

CITY COMMISSION WORKSHOP MEETING

March 22, 2021

4:30 pm

This Commission Meeting was conducted utilizing Communications Media Technology. Some Staff members were present in the Commission Chambers while others were present via the Zoom application to respect the social distancing guidelines.

ELECTED OFFICIALS PRESENT IN CHAMBERS:

Shirley Groover Bryant, Mayor

Brian Williams, Vice Mayor, Commissioner, Ward 3 (Entered the Meeting at 4:40 p.m.)

Sheldon Jones, Commissioner-at-Large 1

Harold Smith, Commissioner, Ward 1

Tambra Varnadore, Commissioner, Ward 2 (Entered the Meeting at 4:35 p.m.)

Tamara Cornwell, Commissioner-at-Large 2

STAFF PRESENT IN CHAMBERS:

Mark Barnebey, City Attorney (Entered the Meeting at 4:53 p.m.)

Mohammed Rayan, Public Works Director

Scott Tyler, Chief of Police

Jim Freeman, City Clerk

Jeff Burton, CRA Director

Penny Johnston, Executive Assistant

Vanessa Cochran, Assistant City Clerk

STAFF PRESENT ELECTRONICALLY:

Todd Williams, Information Technology (IT) Consultant

Mayor Bryant called the meeting to order at 4:36 p.m.

1. RIVERSIDE PROPERTY PRESENTATION AND DISCUSSION (J. BURTON)

Two 45 minutes presentations will be given by separate developers for the Riverside Property. Civix and Hatfield Development Co. are the two developers and Hatfield Development will present first. Both presentations will be made a part of these minutes.

Robert Hatfield, of Hatfield Development Co. introduced himself and provided basic background about his company as follows:

- Real Estate Developer out of Atlanta, 38 years, mostly apartments and retail.
- Developed in Miami Beach, Vero Beach. Very familiar with Tampa Bay with 8 projects, 6 of which are in Bradenton.
- Proposes leasing office with deck, and retail/office on the bottom totaling 7,500 sq. feet.
- 218 residential apartment units with parking deck for 360 parking spaces.
- With regards to timing, they are ready to go now.

Michael Cochran was introduced as the architect for this project. His firm is based in Atlanta, GA and they specialize in multifamily housing and senior living. He highlighted the following items:

- He acknowledged the no build zone for residential units. They have put the leasing office in this location.
- The proposed project is 5 stories and type 3 construction with a full sprinkler system.

Mr. Hatfield further described some of the difficulty was working around the no build residential restriction.

Commissioner Smith asked about the type of project they built in Vero Beach. Mr. Hatfield responded it was a Walmart and Target. However, in Clearwater they did two residential apartment projects with retail. That project was Type 3 construction with all hurricane construction. He asked about the mix of bedrooms, 110 units will be one bedroom, 98 units will be two bedroom, and 10 will be three bedroom. Pricing will be from \$1,300-\$2,000 per month.

Commissioner Jones asked why only 5 stories. Mr. Hatfield responded that the cost of construction goes up significantly beyond 5 stories. Mr. Jones asked about the elevation views as it relates to the green bridge. Mr. Hatfield said most units will be able to see over the top of the bridge. Mr. Jones asked what types of business tenants they are targeting. Probably not restaurants but any other retail and office.

Commissioner Williams said it looks real good. The five story is a good start and is fine. He thinks the rents will work as proposed. He would like to see more than 7,500 sq. feet of retail, but he still likes the plan.

Rod Connelly, Civix presented his proposal for this project. Mr. Connelly said this is an exceptional property and provided a brief history of his firm as follows:

- Has been a developer in the area for 40 plus years.
- 2 developments in the Sarasota market- Casarina on Siesta Key and Center Pointe office building in downtown Sarasota and it is 94,000 sq. ft. of class A office space.
- He discussed intellectual property and the need to resolve the restriction on the no build portion of the property.
- He introduced two other partners for his project including Hasta Capital and Finrock.
- He does not have drawings as the other developer, but that was intentional.
- He reiterated they want to focus on removing the residential restriction and obtaining full entitlements and if successful the value of the project is enhanced.
- 300 plus or minus units with 9 stories is where they are focused for their project.
- He is ready to engage but wants to resolve the corner restriction.

Commissioner Jones asked Mr. Barnebey if there are any restrictions on height and what can be on the riverfront. Mr. Barnebey stated he will research, but there are floor area limitations. Mr. Jones asked about parking and Mr. Connelly said 1.5 spaces per unit, but reiterated that they want to focus on the additional entitlement. Mr. Jones asked about restaurants and Mr. Connelly said they would not look at office, but try and bring retail that would serve the residents at this location. The focus is residential.

Commissioner Smith asked what they have been built in the last 5 years in this area. Mr. Connelly mentioned Finrock and the project in Naples mentioned earlier. They have not come up with the specific number of units and bedrooms. If number of units is important, they can provide something by April 5th, but they are emphasizing the entitlement. Mr. Smith asked when this will come to the Board for a vote. Mr. Burton stated, when the board directs staff.

Mayor Bryant asked once all questions are in can we ask for consensus to move forward?

Mr. Connelly added being flexible and making sure the design can be constructed and additional entitlements can be obtained is important.

Mr. Burton stated there is a deed restriction on the property for a portion of the property. Commissioner Smith says he is ready to move forward with the restriction.

Per Mr. Connelly he had one other site whereby the restriction was cleared up in 90 days.

Commissioner Varnadore asked if the City looked into resolving the restriction and what is the process and timetable. Mr. Barnebey stated the City has not, but we would need to contact Florida Department of Environmental Protection.

Mr. Connelly is still interested even if the restriction cannot be removed and he is prepared to do a cash closing as well.

Commissioner Williams asked Mr. Barnebey about a height restriction of 60 feet. If changes need to be made to the City code then we would need approximately 90 days to make any changes. Mr. Williams requested to see more of Mr. Connelly's work/drawings regarding the Civix proposal. Mr. Williams mentioned other projects within the City that have been approved yet there has not been any groundbreaking. Mr. Conley went over some of his projects and they have submitted for permits on the hotel property on Canal Road and they ran into issues with Manatee County and FDEP, He stated the issues have been resolved. Build time for the Riverside project is 24 months. Mr. Barnebey mention that planned development can be 12 stories and 130 feet.

Mr. Burton stated that the initial developer has withdrawn due to Covid. This is why we brought the remaining two developers that presented this afternoon. Each presentation is a part of the minutes. If presenters have more information to give, provide it to the City Clerk.

Mayor Bryant asked the Board if they wanted to bring it back April 5th or allow more time. The Board recommended to bring it back to the Board at the May 2021 meeting.

Mayor Bryant mentioned she is planning to add the donation of land from 1st Baptist Church to the 7:00 p.m. agenda later tonight.

Mr. Burton discussed information he received from New Port Richey regarding parking garages. They are building a new 350 plus parking garage and approximately \$6.5 million or \$18,500 per space.

Mayor Bryant adjourned the meeting at 5:52 p.m.

MINUTES APPROVED: APRIL 19, 2021

JAMES R. FREEMAN

JAMES R. FREEMAN
CITY CLERK