

Palmetto City Commission
February 27, 2006 4:00 PM

Elected Officials Present:

Larry Bustle, Mayor
Mary Lancaster, Vice Mayor
Eric Ball, Commissioner
Tamara Cornwell, Commissioner
Tambra Varnadore, Commissioner
Brian Williams, 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
Frank Woodard, Deputy Public Works Director
Diane Ponder, Deputy Clerk-Administration

Mayor Bustle called the meeting to order at 4:03 pm. A moment of silence for military personnel was observed, followed by the Pledge of Allegiance to the United States Flag.

Police Chief Lowe recognized Detective Jennifer Strassner for her diligent actions that led to the apprehension of a suspect in the recent bank robbery.

1. APPROVAL OF WORKSHOP AGENDA

MOTION: Mrs. Lancaster moved, Mr. Ball seconded and motion carried 5-0 to approve the February 27, 2006 4:00 pm agenda.

2. PRESENTATION OF REGATTA PLACE

Mrs. Lukowiak introduced Bob Breedan, president of Suncoast Developers. Mr. Breedan presented Commission the revised conceptual plan of Regatta Place, explaining the project's name was changed to Regatta Place to emphasize the marina and waterfront living. He explained Commission's comments from the project's first review had been considered by an architect, resulting in the following changes:

- Changed the look of the building from Mediterranean to a more typical Florida look.
- Height was reduced by 8-feet, resulting in the building being 4-feet higher than the surrounding buildings.
- Condominiums were reduced by seven to create more open space; sizes range from approximately 1,600 sq ft to 3,800 sq ft.
- Decreased the size of the 6th floor living spaces to soften the corners of the building.
- Increased office/retail on 8th Avenue, with condominiums above the commercial spaces.
- Created more open lands on 9th Street & 8th Avenue, with spaces for café tables on 8th Avenue.
- Improved the passive park on the first level.
- Added a small theatre and grilling facility to the amenities package.
- Parking was reduced by a small amount, but 22 spaces beyond code requirements remain; total spaces will be confirmed by the developer.
- Towers on the east side of the projects are separated from the main building. Open-air walkways connect the entire project.

Mr. Breedan stated all essential elements of the original design had been maintained; the amenities level was opened to a larger view of the river; the elevation was softened on the approach from the south.

Current zoning of the site restricts the density to 42 units, which restricts development of the project until appropriate land use designations have been adopted, which staff has stated may be accomplished later in the year. Mr. Breedan stated he has had a pre-DRC meeting, at which he received a tentative "green light"; he will meet with the CRA March 7, 2006 and the P&Z Board on March 13, 2006. If Commission approves the conceptual plan he will move forward, anticipating groundbreaking in the 4th quarter.

Mr. Ball stated he has gone on record that he will not approve anything taller than the Regatta Pointe Condos; therefore, he will not approve this. The height issue was discussed. Mr. Breedan informed Commission the eave height of the building was 74 feet, with the balance in the mansard roofline.

Discussing the storm water vault, Suncoast Developers will install a sump on the south side of Riverside Drive and install a discharge purifier before the river. Suncoast Developers has also agreed to replace the storm water infrastructure on Riverside Drive and install water lines to 9th Avenue. Mr. Breedan confirmed the buildings are under fire suppression, with each unit having its own system.

Mr. Hartman discussed the next steps in the approval process. To accomplish the proposed 45 units per acre, Mr. Breedan stated Mrs. Lukowiak is proposing to change the Comp Plan, as well as the DRC regulations, Mr. Hartman described the project as a central component of the Waterfront Plan, and a Comp Plan amendment must be made to adopt the Waterfront Plan, all of which must be completed prior to the EAR based amendment.

Commission voiced no objection to the Regatta Place conceptual plan.

3. EMINENT DOMAIN PRESENTATION (40:15)

Mrs. Lukowiak introduced Attorney Mickey Palmer, a specialist representing governmental entities in eminent domain issues. Mrs. Lukowiak stated that with the Olympia Theatre issue and the assembly of property in the School Board issue, she felt it prudent to receive information concerning eminent domain. Mr. Palmer reviewed with Commission the legal aspects and procedural processes of an eminent domain taking. Mr. Palmer's governmental rate is \$200 per hour, plus travel time, which he confirmed may be negotiable.

