

CITY COMMISSION WORKSHOP MEETING
October 18, 2010
4:30 PM

Elected Officials Present:

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

Staff Present:

Mark Barnebey, City Attorney
Jim Freeman, City Clerk
Lorraine Lyn, City Planner
Allen Tusing, Public Works Director
Rick Wells, Chief of Police
Diane Ponder, Deputy Clerk-Administration

Mayor Bryant called the meeting to order at 4:35 p.m.

1. COMPREHENSIVE PLAN AMENDMENT

Attorney Barnebey discussed the process staff is going through to address comments received from the Department of Community Affairs (DCA) regarding the EAR based amendments to the Comprehensive Plan. Because staff is still in the process of refining the document, he recommended a continuation of the public meetings on the 7:00 agenda until a time next week, but suggested Commission should take action prior to November 2, 2010 because of the difficulty of amending the Plan should Amendment 4 be passed.

City Planner Lorraine Lyn discussed some of the DCA comments. The bulk of the comments pertained to the need for the City to perform data analysis to support the changes that have been made, citing annexations that have occurred with a density of 45 units per acre with an FAR of 10 and how the City plans to service those annexed areas. She also commented on the Water Plan that has not been submitted, stating DCA will prohibit any further map amendments until it is submitted.

DCA recommended that the existing policy in the Comp Plan regarding how to calculate density in the coastal high hazard area (CHHA) be reinserted into the document. She also stated that a data analysis document will be forwarded to DCA with the adopted Comp Plan.

Attorney Barnebey explained:

1. The Comp Plan will be submitted with an explanation that the City will update its Water Plan in the very near future, consistent with Manatee County's plan.
2. Regarding the Urban Planning (UP) category, formerly the PD category, language will be reinserted that existed before transmittal regarding density calculations based on surrounding properties. Policies that existed in the comp Plan will be re-inserted, based on conversations with DCA.
3. Language will be reinserted to ensure that densities in CHHA will not increase.
4. Data analysis documents will be developed and sent to DCA (will probably use much of what was originally submitted).

5. If Commission adopts the Comp Plan before November 2, 2010, Amendment 4 will not apply, should it be passed. The adopted Comp Plan will not become effective until the State issues a Letter of Intent, which must be done 45 days after receipt.

The following comments were made by Commission and staff during the review of the revised document:

- The Planned Development (PD) category that was changed to Urban Planning (UP) will be changed to Mixed Use (MU) with 45 units per acre and an FAR of 10.
- The base density will be returned to a maximum of 14 with a FAR of 1; any increase over these levels will require MU zoning.
- CRA could be a separate category from the Downtown Commercial Core, with a maximum 45 units per acre with a FAR of 10.
- Staff will determine that the maps depict the correct category along the waterfront, including Regatta Pointe Marina.
- Staff will determine that the definitions agree with related graphics.
- Staff will determine that the correct FAR is listed in the residential zoning categories
- Staff will determine if existing congregate living facilities will meet the new criteria

Amendments to the Comp Plan were made, as follows:

- Page 9: Definition for Attainable Housing will be added to the document.
- Page 10: Commercial Apartment definition was amended by deleting the word "rental".
- Page 14: Hurricane Response Team definition was amended by the addition of "Chief of Police". Staff was instructed to refer back to the resolution establishing the team.
- Page 24: Residential Land Use Categories will be amended by deleting reference to "public view sheds". Residential-6 will be amended by beginning the second sentence with "Additionally" rather than "The purpose of".
- Page 30A: Table 1-1 Staff will review. There was earlier conversation regarding the maximum height being 45' rather than 50' as related to the heights in place in surrounding areas. The table will be brought back for further discussion.
- Page 31: Policy 1.4.1 The first sentence will be amended by including language that incentives will be given for reuse or conversion where "available" and feasible.
- Page 36: Policy 1.10.1 The sentence will be amended by the addition of "category" to the end of the sentence.

Discussion ensued on reducing the "numbers" (density) and clustering the FAR's in a mixed project or in a specific area or neighborhood. Ms. Lyn confirmed that there is the option to cluster through a PD zoning, provided the entire area agrees to become an area zoned PD.

Attorney Barnebey confirmed the discussion can continue during the 7:00 meeting.

Meeting adjourned at 6:10 p.m.

Minutes approved: November 1, 2010

James R. Freeman

James R. Freeman, City Clerk