

CITY OF PALMETTO
CITY COMMISSION WORKSHOP MEETING
September 22, 2014
4:30 PM-5:30 PM

Elected Officials Present

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

Staff Present

Mark Barnebey, City Attorney
Jim Freeman, City Clerk
Javier Vargas, Deputy Director Public Works
Amber Foley, Assistant City Clerk

Mayor Bryant opened the meeting at 4:30 p.m.

1. ORDINANCE 2014-16 & 2014-17 COMPREHENSIVE PLAN AMENDMENTS

Rachel Layton, Interim City Planner, discussed the two ordinances that are being proposed to amend the City's Comprehensive Plan. Manatee County is seeking hotel entitlements to attract potential hotel management groups to develop on the Convention Center property located at 1 Haben Boulevard. Manatee County has submitted an application to amend the Future Land Use Map of the City's Comprehensive Plan from Public Service Facilities (PF) to Planned Community (PC). The map amendment would bring the entire property under one land use category.

Manatee County also submitted an application to amend the text of the Future Land Use Element of the City's Comprehensive Plan to allow for the inclusion of lodging and cultural facilities, and government owned facilities such as convention or civic centers in the PC Future Land Use Category. The amendment also provides a clarification of Table 1-1 Future Land Use Category Summary under the PC category to replace Light Commercial Uses with Neighborhood and General Commercial Uses and adds in lodging, cultural facilities, and government owned facilities such as convention or civic centers.

Staff has reviewed both applications and recommends approval. The Planning and Zoning Board met and approved transmittal of both ordinances to City Commission for further discussion and approval and did request that the definition of lodging be changed to hotel/motel.

Commissioner Varnadore requested more information on any traffic studies that the Florida Department of Transportation (FDOT) is working on regarding Haben Boulevard, 7th Street, and the overpass. Mr. Vargas is unaware of any traffic studies but will speak with Mr. Tusing to see if he has heard anything from FDOT.

Commissioner Smith announced that he may have a possible conflict on this issue depending on the results of the General Election (he is running for Manatee County Commissioner). Attorney Barnebey stated that Commissioner Smith can partake in discussion of these items, but may have to recuse himself from voting when this comes to Commission to vote on.

Commissioner Williams echoed Mrs. Varnadore's concerns regarding the intersection of 7th Street near the Convention Center. He asked staff to gather and research all documents that pertain to the Civic Center site in the event a hotel comes forward for this site.

Discussion ensued regarding the property, traffic problems, and entering and exiting the Civic Center site. Mr. Burton discussed all the reasons this site would be perfect for and is in need of a hotel. Attorney Barnebey reminded Commission that all they need to discuss tonight and vote upon at the next meeting is if this site is an appropriate place that a hotel should be built.

Commissioner Smith opined that this is a great need for the City of Palmetto.

Commissioner Cornwell expressed several concerns with the entering and exiting of the site if and when a hotel gets built. She would prefer to see some stipulations put on the property. Attorney Barnebey cautioned Commission on being too specific and restrictive of the area, this is a Comprehensive Plan change. Commission could put limiting text on the site if that is something there is a consensus on doing. City Planner Layton stated that a specific sizing requirement could be one type of limitation that could be placed.

Discussion ensued regarding sizing requirement and acreage for hotels in the PC Zoning category. Commission would prefer to have feedback from staff on an appropriate minimum size for the development of hotels in the PC category.

Mayor Bryant adjourned the meeting at 5:26 p.m.

Minutes approved: October 20, 2014

James R. Freeman

James R. Freeman
City Clerk