

**CITY OF PALMETTO**  
**CITY COMMISSION WORKSHOP MEETING**  
**January 23, 2017**  
**4:30 PM**

Elected Officials Present:

Shirley Groover Bryant, Mayor  
Harold Smith, Vice Mayor, Commissioner, Ward 1  
Tamara Cornwell, Commissioner-at-Large 2  
Jonathan Davis, Commissioner-at-Large 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  
Allen Tusing, Public Works Director  
Scott Tyler, Chief of Police  
Amber Foley, Assistant City Clerk

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

1. CONVENTION CENTER COMPLEX IMPROVEMENTS DISCUSSION

Mr. Burton explained that the City/CRA is partnering with Manatee County to bring a hotel to the Convention Center site. He explained the process for the CRA to obtain the property. The County is looking to lease their parking lot (at the Convention Center) to the hotel and then deed it over to the City. The CRA is not offering incentives on this project, instead, the CRA is looking to purchase twelve acres next to the Convention Center to replace the parking that will be lost in the development of the hotel.

Toney DeRusso, developer for the hotel, addressed the Commission. He explained he has submitted the General Development Plan to the City. He provided some renderings and an updated site plan to the Commission to display during his comments. He commented on the land lease agreements and mentioned that as part of the development, 7<sup>th</sup> Street is proposed to be extended and improved between U.S. 41/301 and Haben Boulevard by the developer. The proposed hotel is a 250 room Sheraton branded full service hotel. The plan is for construction to begin in March 2018 with a projected completion date of November 2019. Mr. DeRusso discussed the parking for the Convention Center; due to some parking going away for the construction of the hotel, temporary parking will have to be built/provided. This construction of parking will coincide with the 7<sup>th</sup> Street extension.

Commissioner Varnadore had questions regarding the 7<sup>th</sup> Street extension onto U.S. 41/301. Bob Gause, Project Manager, explained that the flashing light that is there now will become a full signalization intersection. Mr. Gause stated that the traffic engineer will be doing a traffic study for this project. A Florida Department of Transportation (FDOT) permit should be signed off and ready by August of this year. Mayor Bryant reiterated that it is highly important to make traffic a priority.

Traffic for the building of this hotel and the 7<sup>th</sup> Street extension was heavily discussed with several concerns being expressed. Commission is interested and looking forward to the traffic study to get a better educated idea of what the engineers predicts will occur.

Attorney Barnebey will have a meeting with each Commissioner individually and would like to have further discussion on the attached agreements.

Manatee County will be taking action on the Ground Lease at tomorrow's County Commission meeting. A copy of their agenda items and the outcome will be provided to Commission for the special meeting set on Thursday.

2. ORDINANCE 2016-17 REGULATION OF MOTOR VEHICLE SERVICE AND REPAIR

Mr. Tusing addressed the map that was added to the Ordinance in Section B. The 10<sup>th</sup> Avenue/Old Main Street District shows that motor vehicle service and repair is prohibited (from the Manatee River north on 10<sup>th</sup> Avenue to 11<sup>th</sup> Street).

Mayor Bryant exited the meeting at 5:11 p.m. and returned at 5:25 p.m.

Commissioner Varnadore questioned the Downtown Design Guidelines as presented in the agenda packet. She requested a Workshop item on this topic to be added at another future meeting to allow for discussion of the Guidelines in their entirety, not just the section(s) related to the Motor Vehicle Ordinance. Commissioner Varnadore questioned the alternative design approaches as mentioned on page 80 of the Downtown Design Guidelines and why it did not match that of what was written in the Zoning Code. Attorney Barnebey can make that change if Commission would like that; the Commission agreed and Mr. Barnebey will change the Alternative Design Approaches to match that of Section 4.4 of the Zoning Code.

It was asked when Commission should expect the Guidelines to come back for further analyzing and discussion. Mr. Burton has a draft with Attorney Barnebey's comments that he will review. Once reviewed, Mr. Burton will bring those in front of Commission to review the Guidelines line by line or page by page for comments and to gain consensus on how to move forward with the appropriate changes in the Guidelines. It was mentioned that they could be brought forward in the second meeting of February.

This Ordinance is on the 7:00 p.m. agenda for a continuation of the second public hearing.

Mayor Bryant adjourned the meeting at 5:49 p.m.

Minutes approved: March 13, 2017

*James R. Freeman*

James R. Freeman  
City Clerk