

Palmetto City Commission  
June 16, 2008 4:00 PM

Elected Officials Present:

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

Staff and Others Present:

James R. Freeman, City Clerk  
Chris Lukowiak, Public Works Director  
Tanya Lukowiak, CRA Executive Director  
Mike Mayer, Deputy Chief  
Bob Schmitt, Planning Supervisor/Zoning Administrator  
Karen Simpson, Deputy Clerk-Finance  
Diane Ponder, Deputy Clerk-Administration

Mayor Bustle called the meeting to order at 4:00 p.m., followed by a moment of silence for military personnel serving in Afghanistan and Iraq and the Pledge of Allegiance.

1. AGENDA APPROVAL

**MOTION: Mrs. Lancaster moved, Ms. Cornwell seconded and motion carried 5-0 to approve the June 16, 2008 4:00 pm agenda.**

2. DISCUSSION: ESTUARY PARK DEVELOPMENT PLAN

Mrs. Lukowiak discussed the Mayor and Commission's comments concerning the different aspects of what they would like to see at the Estuary Park. She stated that in an effort to address some of the comments, Mike Fernandez, the architect that conceptually developed the park in the early developmental stages of Riviera Dunes, was contacted and asked to refresh his original plan.

Mr. Fernandez briefly reviewed the history of the park and then presented a conceptual master plan for the long-term development of the park. Commission spoke of the most recent plans for the park and the immediate needs that are necessary; walkways that strollers and wheelchairs can navigate, paved shoulders, walkways over mosquito ditches, green spaces, etc.

Mrs. Lukowiak spoke of the projects in the park that have been completed, as well as the current plan that is currently funded. She stated she was looking for consensus of a long-term plan, as grant funds are available. She suggested that Commission should decide what they want to see at the Park so that when grants are submitted the projects are compatible with a master plan.

3. DISCUSSION: ATTAINABLE HOUSING

Mrs. Lukowiak discussed her appearance before Commission several months ago to discuss the need to revisit the attainable housing ordinance, which resulted in directions to meet with Manatee County concerning their attainable housing ordinance. She reported Manatee County's program is incentive based; the attainable housing level of \$201,600 has not changed.

Staff discussed the issue and decided that if developers are made to build the homes they would not sell because of the number of housing units available in the price range. MLS listings for zip

code 34221 revealed there are 184 homes listed under \$200,000; specific to city limits there is currently 74 homes available vs. 6 when the attainable housing ordinance was developed. Given this information, staff is questioning whether the City should now move to the voluntary basis provided for in the attainable housing ordinance, which will still allow the use of the matrix if a developer wishes to utilize the benefits. Commission discussed the options available to trigger a review of the ordinance; housing price level and residential unit availability.

The following portions of the ordinance were identified as needing review:

- The type of trigger that can be used to mandate a review of the mandatory and voluntary period provision, i.e. a set percentage vs. a statement regarding the adjustable level based on market value.
- The mandatory 45 business day response to a review of incentives. (Staff confirmed the time frame was adequate.)
- Clarification of the language regarding Certificates of Credit to state that when a certificate owner sells a portion of earned credits, a new Certificate of Credit is issued to all involved parties and the original Certificate of Credit becomes null and void. (Only Pelican Bay has applied for a certificate, which has not yet been issued.)
- The redemption period of ten years for Certificates of Credit received during a voluntary period.
- The Mayor and Commission are to be notified of any review of modification to a development order, as well as an issued stop work order.
- The 90-year term of the restrictive covenant on an Attainable Housing Unit. Staff was asked to research the term.

Mrs. Lukowiak stated she did not run the number of homes available as a percentage of what is available in the market. Mrs. Lancaster opined that with the number of foreclosure homes that are available, if the market went up, the number of available attainable housing units would decrease. Mrs. Lukowiak agreed, again stating it is staff's opinion the period should be voluntary rather than mandatory, because of the inability to sell the unit.

Mrs. Lukowiak requested that Commission give staff direction on the following questions:

1. Should the period be declared voluntary?
2. Should use of the incentive matrix be allowed?
3. What should be done about the term (30, 60 90 years) of the deed restrictions on the property?

Mr. Williams and Ms. Varnadore did not support going into a voluntary period. Mr. Williams questioned where money could be put into Palmetto; low interest loans for refurbishment of low income areas. Discussion ensued on the cash in lieu provision, and whether or not now is the time to remain in a voluntary period with the City choosing to receive the cash payment in lieu of constructed units. This option would require the developers' payment for chosen incentives and allow the City to determine the best use of the funds for the betterment of the entire city.

Mrs. Lukowiak confirmed that direction to staff was to review the following options:

**Mandatory period**

Commission decides whether incentive payment is cash in lieu or construction

Availability of a housing trust fund for affordable and attainable housing

A new breakdown of percentages, including low-income properties

City's recourse if low interest loans are made available and a default on the loan occurs

Attorney Hall confirmed Sanctuary Cove established its presence before the attainable housing was adopted, but they have agreed to supply a number of attainable housing units close to what would be required under the ordinance. Since the City has amended the general development plan for Sanctuary Cove, Attorney Hall was instructed to determine whether or not Sanctuary Cove would have to abide by the ordinance.

4. FY 2008-2009 BUDGET

In preparation for the budget workshops beginning June 23, 2008, Mr. Freeman reviewed current data from the FY 2008 budget and FY 2009 preview and assumptions that have been made for the 2009 budget.

General Fund FY08 revenues are projected to be lower than budgeted and expenditures are also projected to be under budget, excluding the Building Department from both categories. The Building Department is also projected to have lower than budgeted income and expenses, but will still see a larger than anticipated deficit. For all other funds, revenues are expected to be lower than expected, and expenses are expected to be lower than expected, with the exception of the Solid Waste department.


General Fund FY09 ad valorem revenues are expected to increase, while all other revenues are expected to be lower. The initial submissions by the departments of the City have resulted in a deficit position, with the 3% COLA, employee step increase and escalating health insurance contributing in large part to the deficit. Mr. Freeman also briefly discussed the assumptions that have been loaded into the proposed budget.

Commissioners made general comments concerning the data, with some offering suggestions of different areas and programs that should be considered for additional cost savings.

Mr. Freeman announced the first budget meeting is scheduled for June 23, 2008 at 5:00 pm.

Meeting adjourned at 5:50 pm.

Minutes approved: July 21, 2008

  
James R. Freeman  
City Clerk