

Palmetto City Commission  
May 15, 2006 4:00 p.m.

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:

James R. Freeman, City Clerk  
Chris Lukowiak, Public Works Director  
Chief Garry Lowe  
Tanya Lukowiak, CRA Executive Director  
Michele Hall, City Attorney  
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 4:03pm. A moment of silence for overseas military personnel was observed, followed by the Pledge of Allegiance.

1. APPROVAL OF WORKSHOP AGENDA

MOTION: Mrs. Lancaster moved, Mr. Williams seconded and motion carried 5-0 to approve the May 15, 2006 agenda.

2. ATTAINABLE HOUSING ORDINANCE

Attorney Conrad reviewed highlights of the proposed ordinance via a PowerPoint presentation. He informed Commission of two corrections, as follows:

Page 11 (2) The word lower was changed to greater  
(c) 10% was changed to 15%

Attorney Conrad opined a policy decision must be made as to whether or not developers are going to be allowed to voluntarily enter into the program. Commission discussed the proposed ordinance page-by-page, and made the following amendments:

Page 2: The last WHEREAS clause was amended to read that the City seeks to achieve 15% of its housing stock as Attainable Housing Units.

Page 6: (a) Will reflect that the City Commission will be kept informed when the County Department adjusts the sales prices for Affordable Housing Units.

Page 7: (e) City Clerk (in all areas of the ordinance) will be changed to City Planner.

Page 8: (k) Language will be added to provide City Commission notification of when the median household income is adjusted by the County Department.

Section 17-49 will be separated into Applicability of Mandatory Provisions and Applicability of Voluntary Periods.

(a) Amended to provide January 1, 2010, and every five (5) years thereafter, as the date of the first and subsequent Mandatory Periods.

Page 9: (c) Amended to provide for the issuance of Certificates of Credit for attainable housing units constructed on or off-site development properties.

Commission requested that all information relating to Voluntary Period Certificates of Credit be placed in one area of the ordinance.

Page 10: (d) Party was replaced with the work developer.

Page 11: Attorney Conrad stated the voluntary application language would be added into Section 17-50 with Commission's concurrence. Commission discussed the topic and concurred with the voluntary compliance to the ordinance and the receipt of the Certificates of Credit.

Page 12: (f) City was changed to City Commission.

A reference to the payment in lieu incentive will be added as a new (g).

Page 15: c Add infrastructure as a planned public service.

(1) No change was made, but Commission instructed that the Request for Incentives should contain an area for the applicant to provide how written notification by the City is to be made.

Page 16: (3) Reviewing body was changed to City Planner.

(c) Amended to provide the City Planner, or his or her designee, authority to waive administrative requirement promulgated by the City Planner.

Page 17: (e) Add a specific definition of public notice.

The balance of the proposed ordinance will be completed at a future workshop meeting.

Meeting adjourned at 6:00 pm.

Minutes approved: June 5, 2006



James R. Freeman  
City Clerk