

**CITY COMMISSION WORKSHOP MEETING
NOVEMBER 7, 2011
4:30 PM**

Elected Officials Present

Shirley Groover Bryant, Mayor
Alan Zirkelbach, Vice Mayor, Commissioner-at-Large 1
Tamara Cornwell, Commissioner-at-Large 2
Commissioner, Ward 1 - Vacant
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 4:30 p.m.

1. 2011-2015 COMMUNITY REDEVELOPMENT PLAN

Discussion of the CRA Plan continued from the October 17, 2011 meeting.

Mayor Bryant commented on the fact that the Plan, as written, allowed the CRA to have the ability to recommend on zoning issues within the district. Mr. Burton agreed that while the CRA should have an interest in the zoning within the district, that function is the responsibility of the P&Z Board, with the final authority always remaining with the City Commission.

Discussion ensued on the version of the Plan that was provided for information purposes and the draft that was included in the agenda, for which approval for transmittal to Manatee County is being requested. Mr. Burton stated that the changes resulting from a discussion with the Mayor, Attorney Barnebey and Commissioner Williams were included in the draft Plan, if those recommended changes were permissible by law. Mr. Burton also stated that the major change was the replacement of "shall, should and will" with the word "may". This will allow the CRA Board the flexibility of identifying tasks that need review and amendment rather than binding the Board to a timeline to complete certain tasks.

Mr. Burton informed Commission he will have to add language to the Plan before submittal to Manatee County regarding the piece of property owned by the CRA that abuts the current CRA office. He will draft the necessary language to allow the CRA to develop the property in a way that is in the best interest of the CRA district. The language will be placed in the residential section. Commission concurred with Mr. Burton's addition to the Plan.

Concern was voiced because of the inability to identify changes that may have been made to the draft Plan. Attorney Barnebey informed Commission that they will receive the Plan again before its final adoption. If, after reading the Plan again, changes will be recommended, they can be incorporated at that time. He also confirmed that should a change be identified while the Plan is in the hands of Manatee County for comment, a slip page can be provided to County personnel.

Commissioner Williams reviewed his concerns with the Plan, which were discussed amongst the Board, Attorney Barnebey and Mr. Burton. In addition to identified scrivener's errors, the following changes were made to the document:

- Map 2: Existing Palmetto Land Use Classes within the CRA: Change Public buildings and grounds to Public and semi-public buildings and grounds. It was also noted that the Historic Park should be identified as public rather than recreational.
- Property Maintenance: Task 2 (5.) Add the City Commission as a recipient of the annual demolition report.

Commission requested that staff ensure that “may” and “shall” be used in the proper context throughout the document when any task is setting directives.

The Commission reserved the right to bring the draft Plan to a future agenda, but agreed to move forward with approving the Plan for submittal to Manatee County. The topic is on the November 7, 2011 CRA Board and City Commission agendas for action.

2. DISCUSSION OF CONDITIONAL USE STIPULATIONS FOR FARM WORKER HOUSING

Discussion of the CRA Plan continued from the October 17, 2011 meeting.

Ms. Lyn informed Commission that while the information had been reformatted, the only new addition was the exclusion of conditional use permits within the gateways, contained in Sec. 6.24 (A).

Mayor Bryant suggested that item A (3) should also contain language requiring security lighting. She also suggested that a follow-up operational inspection of the system by Code Enforcement be required. Commission concurred.

Discussion ensued on the possibility of requiring internet access in buildings where children reside. Attorney Barnebey will research to determine if the requirement is permissible. Ms. Lyn opined it would be appropriate to add the requirement, if permissible, to B (3). Attorney Barnebey also stated there will probably be changes in the document before it comes back to Commission because some of the standards are already contained in the Code.

It was consensus of Commission to amend item A (2) to also require contact information for a property owner.

Ms. Lyn called to Commission’s attention the fact that currently the RM-6 zoning class, where farm labor camps would be permissible as a conditional use comprises 106.5 acres, which is 3.4% of the City, and that there is no vacant land in that area. All future labor camps will have to be from redevelopment or from conversion of existing apartment facilities.

Discussion ensued on the gateway corridors. It was consensus of Commission to define the 10th Street corridor to extend from the eastern City limits to the western City limits and to include 4th Street, south to the river.

Ms. Lyn confirmed that in order to apply for RM-6 zoning, the applicant would have to be in a RES-10 or RES-14 land category.

Attorney Barnebey confirmed that A-1 county land being annexed into the City could be given a RES-4 Comp Plan category and an ER and RES-1 zoning category.

Attorney Barnebey reiterated that the City is required to make reasonable accommodations for farm worker housing; he will look at the acreage where it might be allowable because of the revisions being made to the corridors. He also stated that there are some existing facilities that cannot comply, which may become subject to code enforcement.

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Mr. Tusing verified that it is Commission's desire to keep the proposed 300 feet on each side of 10th and 8th Avenues and 4th Street vs. the current 180 feet, if compliance with the required acreage can be met.

Meeting adjourned at 6:00 p.m.

Minutes approved: November 21, 2011

James R. Freeman

James R. Freeman
City Clerk