

Palmetto City Commission
March 9, 2009 5:00 p.m.

Elected Officials Present:

Brian Williams, Vice Mayor
Tamara Cornwell, Commissioner
Mary Lancaster, Commissioner
Tambra Varnadore, Commissioner
Alan Zirkelbach, Commissioner

Elected Officials Absent:

Shirley Bryant, Mayor

Staff Present:

James R. Freeman, City Clerk
Garry Lowe, Chief of Police
Tanya Lukowiak, CRA Executive Director
Tom McCollum, Interim Planner
Allen Tusing, Public Works Director
Diane Ponder, Deputy Clerk-Administration

Vice Mayor Williams called the meeting to order at 5:00 pm.

Chief Lowe gave an invocation, followed by the Pledge of Allegiance.

1. 7th AVENUE COTTAGES

Mr. McCollum informed Commission that this discussion is a continuation of the meeting where several Commissioners were not allowed the opportunity to ask their questions concerning the proposed project because of a lack of time.

Mr. Walt Smith stated the development team had taken questions from the audio of the previous meeting and prepared answers if Commission desired to review that information, or he would continue the discussion. Vice Mayor Williams began the discussion with Commissioners Varnadore and Zirkelbach.

Commissioner Varnadore voiced her concern regarding the parking plan. Mr. Smith confirmed the project still utilizes City right-of-way for parking on the north and west side of the project, stating the developers will enter into a parking and sidewalk easement with the City. He stated 809 sq. ft. of parking is on the property on the north side of the property and 690 sq. ft. is on the right-of-way; 586 sq. ft. of parking on the west side is on the property and 467 sq. ft. is in the right-of-way. Alternatives such as under-story parking were considered but that scenario would eliminate the affordable housing range and removes the closed community concept. Mr. Smith explained that while a portion of the parking is in the right-of-way, there will be no narrowing of any City street, as all the parking will be three feet off the existing curb.

Commissioner Varnadore inquired how the developer would be allowed to develop the property without Commission approval. Mr. McCollum stated the property is zoned RM6, which equates to 10 units per acre; the property will support three multi-family units without Commission approval.

Citing the size of the property and the request to rezone it to a planned development (PD) category, Commissioner Zirkelbach asked Mr. McCollum if this action is typical of an urban corridor, is it consistent with urban design standards and is it consistent with current zonings in rezoning the property to PD. Mr. McCollum stated this rezone is atypical because of the small size of the parcel; however, a PD category allows review to determine compatibility and consistency in a neighborhood and consistency with the Comprehensive Plan. He further stated most planners would consider the zoning "spot zoning" which typically is not done. If Commission determines the project is for the public good and the City wants this type of development in this area, Commission can approve, but they are not obligated to change the Comp Plan nor the

zoning. The third issue to consider is the intense density on this piece of property and the make up of the neighborhoods surrounding the parcel; the east side of the project is residential and the west side is a more downtown type setting. He reiterated that Commission must determine if it is appropriate to change the Comp Plan, change the zoning, and determine if the plan is appropriate for the area. Commissioner Zirkelbach opined that with the change in zoning Commission has the opportunity to control what is placed on the property.

Commissioner Varnadore questioned if the Comp Plan is changed if the project would be out of character with the rest of the single-family character; Mr. McCollum opined the corner of the block would be out of character. Mr. Smith stated that when the project was begun in July, 2008, the Comp Plan change would be consistent with the transmittal that was going to be submitted to the Department of Community Affairs for a future land use change rather than just a Comp Plan change for the one block; density of RES14 was being proposed for that area. Furthermore, construction would only be able to occur on four units; after the Comp Plan amendment was approved the last two units would be built.

Mr. Tusing confirmed the applicant has agreed to all stipulations from the DRC. Mr. Smith stated land condo documents for the project will address and enforce the landscaping and aesthetics of the project once it is sold out.

Commissioner Williams opined that with larger sized vehicles parked on the west end of the north side of the project that vehicles traveling north will not be able to see into westbound traffic. Mr. Smith opined that their proposed four-way stop will address that issue.

Mr. McCollum confirmed that because the parcel is an existing lot of record, drainage meets the SWFWMD standards. Mr. Tusing confirmed the project has received a letter of exemption from SWFWMD.

Attorney Barnebey was asked to research the possibility of adding language into the land condo documents addressing any mortgage holder being responsible for the upkeep of any individual unit.

The topic is scheduled for a public hearing on March 23, 2009. Should the developer wish to hold neighborhood meetings prior to the hearing, he will have to request that the hearing be continued until a date certain.

2. VERIZON CELL TOWER AT HIDDEN LAKE PARK

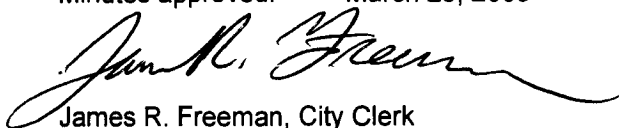
Mr. Freeman stated the discussion is a continuation from the January 29, 2009 meeting. He informed Commission that Verizon representatives are only seeking approval to perform their due diligence on the site; if the site is determined to be acceptable, then the City will enter into negotiations on the lease.

Commission discussed the proposed site of the Verizon cell tower with Mike Knuckles and Mike Lee. Some of the concerns raised were the appearance and maintenance of the flag, the collapse zone and the maintenance of the carriers outbuildings. Mr. Knuckles stated it will take approximately four months to perform the due diligence, which includes a Phase I Environmental Assessment.

The item was moved forward to the 7:00 Commission meeting for action.

Meeting adjourned at 6:00 pm.

Minutes approved: March 23, 2009



James R. Freeman, City Clerk