

Palmetto City Commission
June 5, 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
Deputy Chief Mike Mayer
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, Ms. Cornwell seconded and motion carried 5-0 to approve the June 5, 2006 agenda.

2. LEGISLATIVE UPDATE (01:28)

Representative Bill Galvano provided Commission a synopsis of the recent legislative session.

3. SANCTUARY COVE PLAN PREVISION (16:49)

Attorney Caleb Grimes presented an artist's rendering of a revision to the Sanctuary Cove general development plan previously approved by City Commission. At the request of Southwest Florida Water Management District, the proposed canals were eliminated and replaced with a large lake system, retaining the boat lift for access to the Manatee River. The developer is not requesting a change to the 925 units originally approved, nor the number of slips.

Should Commission determine the proposed changes are a major revision to the general development plan originally approved, the developer would begin the approval process anew with DRC. If the proposed changes are determined to be a minor revision, Commission has the authority to approve the modification at a public hearing. Attorney Grimes referred to the criteria the Code contains to determine if the proposed change constitutes a substantial deviation from the originally approved plan, stating it was the developer's opinion the redesign meets every one of the Code's criteria and should be considered a minor plan modification.

Attorney Grimes also updated the Commission on the additional land that has been purchased, which is planned for annexation into the City and will become part of the total project. The total density will not exceed the 1,189 units DCA approved for the original Sanctuary Cove project. The additional parcels were not part of the UDZ and will have to go through a Comp Plan amendment process and joint planning review process. He reviewed a rendering showing the planned expansion of the project, including the commercial portion that was not submitted with the originally approved general development plan, so Commission is aware of what will be coming before them in the future.

Mayor Bustle stated he has met with Tim Vining and Corvus Development and discussed the following proposed stipulations for the expanded project:

- A continuation of the Manatee Riverwalk project to provide boardwalk along the entire perimeter of the riverfront of the property, connecting to the boardwalk in Riviera Dunes.
 - There is no objection but the boat lift will have to be considered to ensure the safety of pedestrians.
- Interface of the north side of the project to US Highway 301 to allow access for the Manatee County Area Transit System.
 - A workshop with Manatee County will be scheduled to provide the public access service.
- A plan for the multi-storied buildings along the east side of the project to avoid the appearance of a wall.
 - Mr. Vining explained the placement of the buildings was meant to serve as a visual buffer between the development and the Siemens building. He agreed to look at possibly curving the buildings for a more aesthetic appearance.
- Consideration of attainable housing.
 - Projecting 90-120 units in the mixed use environment or other infrastructure offsets

Staff confirmed the interior boat docks will be governed by the homeowner's association. The 60 public boat slips will be governed by state and federal agencies.

The public hearing for the minor/major general development plan revision issue will be on the June 19, 2006 agenda for Commission's action.

4. ATTAINABLE HOUSING

Attorney Hall informed Commission their comments from the previous meeting have been incorporated into the new draft. Commission discussed the draft ordinance and made the following changes:

All attainable housing units shall remain attainable in perpetuity.

Page 15: (g) *Time limit* Language providing for the ability to request a two year extension will be added.

Page 20: (b) *Stop work order*. Language requiring compliance with the attainable housing program as a stipulation or condition of development approval will be added.

During Mr. Vining's participation in the discussion, he suggested the City should develop a definition of an attainable house; what it should look like, type of construction materials, etc.

Commission was requested to submit their comments regarding the Personal Liability Resale Restriction Agreement and the Resale Restriction Covenant and Option to Purchase documents to either Attorney Hall or Mrs. Lukowiak. Both documents will be brought to Commission at a future workshop.

It was consensus of Commission to allow the ordinance as amended to be placed on the June 19, 2006 agenda for a first reading.

Mayor Bustle suggested amending the order of the agenda to allow the Public Works Break Room presentation next and then discussion of the proposed cemetery ordinance.

5. PUBLIC WORKS BREAK ROOM

Frank Woodard reviewed the conceptual drawing and discussed the proposed equipment of the proposed new Public Works break room. \$26,445 will fund the interior construction and purchase of the furniture and equipment. Public Works is proposing Global Modular Concepts erect the shell of the building at a cost of \$20,000. Total cost of the project is within the approved CIP budget of \$45,000 for the project.

Global Modular presented Commission an overview of the construction material that will be used for the break room, aerated autoclaved concrete. Global Modular's representative discussed how the product is made and then constructed. Mr. Woodard informed Commission the product is state approved. He stated the room can also be used as a hurricane proof building and with the proposed fire doors, can provide a fire proof room.

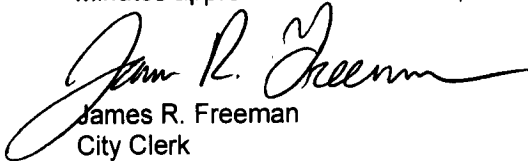
The Public Works Break Room approval is scheduled for the June 19, 2006 Commission agenda.

Mayor Bustle recessed the meeting for a dinner break.

Time did not permit review of the Cemetery ordinance. The topic will be placed first on the June 19, 2006 workshop agenda.

Meeting adjourned at 6:55 pm.

Minutes approved: June 19, 2006


James R. Freeman
City Clerk