

Palmetto City Commission  
July 2, 2007 4:00 p.m.

Elected Officials Present:

Larry Bustle, Mayor  
Eric Ball, Vice Mayor  
Tamara Cornwell, Commissioner  
Tambra Varnadore, Commissioner  
Brian Williams, Commissioner

Elected Officials Absent:

Mary Lancaster, Commissioner

Staff and Others Present:

James R. Freeman, City Clerk  
Chris Lukowiak, Public Works Director  
Chief Garry Lowe  
Tanya Lukowiak, CRA Executive Director  
Bob Schmitt, Interim City Planner  
Michele Hall, City Attorney  
Deanna Roberts, Administrative Assistant

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

**1. AGENDA APPROVAL**

**MOTION: Commissioner Ball moved, Commissioner Varnadore seconded and motion passed unanimously to approve the July 2, 2007, 4:00 p.m. agenda.**

**2. DISCUSSION: 10<sup>TH</sup> AVENUE EXTENSION**

Mr. Lukowiak told Commission that this project is on the 2008 CIP. He informed Commission that the School Board and Manatee Fruit Company have been in discussion regarding a potential school site in the Parent Tract area. The 10<sup>th</sup> Avenue Extension project would alleviate traffic congestion and aide accessibility to the school. The discussion may involve a land swap for needed right-of-way and that involves the City. Developer Whiting Preston presented Commission with maps and an overview of the proposed project. Mr. Preston said the Parent Tract is now called The Groves and is approximately 370 acres. The school under discussion is a new elementary school. Palmetto Elementary would remain at its current site.

Mr. Preston said the extension would extend the core boundary of the City north and bring more opportunity to the City. It would help alleviate intra-city traffic as the City continues to be impacted by all the developments to the north and also help traffic congestion on US 41.

Mr. Preston said a public boat ramp facility is being planned for this property. His proposed development site then provides a school site, a boat ramp and provides realignment of the road and meets traffic needs. It could include mixed-use and provide many benefits to the City. Impact fee credits and developer agreements could help put all this together.

Mr. Lukowiak said the reason he brought this to Commission tonight is because there is a very aggressive schedule for the school. The target date is August of 2009. The City of Palmetto has to wait for the agreement between the School Board and Manatee Fruit Company.

Commissioner Williams said this is a great plan; the boat ramp, the school site etc. He expressed concern about the City's obligation to get infrastructure out to the school site. It could be very expensive and he

doesn't think the School Board is obligated to pay impact fees. Mr. Lukowiak said he will be presenting this as part of the CIP at the 7:00 p.m. meeting. He doesn't think the School Board will be looking to the City to pay for running utilities to the school. He thinks it will be a collaborative effort. Payment will be worked out during the development agreement.

Mrs. Varnadore wanted to be sure that, with the extension, the property used for the agricultural program at the High School would be protected when 10<sup>th</sup> Avenue is extended.

Mr. Ball asked about boat trailer parking at the boat ramp and the traffic at 10<sup>th</sup> Street and 10<sup>th</sup> Avenue which is already bad. Mr. Preston said they would maximize parking while being sensitive to the view and aesthetics. Regarding the intersection, the Mayor said that is a Congestion Management System project (FDOT money from the MPO) and Palmetto is a strong contender to get funding for that intersection.

### **3. REVIEW: EVALUATION APPRAISAL REPORT**

CRA Executive Director Tanya Lukowiak informed Commission that on June 25, 2007, the Planning and Zoning Board held the first required Public Hearing for the proposed Evaluation Appraisal Report (EAR). The Executive Summary discusses all the issues that were identified and the proposed changes that will come later in recommended amendments to the Comp Plan. She gave a PowerPoint presentation (included in the agenda packets) of the changes and what the process was. Wallace, Roberts and Todd, the firm retained to complete the report, is waiting for input to include in the draft they will send to the Department of Community Affairs this week. The EAR is to address the shortcomings in the current Comp Plan and to suggest remedies. Any amendments first go to Planning and Zoning and then to the City Commission for approval.

Community meetings were held early on for community input and meetings were also held with other jurisdictions, such as the County and the School Board. The initial consultant, Michele Melgren, met with Commissioners individually for input.

After DCA's courtesy review, returned with comments, there will be a second Public Hearing before City Commission. After that hearing, the final EAR will be submitted to the State for acceptance.

Five major issues were identified: Open Space and Recreation, Traffic Circulation and Transportation, Housing Affordability, Management of Development and Redevelopment and Protection of Neighborhood Identity and Character. The PowerPoint expanded on these major issues.

Mrs. Lukowiak asked for feedback from the Commissioners. She said all comments will be included and the consultant will evaluate them. She offered to come and meet with each Commissioner.

Mr. Williams asked if the proposals had been evaluated in light of the new property tax legislation. His fear was that these concepts and ideas could become mandates if included and future budgets may make that impossible. Mrs. Lukowiak said the Comp Plan could be amended twice a year and she will talk to the consultant about his concerns.

