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PALMETTO COMMUNITY REDEVELOPMENT AGENCY  
ADVISORY BOARD  
April 13, 2010 – 5:30 PM

*PLEDGE OF PUBLIC CONDUCT*  
*We may disagree, but we will be respectful to one another.*  
*We will direct all comments to issues.*  
*We will avoid personal attacks.*

516 8th Avenue West  
Palmetto, Florida 34221  
<http://www.palmettofl.org>


(941) 723-4988

*Anyone wishing to speak before the Community Redevelopment Agency Advisory Board must sign in and be sworn-in prior to the meeting, stating name, address and topic to be addressed. All comments will be limited to two minutes.*


Advisory Board Members Present  
Sia Mollanazar, Chairman  
Betty Ann Price, Vice Chair  
Charles Smith  
Nick Costides

Advisory Board Members Absent  
Mickey Presha


Staff Present  
Jeff Burton, Interim CRA Administrator  
Beverly Minnix, Executive Administrative Assistant  
Scott Rudacille, City Attorney

 Moment of Silence, followed by the Pledge of Allegiance.

1. CRA ADVISORY BOARD AGENDA APPROVAL

 Motion: Mr. Costides moved and Ms. Price seconded and the motion carried unanimously to approve the April 13, 2010, 5:30 PM Community Redevelopment Agency Advisory Board Agenda.

2. APPROVAL OF MINUTES – March 9<sup>th</sup>, 2010


 Motion: Ms. Price and Mr. Smith seconded and the motion carried unanimously to approve the March 9, 2010 CRA Advisory Board Minutes with the a spelling correction for Mr. Presha's name.

3. CRA ADVISORY BOARD ACTION STATUS

A brief discussion ensued regarding this report. The request was made to have the report prepared in landscape format and to add the agenda date and the action date for both the CRA Advisory Board and the CRA Board as it is possible that action may not be made on the recommendation until some date after being placed on the agenda. Staff agreed to have the changes made prior to the next meeting.


#### 4. 600 PALMETTO L.C. Storefront Grant # SF 10-05

Chairman Mollanazar recused himself from discussion and action on this topic due to a conflict of interest. Mr. Burton briefly described the items included in the Storefront Grant. CRA Staff informed the Advisory Board of an updated document to place in their package. The total amount of the project is \$15,624.93. Mr. Burton indicated that 600 Palmetto LC has been awarded \$21,095.86 within the past 60 months leaving a balance of \$28,904.14 eligible for Storefront Grant funding. Mr. Costides opined that letter of the application is being met but not the intent of the program. Mr. Costides cited the location of the door being on the side of the building and that the glass door would still be a glass door with no appearance change. Mr. Wade, owner of the building provided reasoning as to the need for the ADA compatibility. Mr. Hager, general contractor for the project stated that the existing door is compliant. Mr. Wade informed the Advisory Board that the State of Florida would entertain leasing additional space but an updated ADA compliant door that is automatically opened would be necessary. Ms. Price inquired about other upgrades relative to ADA compatibility. Mr. Wade listed the interior improvements made to comply. Ms. Price also inquired as to whether or not there would be tax benefits to the owner for making these changes. Mr. Wade also informed the Advisory Board that he has invested approximately \$650,000.00 in repairing and improving the building since the departure of the Sheriff's Department.


 **Motion: Betty Ann Price moved and Charles Smith seconded and the motion carried 2-1 with Chairman Mollanazare abstaining and Mr. Costides voting no to recommend approval by the CRA Board for Storefront Grant #SF10-05 with an award amount of \$7,812.47.**

#### 5. MLK PARK

Mr. Burton provided a brief introduction to the project and introduced Matt Femal Horn provided explanation of scope of services for the feasibility to have a park placed in the location described as approximately 4 acres owned by the City just South of the Palmetto Youth Center. Discussion ensued with Mr. Costides indicating that he had been by the property and opined that it is a great location for a park. Mr. Burton interjected that this piece of property has been cited with various code enforcement violations, growing of illegal plants and an alleged rape. Chairman Mollanazar inquired as to how the contact was made with SWFMD relative to the wetlands on the property and the need for new surveying. Mr. Smith interjected comments relative to existing paths and coordination with the Palmetto Youth Center on which property that is owned by the County. Mr. Femal stated that his scope of services primarily deals with due diligence to establish what can be done with the park. At the end of the project, we will have a good handle on what SWFWMD wants to claim for wetlands. Mr. Femal provided various scenarios that could transpire from this project. Mr. Smith opined his desire and the need for a park in this area.

 **Mr. Costides moved and Mr. Smith seconded and the motion carried unanimously to recommend approval of the \$4,000 expenditure for Kimley Horn to conduct due diligence/feasibility project for a park to be located south of the Palmetto Youth Center on approximately 4 acres owned by the City.**

#### 6. CRA PROJECTS MANAGED BY PUBLIC WORKS

 Frank Woodard reviewed the list of projects that are funded by CRA and managed by Public Works. Allen Tusing and Frank Woodard with the Public Works Department were present and provided an overview of each of the projects.

