicular areas concentrated and grouped in a logical location or locations at edges of the district adjacent to major or collector streets, or vertical, with vehicular areas under buildings.
- (c) Relationship of uses: Shall be such that major commercial and service establishments are grouped for maximum pedestrian convenience along frontages uninterrupted by residential or general office occupancies. Residential or general office uses may either be separated vertically from commercial and service concourses.

**Sec. 10.3.6. Application of Section 166.04151, Florida Statutes.**

For the purposes of Section 166.04151, Florida Statutes, “commercial”, “industrial” and mixed-use” areas within the PD-MU zoning category or on a PD-MU site plan shall be limited to those areas of a project specifically designated for “commercial uses”, or for uses that include a combination of commercial, industrial and residential uses by the City Commission uses on approved site plan.



The Beaufort Gazette  
 The Belleville News-Democrat  
 Bellingham Herald  
 Centre Daily Times  
 Sun Herald  
 Idaho Statesman  
 Bradenton Herald  
 The Charlotte Observer  
 The State  
 Ledger-Enquirer

Durham | The Herald-Sun  
 Fort Worth Star-Telegram  
 The Fresno Bee  
 The Island Packet  
 The Kansas City Star  
 Lexington Herald-Leader  
 The Telegraph - Macon  
 Merced Sun-Star  
 Miami Herald  
 El Nuevo Herald

The Modesto Bee  
 The Sun News - Myrtle Beach  
 Raleigh News & Observer  
 Rock Hill | The Herald  
 The Sacramento Bee  
 San Luis Obispo Tribune  
 Tacoma | The News Tribune  
 Tri-City Herald  
 The Wichita Eagle  
 The Olympian

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
91718	509496	City of Palmetto	ord2023-05	\$175.00	2	10.18 in

Attention: Cassi Bailey

City of Palmetto  
 516 8th Avenue West  
 Palmetto, FL 34221

Copy of ad content  
 is on the next page

### THE STATE OF TEXAS COUNTY OF DALLAS

Before the undersigned authority personally appeared Crystal Trunick, who, on oath, says that she is a Legal Advertising Representative of The Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter of Public Notice, was published in said newspaper in the issue(s) of:  
 1 insertion(s) published on:

01/17/24

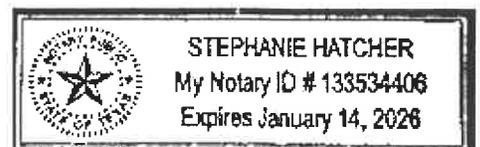
### THE STATE OF FLORIDA COUNTY OF MANATEE

Affidavit further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office in Bradenton, in said Manatee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 17th day of January in the year of 2024

*Stephanie Hatcher*

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.  
 Legal document please do not destroy!

## NOTICE OF HEARING CITY OF PALMETTO

### *HEARINGS MAY BE CONTINUED FROM TIME TO TIME*

The City of Palmetto City Commission will hold public hearings on Monday, February 5, 2024, and Monday, February 26, 2024, in the Palmetto City Hall Chambers, 516 8th Avenue West, Palmetto, FL., at 7:00 PM or as soon thereafter as can be heard in the chambers. There will also be a public hearing during the Planning and Zoning Board meeting on Thursday, February 15<sup>th</sup>, in the Palmetto City Hall Chambers, 516 8<sup>th</sup> Avenue West, Palmetto, FL., at 5:45 PM. This ordinance was initiated by the City of Palmetto and the public hearings will consider the adoption of the following ordinance:

### ORDINANCE NO. 2023-05

AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA APPROVING TEXT AMENDMENTS TO APPENDIX "F" (THE ZONING CODE) OF THE CITY OF PALMETTO CODE OF ORDINANCES AMENDING CHAPTER 8 ESTABLISHING REQUIREMENTS RELATING TO VARIOUS DEVELOPMENT PLANS; AMENDING CHAPTER 9 REGARDING REQUIREMENTS RELATING TO PLANNED DEVELOPMENTS GENERALLY; AMENDING CHAPTER 10 TO IDENTIFY AND BROADEN THE APPLICATION OF PLANNED DEVELOPMENT CATEGORIES AND AMENDING THE REQUIREMENTS FOR PLANNED DEVELOPMENT PROJECTS; FINDING THIS REQUEST TO BE CONSISTENT WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

The Public Hearing may be continued until final action is taken. All interested persons are invited to appear and be heard. Written comments filed at City Hall will be heard and considered. If any person desires to appeal any decision of the City Commission or any other Board of the City, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105).

