

Palmetto City Commission
November 21, 2005 4:00 p.m.

Elected Officials present:

Larry Bustle, Mayor
Brian Williams, Vice Mayor
Eric Ball, Commissioner
Tamara Cornwell, Commissioner
Mary Lancaster, Commissioner

Elected Officials absent:

Tambra Varnadore, Commissioner

Staff and others present:

Michele Hall, City Attorney
Deputy Chief Mike Mayer
Chris Lukowiak, Public Works Director
James R. Freeman, City Clerk
Tanya Lukowiak, CRA Executive Director
Ric Hartman, Planning Supervisor/Zoning Administrator
Frank Woodard, Deputy Public Works Director
Diane Ponder, Deputy Clerk-Administration

Mayor Bustle called the meeting to order at 4:05 p.m. A moment of silence for overseas military personnel was observed, followed by the Pledge of Allegiance.

1. APPROVAL OF WORKSHOP AGENDA

Mayor Bustle proposed amending the agenda to move item #5, Presentation of Suncoast Developers, to item #2 and adjust the balance of the agenda accordingly.

MOTION: Ms. Cornwell moved, Mrs. Lancaster seconded and motion carried 4-0 to approve the November 21, 2005 4:00 pm agenda as amended.

2. PRESENTATION OF SUNCOAST DEVELOPERS' PROPOSAL

Bob Breedan, president of Suncoast Developers, presented a conceptual plan for a new development to be named Bella Tramonto, which was developed under the waterfront development guidelines. The mixed-use development will encompass three parcels, one each on Riverside Drive, US 41 and 9th Avenue West, and will contain 136 residential units, 6,000 square feet of retail and 9,000 square feet of office space. The development's architect, Paul Sherman, discussed the particulars of the proposed project, with the exception of the façade of the buildings which has not been decided upon. Mr. Breedan received comments concerning the site of the proposed project as the gateway to the City and the need to retain the City's character in the building's design, both aesthetically and in height consideration.

3. INCLUSIONARY HOUSING

Commission made the following changes to the draft ordinance:

Sec. 17-47 Definitions

The definition of "Eligible Household" shall be amended to also include a maximum asset level. The definition of "Inclusionary Unit" shall be amended to state the purchase must be a primary residence.

Sec. 17-48 Applicability

(e) Plans for inclusionary and non-inclusionary units will simultaneously be submitted to the Development Review Committee.

(f) All inclusionary units shall remain in perpetuity.

Sec. 17-49 Developer Incentives

Commission discussed the necessity of holding public hearings when reviewing applications seeking a density bonus.

Sec. 17-50 Payment in Lieu

Commission discussed an appropriate value amount to be applied to each unit for which payment could be placed into the Housing Trust Fund in lieu of providing a required unit. Staff will supply an appropriate value amount in the next draft.

Commission also discussed the need to develop a policy regarding the Housing Trust Fund; i.e. the governmental body controlling the fund; approval of off site building; acceptance of the donation of land vs. actual construction of inclusionary units.

Sec. 17-53 Enforcement

(b) Amended to allow the City Building Official to issue a stop work order, withhold plat approval or certificates of occupancy if the ordinance requirements are not met.

4. DISCUSSION: REZONING & REPLATTING LAUGHLINS' ADDITION

Commission had no comments regarding staff's proposal and instructed a draft ordinance be prepared.


5. PROPOSED STORMWATER RATE ORDINANCE

Because of the lack of time, the item was carried to the 7:00 agenda.

Commission approved a November 28, 2005 workshop meeting, beginning at 4:00 pm.

Meeting adjourned at 6:00 pm.

Minutes approved: December 5, 2005


James R. Freeman
City Clerk