1. Edenfield – approximately 65% complete with additional sample results due
2. Haben Boulevard Round about – only a single lane
3. Haben Boulevard drainage – trying to do some work in house to minimize cost

4. Ward 1, Phase II – 100% Plans, permits in place and coordination with CSX railroad in process and preparing documents to go out for construction bid. The project has been broken into 2 phases. 2-A southern portion of the project. 2-B is the northern portion of the project. This phase process was done to allow for the opportunity for CDBG funding for construction on the 2<sup>nd</sup> phase.
5. Estuary Preserve – Staff is progressing. Mr. Burton informed th Board that this project is not a CRA project but a grant. Allen Tusing provided an update on the project. Mr. Burton expounded on the importance of completing the project on time. There will be budget over run and the CRA Advisory Board and The CRA Board will be asked to fund the budget deficiency.
6. Us 41 & Riverside Drive and the Riverside Drive enhancements are 100% complete and the construction bid was awarded to Superior Asphalt. The bid came in much less that budgeted.
7. 8<sup>th</sup> Street & 9<sup>th</sup> Street in the queue to go out for bid.



#### 7. HABEN BLVD LANDSCAPE MAINTENANCE

Mr. Burton provide background information on this item. There was a 10 year contract. Mr. Costides provided explanation as to the structure of the Riviera Dunes various homeowner associations. Discussion ensued regarding who exactly who the parties were that were involved in the transaction. The Landscape Contractor is not under the same ownership. The CRA funded the contractor 10 years ago to install irrigation, landscaping and to perform work at the beginning of the development. This was a one time expense. Mr. Tusing opined that this agreement was with the Master HOA.

Discussion ensued about the documentation in hand being a letter and not an actual agreement. Mr. Costides & Chairman Mollanazar opined that the agreement needed to be located. The enforceability of the contract after years is questionable. If we are not able to locate the executed agreement then Jeff should meet with Master HOA official to provide them with evidence that it is there an enforceable contract. The question arose as to how this item was brought forth. Mr. Burton advised that a CRA Board member requested CRA staff to do so. Chairman Mollanazar asked for clarification on what the objective of this item. Mr. Burton indicated that we may want to get the landscaping upgraded and put another agreement together for the long term maintenance. With all of the improvements that have been made and are yet to be done in the Haben Boulevard/Riviera Dunes area, the landscaping should be properly maintained.

Mr. Dodd provided the Advisory Board with the process he used to do research to find information on this topic. The Advisory Board requested additional research be done to find the actual agreement.

Mr. Tusing also suggested that if we pursue a landscaping plan, we should wait until the engineering landscaping plan be completed before doing anything.



#### 8. RIVERSIDE PARK UPDATE

Mr. Burton updated the Advisory Board on the review of the Riverside Park Plan conducted by Ms. Price. Mr. Burton indicated that as this was going on, the opportunity for applying for a Historic grant presented itself. Mr. Burton asked Mr. Dodd to investigate the history of the Green Bridge and the evolution of the Green Bridge Fishing Pier currently known as Riverside Drive Park. The intent of this grant would be to use funds for the repair and enhancement of the sea wall. This would fold right into the overall plan for the enhancement of the Riverside Park. Mr. Tusing interjected what had happened in the past and that the CRA Advisory Board declined fixing the dock that currently has a barricade there. The sea wall is in severe disrepair. Mr. Tusing informed the board that by barricading the dock, we still have a dock rather than removing

the dock and then not being able to get it back. Discussion ensued regarding how much money could be obtained with the grant. Mr. Costides opined his desire about having walking/biking trails that are continuous through out the community. From Riviera Dunes along the waterfront to Riverside Park. Mr. Burton added the concept of a trail from the anticipated MLK park down to the waterfront back up to Lamb & Sutton Park.



#### 9. UPDATE ON CBI DEMOLITION

Mr. Burton updated the Advisory Board on the action of CRA Board on this item. The CRA Board would like to reconsider putting the property back out for RFP with conservative requirements relative to the type of property, the requirement of bringing the property up to code and in line with the Downtown Development Guidelines. The CRA will keep the parking and make public parking to enhance the 5<sup>th</sup> Street West streetscape plan.

CRA Staff advised the Board that the next meeting would be a joint meeting with the Advisory Board and the CRA Board. The date is May 11, 2010, 5:30 PM, Commission Chambers

#### 10 CRA ATTORNEY'S COMMENTS      No comments

#### 11. CRA INTERIM ADMINISTRATOR'S COMMENTS – requests for research on compliance audit will be handled as a Public records request.

Public meetings with EZ to advertise job creation, Ward I Phase II progress and plans and residential rehabilitation program will be held. The RFP for CBI will be advertised differently in the future not only meeting legal requirements but using various types of outlets/media to advertise the property.

#### 12 CRA ADVISORY BOARD COMMENTS

Mr. Smith inquired about the possibility of advertise in papers as to what we are doing what we can fund and what we can't fund as a way to let people know what is going on in the CRA

Ms. Price inquired as to the status of the Storefront Grant Color Palette. Mr. Burton indicated that we should have it available for the next meeting.

Beverly Minnix informed the Advisory Board that the Temporary Maintenance program has been incorporated into the Storefront grant program.

#### 13 CITIZENS COMMENTS - Anyone wishing to speak before the City Commission must complete the Speakers Card, stating name, address, and topic to be addressed and be sworn in prior to the meeting. All comments will be limited to two minutes.



#### 14.ADJOURNMENT - Meeting was adjourned at 7:35 PM

#### NEXT REGULAR SCHEDULED MEETING –MAY 11, 2010

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 one working day's notice (Fla. Stat. §286.26) Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act should contact the Community Redevelopment

Agency by telephone at 941-723-4988, fax 941-723-4704 or e-mail [jburton@palmettofl.org](mailto:jburton@palmettofl.org) or [bminnix@palmettofl.org](mailto:bminnix@palmettofl.org).

Approved:  
5-11-2010