The City of Palmetto does not discriminate on the basis of race, color, national origin, sex, religion, age, marital status, or handicapped status in employment or in the provision of services. Handicapped individuals may receive special accommodation in services on 48 hours' notice (Fla. Stat. 286.26). Anyone requiring reasonable accommodation for this meeting, as provided for in the American with Disabilities Act, should contact the City Clerk at 941-723-4570, FAX 941-723-4576 or email [jfreeman@palmettofl.org](mailto:jfreeman@palmettofl.org) or [C.Bailey@palmettofl.org](mailto:C.Bailey@palmettofl.org).



Beaufort Gazette  
 Belleville News-Democrat  
 Bellingham Herald  
 Bradenton Herald  
 Centre Daily Times  
 Charlotte Observer  
 Columbus Ledger-Enquirer  
 Fresno Bee

The Herald - Rock Hill  
 Herald Sun - Durham  
 Idaho Statesman  
 Island Packet  
 Kansas City Star  
 Lexington Herald-Leader  
 Merced Sun-Star  
 Miami Herald

el Nuevo Herald - Miami  
 Modesto Bee  
 Raleigh News & Observer  
 The Olympian  
 Sacramento Bee  
 Fort Worth Star-Telegram  
 The State - Columbia  
 Sun Herald - Biloxi

Sun News - Myrtle Beach  
 The News Tribune Tacoma  
 The Telegraph - Macon  
 San Luis Obispo Tribune  
 Tri-City Herald  
 Wichita Eagle

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36043	397560	ORDINANCE NO. 2023-05	ORDINANCE NO. 2023-05	\$175.00	3	10.18 in

Attention: Cassi Bailey  
 CITY PALMETTO  
 PO BOX 1209  
 PALMETTO, FL 34220

Copy of ad content  
 is on the next page

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 1 insertion(s) published on:  
 03/20/23

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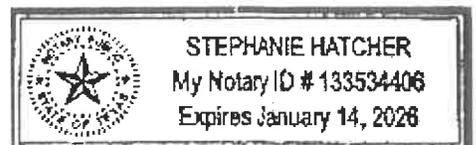
Affidavit further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office in Bradenton, in said Manatee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

*Crystal Trunick*

Sworn to and subscribed before me this 20th day of March in the year of 2023

*Stephanie Hatcher*

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.  
 Legal document please do not destroy!

# NOTICE OF HEARING OF TEXT CHANGES TO THE CITY OF PALMETTO CODE OF ORDINANCES (ZONING CODE)

*HEARINGS MAY BE CONTINUED FROM TIME TO TIME*

The City of Palmetto Planning and Zoning Board, serving as the Local Planning Agency, will hold a public hearing on Thursday, March 30, 2023, at 6:45 PM. The City Commission will hold public hearings on Monday, April 10, 2023 at 7:00 PM and on Monday, May 1, 2023 at 7:00 PM. All meetings will be held in the Palmetto City Hall Chambers, 616 8<sup>th</sup> Avenue West, Palmetto, FL., to consider an application initiated by the City of Palmetto, to consider the adoption of the following ordinance:

## ORDINANCE NO. 2023-05

AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA APPROVING TEXT AMENDMENTS TO APPENDIX "B" (THE ZONING CODE) OF THE CITY OF PALMETTO CODE OF ORDINANCES AMENDING CHAPTER 8 ESTABLISHING REQUIREMENTS RELATING TO DEVELOPMENT PLANS; AMENDING CHAPTER 9 TO CONSOLIDATE THE REQUIREMENTS FOR ALL PLANNED DEVELOPMENTS; DELETING CHAPTER 10; PROVIDING THIS REQUEST TO BE CONSISTENT WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE ADOPTED COMPREHENSIVE PLAN; PROVIDING THAT ALL PLANNED DEVELOPMENT ZONING SHALL BE CLASSIFIED AS "PLANNED DEVELOPMENT" ZONING AND SHALL BE SUBJECT TO THE PROVISIONS OF CHAPTER 9; PROVIDING FOR CONFLICT, REPEALABILITY, AND AN EFFECTIVE DATE.

The text amendments apply to the entire City. Reclassification of all Planned Development categories to single consolidated Planned Development category applies to the properties identified in the map below. The Public Hearing may be continued until final action is taken. All interested persons are invited to appear and be heard. Written comments filed at City Hall will be heard and considered. If any person desires to appeal any decision of the City Commission or any other Board of the City, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105).

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