

**CITY OF PALMETTO  
CITY COMMISSION WORKSHOP MEETING  
August 6, 2018  
4:30 PM**

**ELECTED OFFICIALS PRESENT:**

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

Mayor Bryant opened the meeting at 4:35 p.m.

**1. RIVERSIDE DRIVE PROPERTY DISCUSSION**

Mr. Burton made a presentation to the City Commission regarding the sale and redevelopment of the property located on 8<sup>th</sup> Avenue and Riverside Drive West. A copy of this presentation is attached to and made a part of these minutes.

Mr. Burton clarified that the property is in accordance with the Redevelopment Plan because:

- ✓ The property lies within the Downtown Commercial Core Future Land Use District
- ✓ It is within the Downtown Commercial Core District
- ✓ The property contains at least six factors of “blight”

Mr. Burton stated that the Downtown Commercial Core should include a mix of commercial, residential and public land uses designed in a compact, pedestrian oriented environment which serves as the primary activity center of the City. Permitted uses are mixed use development, office uses, public assembly facilities, historic, cultural, and educational facilities, hotels, motels, entertainment, retail uses including department stores, and multi-family residential uses. Some long-term benefits include:

- ✓ CRA life-time increment revenue
- ✓ Property value inflation
- ✓ Other economic benefits
- ✓ Florida brownfield program incentives
- ✓ Reduction of crime via redevelopment activity
- ✓ Intrinsic values

The long-term costs include:

- ✓ Purchase of property
- ✓ Maintenance of property

- ✓ Time off tax-roll
- ✓ Brownfield remediation
- ✓ Redevelopment incentives
- ✓ Intrinsic costs

Mr. Burton encouraged the Commission to take their time on managing this opportunity for redevelopment. He asked them to consider the following questions:

1. Should the property be marketed with a well-placed realtor on a larger market?
2. If so, how long should it be marketed?
3. What uses should be targeted?
  - a. Mixed use
  - b. Office use
  - c. Public Assembly Facility
  - d. History Facility
  - e. Cultural Facility
  - f. Educational Facility
  - g. Hotel
  - h. Motel
  - i. Entertainment
  - j. Retail
  - k. Department Stores
  - l. Multi-family Residential
4. What uses should not be targeted?
5. Within the acceptable land uses, how do we rank them?
6. What should the height be?
7. What are surrounding heights?
8. How many stories should be allowed?
9. Do we allow development required and boater parking within walking distance?

Mayor opined a motel should not be a targeted use, based on the definition of a motel.

Use restrictions were discussed. Attorney Barnebey informed the Commission that any limitation that is put on this project/property is essentially put upon the City/CRA and did not recommend putting limitations on the property at this time. He noted a few automatic restrictions like no residential on the "Shell Gas Station" portion of this property due to environmental issues; although some parts of the property could have residential. There needs to be a decision made regarding the boat ramp boat parking issue and Attorney Barnebey agreed with Mr. Burton that having boat ramp on this property is not the best use for it. Attorney Barnebey recommended that the Commission provide a process for real estate advertisement in such a way to obtain the best and most viable offers.

Commissioner Williams opined splitting the property to have separate projects could be a potential option.

Boat ramp parking was discussed with Mr. Williams noting that approximately 50 boat trailers were at the boat ramp and the dirt lot this past weekend.

Commissioner Cornwell would like more research done on what the City/CRA wants on this property and how to advertise for it. She questioned what do the citizens in the community want to see here?

Commissioner Smith opined it is not in the best interest of the property to put restrictions on it.

Discussion ensued about putting the property out and how bids would be reviewed; who would be reviewing the bids and deciding what is worthy and what is not? Attorney Barnebey stated it could be the CRA Board, the CRA Advisory Board, a designated committee of staff, or a designated committee of professionals in the CRA or the City. Mr. Burton stated that the Commission/CRA Board should give direction to staff and let staff vet through the submittals for the property.

Mayor Bryant adjourned the meeting at 6:03 p.m.

MINUTES APPROVED: AUGUST 27, 2018

*James R. Freeman*

JAMES R. FREEMAN  
CITY CLERK