

**CITY COMMISSION WORKSHOP MEETING**  
**November 1, 2010**  
**4:30 p.m.**

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  
Jeff Burton, CRA Director  
Jim Freeman, City Clerk  
Lorraine Lyn, City Planner  
Allen Tusing, Public Works Director  
Rick Well, Chief of Police  
Diane Ponder, Deputy Clerk-Administration

Mayor Bryant called the meeting to order at 4:40 p.m.

Mayor Bryant asked that item #2 be deferred

1. COMPREHENSIVE PLAN AMENDMENT

City Planner Lorraine Lyn advised Commission of minor editorial changes that have been made since the last meeting. She also reviewed the following densities:

Planned Community (PC)	16 du/ac with a FAR of 3
Downtown Development Core (DCC)	Maximum of 35 du/ac with a FAR of 7
General Commercial (GCOM):	10 du/ac with a FAR of 3
Neighborhood Serving and Commercial	FAR of .5

Staff reviewed the proposed CRA Plan Map, explaining that three parcels designated as PF will be changed to DCOM and one parcel designated as RES14 will also be changed to DCOMC. Attorney Barnebey and CRA Director Jeff Burton discussed the reasons why the changes were proposed.

Review of the proposed Comp Plan continued, with Commission making the following changes:

1. Policy 1.10.1: Reference to a 50 foot height limitation was deleted. (Height limitations will be added to the zoning regulations.)
2. Policy 3.6.2: Language was added to reflect that the "CRA will be requested" to direct the use of tax increment funds from commercial projects to subsidize affordable housing.
3. Policy 3.7.1: Language was amended to encourage projects receiving "public" funds to use green building practices....
4. Policy 5.1.4: Language was added to state the City will support Manatee County's efforts to purchase additional landfill sites "or provide for alternative disposal methods"...

Attorney Barnebey stated the Comp Plan will take precedent over zoning. He confirmed that the Future Land Use Map may be broader than zoning, as it is a 20-year projection over what is in place today.

Commission made no further changes to the Comp Plan.

2. FINANCE DEPARTMENT REORGANIZATION

Deferred to the next Commission Workshop Meeting.

3. OLYMPIA THEATER PROPOSAL

Mayor Bryant stated that Commission had been provided a copy of the proposal. She suggested that the topic has been presented to the CRA Advisory Board, but in a different format as a request for a grant. Mayor Bryant stated that this presentation is for a loan of \$600,000. Mr. Joel Jarvis stated the overall program is the same.

Mr. Jarvis recalled his memory that the CRA Advisory Board did not vote at an earlier presentation of the proposal, but had recommended that someone with more experience be located for the program. He stated the Asolo Repertory Theater is willing to assist the Olympia Theater is setting up its Children's and Youth Theater Program.

Mr. Jarvis introduced Brian Hirsch, Asolo Repertory Theater Education and Outreach Director. Mr. Hirsch discussed the presence the theatre will have at Palmetto High School next year. He stated their role with the Olympia Theater will be to help create programming and give oversight and professional guidance for the theater's children's and youth program.

Mr. Jarvis also introduced B.C. Murphy, drama teacher at Bayshore High School.

Mayor Bryant questioned Mr. Jarvis about some of her concerns, such as the theater not being a 5013C corporation, site contamination, property ownership, appraisal value, etc.

CRA Director Jeff Burton acknowledged he had assisted the theater in locating potential grants and passed the information to Mr. Jarvis. He also informed Commission that the CRA Plan addresses 10<sup>th</sup> Avenue, but not Olympia Theater, as it was not in existence when the Plan was adopted. Also, strategies in the Plan do not mention arts and entertainment. Mr. Burton discussed the CRA 5-year budget, which has allocated all funds. He also mentioned that the CRA loan is only permitted to fund government projects.

Mr. Burton presented three options to City Commission:

- 1) Do nothing
- 2) Use tax increment funds
- 3) Secure a commercial loan and lend the funds

Commission discussed the topic with Mr. Jarvis. It was consensus of the Commission that there are no City programs in place that will accommodate the time frame developed by Olympia Theater. They were also of the opinion that the topic must be taken to the CRA Advisory Board for a recommendation before it can move forward.

Meeting adjourned at 6:15 pm.

Minutes approved: November 15, 2010

*James R. Freeman*

James R. Freeman, City Clerk