Mrs. Cornwell asked when the EAR was initially due. Mrs. Lukowiak said it was due in July 2006. Problems with the initial consulting firm forced the delay.

Attorney Hall interjected that once the EAR is approved by Commission and the DCA, staff will bring forward amendments to the Comp Plan which will be more detailed, and that will then lead to the CIP. Mrs. Lukowiak said this first step is just a vision for the City.

Commissioner Cornwell expressed concern that the EAR was a year behind and that it had been a year since Commissioners had reviewed it. Mrs. Lukowiak said that staff had deleted things that were obsolete or not feasible and added things that the Commission told staff a year ago they wanted included. She has a spread sheet available for Commission that shows every single policy.

Commissioner Williams addressed a statement referring to Palmetto as a hot spot for development. His question was "when do we grow enough?" Sooner or later the Commission has to say we don't want to grow anymore. He wants to keep what Palmetto has; a quiet, good-neighbor community.

Mrs. Lukowiak said the Comp Plan can control the growth and the City can ask for things that protect neighborhood identity, keep waterfront access open and preserve the historic district. These things will help keep the flavor.

Commissioner Williams told Mrs. Lukowiak that Commission missed the opportunity to discuss this with each other in a public meeting and stated this should have had a higher priority over the last year. Mrs. Lukowiak commented that the absence of a planner had delayed the progress on the document.

Mr. Ball commended staff on the job they did on the EAR. He said growth is an annexation issue and every time an annexation comes up, Commission can vote on it. The EAR addresses the values we want to apply to the City and it does not mandate growth. His personal position is that there is a certain size beyond which the City should not grow. He is in favor of approving the EAR and moving it along. Changes can be made later. Mrs. Varnadore concurred. Mrs. Lukowiak asked for Commission input by the end of the week. She will give the input to the consultant and it will be incorporated.

#### 4. DISCUSSION: TREE ORDINANCE

Mr. Lukowiak said this is the second time the ordinance has been before Commission, having been presented about one year ago. Staff brought this particular ordinance back at this time because the City is losing too much of its urban forest, and they want to get an ordinance approved as soon as possible. Commission reviewed the proposed ordinance. Attorney Hall will amend the ordinance based on Commission comments. Mr. Lukowiak asked to have the first reading of the ordinance on July 9, 2007. The permit fee structure will be done by resolution. Commissioner Williams asked for the amount of money to be donated if a developer prefers to donate to a tree bank rather than replacing a tree offsite.

#### 5. REVIEW: CAPITAL IMPROVEMENT PLAN

Mr. Lukowiak gave an overhead presentation of the 2008 Capital Improvement Program. The CIP program consists of six elements: Transportation and Roads, Parks and Recreation, Public Buildings, Stormwater, Utilities and Grant Funded Projects. The projects were sorted by: Annual Projects, Ongoing Projects and Proposed Additions.

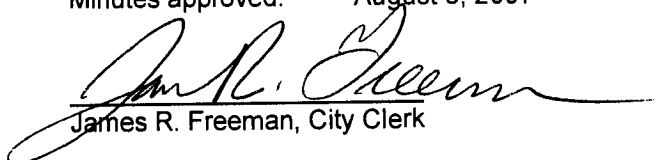
Under Annual Projects he covered Street Re-surfacing; Sidewalk Repair and Replacement (with Jackson Park as a priority); ADA Compliance; Aquifer Storage and Recovery Well (ASR) (Mr. Lukowiak reported that if SWFWMD moves ahead with funding for the ASR's, the City of Palmetto is well within the funding ranking to receive funds for a well); Waste Water Treatment Plant (WWTP) Upgrades (historically the upgrades run \$150,000- \$200,000 per year); Palmetto Area Reuse (PARS) (this will provide reuse to approximately 3-4 city blocks with the funds allocated in the CIP and he's looking at 13<sup>th</sup> Avenue from Riverside Drive to 4<sup>th</sup> Street, 12<sup>th</sup> Avenue from 7<sup>th</sup> to 8<sup>th</sup> Streets to name two, but he has not prioritized the project yet); I & I Program, Historic Park Upgrades (the City is still working diligently on the Interlocal Agreement with the Park).

Ongoing Projects covered included: 301 Future Utility Expansion/Canal Road (Phase II of the project using \$750,000 from Sanctuary Cove; the project is within schedule and budget); Jackson Park Drainage, (Attorney Hall has worked out an Interlocal Agreement with the County; the eminent domain attorney Bob Gill reported the court dates will be the first week in September, and so far there are no issues); Lift Station Upgrades; 17<sup>th</sup> Street Utility Relocation.

The CIP was continued to the 7:00 p.m. meeting.

The meeting was adjourned at 6:01 p.m.

Minutes approved: August 6, 2007

  
James R. Freeman, City Clerk