Mr. Lukowiak requested that item #6, the ASR Well Piggy-Back Contract, be moved forward on the agenda to accommodate professionals giving the presentation. Commission concurred.

4. ASR WELL PIGGY-BACK CONTRACT (1:24:)

Frank Woodard introduced Tom Farkas and Michael Micheau of Post, Buckley, Schuh & Jernigan, Inc. (PBS&J) to discuss Phase II of the ASR Well development. Mr. Woodard informed Commission the City has completed Phase I, the feasibility study, and is now ready to enter into Phase II, the preliminary design and permitting of the test well.

Mr. Farkas discussed why the City should consider an ASR well as part of its reuse water system, and how the well will enhance the system by storing up to approximately 150 million gallons of reuse water in the well. He informed Commission it normally takes approximately one year to develop criteria during the permitting process to identify a suitable location for a well. The wastewater treatment plant has been recommended as the best site for a test well, as it will be

located near a storage tank and the reuse system, thus a reduction in the cost of pumping and pipeline requirements.

Other items of discussion were:

- -arsenic levels
- -current reuse usage
- -funding sources
- -additional wells and the City's ability to construct more than one well at the wastewater treatment plant

Mr. Lukowiak informed Commission a water and wastewater needs assessment study will be brought forward at the next meeting for consideration. The study's data will determine capacity needs and conclude if a second well may be necessary to meet future demands for reuse water.

Commission agreed to move the item forward to the 7:00 agenda for action.

5. INCLUSIONARY HOUSING REVISIONS/UPDATE (1:48)

Mrs. Lukowiak explained several meetings have been held with interested parties concerning the proposed inclusionary housing ordinance. Mrs. Lukowiak stated the point paper explained the reason the proposed ordinance has been pulled until the City develops the best possible product, individual's rights when purchasing the property and lending options. Several Commissioners expressed the desire to know when and why items are being pulled so they can properly respond to their constituents.

6. OFFICE OF GREENWAYS AND TRAILS GRANT APPLICATION (1:52)

Mrs. Lukowiak requested authorization to apply for an Office of Greenways and Trails Grant to connect Hydrant Park to Hidden Lake Park via a recreational trail. Manatee County has expressed the desire to contribute \$200,000 so the City can apply for \$200,000 to extend the trail to the sidewalk in front of River Bay Townhomes on 10th Street. It is Manatee County's intention to eventually extend the trail to the Emerson Point State Park. Commission agreed to move the item forward to the 7:00 agenda for action.

7. EAR PIGGY-BACK CONTRACT (1:55)

Mr. Hartman requested authorization to execute a contract with Wallace, Roberts & Todd to perform the City's Evaluation and Appraisal Report. Mr. Hartman explained WRT was replacing Michele Mellgren & Associates, the vendor originally hired to complete the EAR; in November the contract was cancelled because of unsatisfactory performance. The proposed contract will piggy-back on the contract awarded for the Waterfront Development Plan created by WRT.

Mr. Hartman confirmed the City has expended funds with Michele Mellgren & Associates, but all their work products have been provided to the City and will be utilized by WRT. The funds remaining under both contracts will be used to complete the EAR, and the City will issue a contract for the LDC at a future date.

Mr. Lukowiak discussed the reason for initially contracting with Michele Mellgren & Associates vs. the second ranked firm. Attorney Hall also discussed reasons for selecting WRT, as well as the timeframe the City is facing regarding the EAR.

Ms. Cornwell departed the meeting at 6:05 pm.

Mr. Lukowiak confirmed the City had contracted with the firm to do the LDC, which contract has also been cancelled.

Commission agreed to move the item forward to the 7:00 agenda for action.

Meeting adjourned at 6:07 pm.

Minutes approved: March 20, 2006

A handwritten signature in cursive script, appearing to read "James R. Freeman".

James R. Freeman
City Clerk