

CITY OF PALMETTO
CITY COMMISSION WORKSHOP MEETING
August 6, 2012
4:30 PM

Elected Officials Present

Shirley Groover Bryant, Mayor
Brian Williams, Vice Mayor, Commissioner, Ward 3
Tamara Cornwell, Commissioner-at-Large 2
Tambra Varnadore, Commissioner, Ward 1

Elected Officials Absent

Charles Smith, Commissioner, Ward 1
Alan Zirkelbach, Commissioner-at-Large 1

Staff Present

Mark Barnebey, City Attorney
Jim Freeman, City Clerk
Jeff Burton, CRA Director
Bob Marble, CRA Strategic Planning Specialist
Allen Tusing, Public Works Director
Amber Foley, Assistant City Clerk

Mayor Bryant called the meeting to order at 4:30 p.m.

1. BROWNFIELDS PRESENTATION

Bob Marble, CRA Strategic Planning Specialist, gave a presentation regarding the consideration of potential brownfields areas within the Community Redevelopment Agency (CRA) and the City. The presentation is attached to and made a part of these minutes.

Jeff Burton explained that the point they are at now is to designate areas in the CRA as brownfields and then work outside that area as Commission finds areas in the City to designate. Once the process has been completed within the CRA, there will be a better understanding of how to designate other parts of the City as brownfields areas. He explained that there are upcoming projects within the CRA that could benefit from being designated as a brownfield site

Mr. Burton informed Commission that the process would include holding public hearings and allowing property owners the ability to opt out of including their property in the designated brownfield areas.

Commissioner Varnadore is supportive of the process, but questioned the time frame. Discussion ensued regarding the time frame and process. Attorney Barnebey explained that it could be about a 3-4 month time frame to designate the CRA as a brownfields area.

Commissioner Williams questioned what the downside to being a brownfields area would be. Mr. Burton explained that it could be perceived that something is wrong with the property and that is where education comes in. Once developers are educated, they would be able to see it as being beneficial to their property because it offers a variety of tax breaks as well as state and federal assistance for cleanup.

Mike Maholtz, Transportation Planner of the Sarasota Manatee Metropolitan Planning Organization, explained to Commission that properties outside of the brownfields area can still benefit from various types of brownfields programs even though they are not in the designated area. He also noted that properties can be residential, commercial, or industrial.

Mayor Bryant provided a letter she received from County Administrator Ed Hunzeker regarding Florida Department of Transportation's (FDOT) opinion of a traffic signal at the intersection of U.S. 41 and 7th

Street. FDOT states that they will provide a full stop and go signal once 7th Street West is extended. Mayor Bryant will be sending FDOT a letter regarding the issue of widening the on-ramp.

Discussion ensued regarding research and the annual review (Riviera Dunes provides a development of regional impact review annually and a traffic study report bi-annually). Mayor Bryant asked that Allen Tusing have Lorraine Lyn send a letter [to Riviera Dunes] asking them to file their annual review in a timely manner this year.

Mayor Bryant adjourned the meeting at 5:00 p.m.

Minutes approved:

James R. Freeman

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City Clerk