

Palmetto City Commission
December 5, 2005 4:00 p.m.

Elected Officials Present:

Larry Bustle, Mayor
Brian Williams, Vice Mayor (4:10 p.m.)
Eric Ball, Commissioner
Tamara Cornwell, Commissioner
Mary Lancaster, Commissioner
Tambra Varnadore, Commissioner

Staff and Others Present:

Michele Hall, City Attorney
Chief Garry Lowe
Chris Lukowiak, Public Works Director
James R. Freeman, City Clerk
Ric Hartman, Planning Supervisor/Zoning Administrator
Deanna Roberts, Administrative Assistant

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

1. AGENDA APPROVAL (1:15)

MOTION: Mr. Ball moved, Ms. Cornwell seconded and motion carried unanimously to approve the December 5, 2005, 4:00 PM agenda.

2. PRESENTATION: MARCO ISLAND HURRICANE ASSISTANCE PROJECT (1:35)

Geoff Seger, Parks & Recreation Supervisor, gave a PowerPoint presentation of the work he and his crew of five did to assist Marco Island Parks and Recreation with cleanup following Hurricane Wilma. His crew included Victor Pompey, Leonard Lafitte, Jim Michener, Bobby Jackson and Johnny Williamson. They arrived in Marco Island on October 31 and stayed for five days. Marco Island sustained extensive damage to canopy trees. Chris Lukowiak, Public Works Director, added that Marco Island was very thankful that the City of Palmetto answered their call for help.

3. PRESENTATION: GENESIS DEVELOPMENT PRESENTATION (16:44)

Dennis Bradford, Manager, Genesis Development Partners, Mike Fernandez and Shawn Frazier gave a PowerPoint presentation highlighting the design changes made based on Commission's input at their last presentation in July 2005. The current design is based on the Naples Yacht Club which represents the general look they will try to duplicate. The name of the project will be changed from Venetian Villas, which was a Mediterranean design, to Pelican Bay Condominiums of Palmetto, which they feel will be more compatible with the area and represent more of the traditional look and feel of the "Old Florida" style.

Sixteen units are planned for the two acre site, and the units will be approximately 2,500 – 3,000 sq. ft. In the future, they may look into boat dock permitting. The next step will be to submit a site plan based on the drawings presented at this meeting, go back to the DRC and Planning and Zoning and then bring back to Commission.

Commissioner Ball and Mayor Bustle thanked Genesis Development for working with the City to meet its vision for the area.

A CD of the presentation is attached to these minutes as a permanent record.

4. DISCUSSION: PROPOSED STORMWATER ORDINANCE (40:28)

Commission discussed the proposed ordinance November 21, 2005. Revisions resulting from the discussion have been included.

Attorney Hall went through the ordinance and highlighted changes she has made. They will be incorporated into the next draft which will be brought to the December 19, 2005, Commission Workshop.

Discussed a Readiness to Serve Fee. Mr. Lukowiak expressed concern over collecting such fees because in the event of runoff into the city's system, the current system could not accommodate the extra capacity. To be prepared to accommodate it would be a great expense to the city. Attorney Hall said that could be removed from the ordinance.

Section 29-207, Fee for stormwater management service, was discussed and Attorney Edward Conrad of Dye, Deitrich explained the formulas for adjustments/credits.

The property owner has to prove eligibility for the credits. Mr. Lukowiak commented that the number of people applying for mitigation will determine if the city will have a shortfall. Attorney Hall said in that event, the rates may have to be raised because based on case law, the mitigation cannot be changed.

Attorney Hall raised the question of how we get a stormwater utility bill to owners who don't currently receive a water bill from the city. Jim Freeman said if they sign up for garbage service the city can use that to identify the property; when CO's go through the Building Department, we set up that service, or go through the Property Appraisers Office to identify lots designated as vacant.

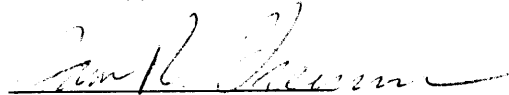
Mrs. Varnadore pointed out that the definition for Retention Credit is missing on 29-207, #3. Attorney Hall said it appears elsewhere, but she can add it to defined terms. Mrs. Varnadore wondered how mitigation is figured when there are several units, as in the case of Genesis Development which has 16 units. Attorney Hall and Mr. Lukowiak said the Associations, or whoever is in charge of the common areas, would receive the credit. Individual owners would have to seek any credit from the Association. Mr. Lukowiak said other situations may arise which may have to be dealt with on a case by case basis and, after some time has passed, the ordinance may even have to be amended.

Mr. Ball said a Not to Exceed amount can be incorporated to protect people who really can't mitigate, specifically older businesses like Kash n Karry. Mrs. Varnadore commented that she would like to see how the rates would affect Kash and Karry as opposed to Albertson's. Mr. Freeman will get that comparison for her.

Mayor Bustle asked for the changes to be included in the new draft ordinance and brought back to the next workshop.

The meeting was adjourned at 5:55 p.m.

Minutes Approved: December 19, 2005 (Minutes corrected)


James R. Freeman, City Clerk