

MINUTES
CITY COMMISSION/CRA WORKSHOP MEETING
NOVEMBER 14, 2022
4:30 P.M.

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
Tambra Varnadore, Vice Mayor, Commissioner, Ward 2 (Not Present)
Tamara Cornwell, Commissioner-at-Large 2 (Joined the meeting at 5:09 pm)
Sheldon Jones, Commissioner-at-Large 1
Harold Smith, Commissioner, Ward 1
Brian Williams, Commissioner, Ward 3

STAFF PRESENT IN CHAMBERS:

Mark Barnebey, City Attorney
Xavier Colon, Interim CRA Director
Jim Freeman, City Clerk
Mohammed Rayan, Public Works Director
Scott Tyler, Chief of Police
Cassi Bailey, Assistant City Clerk
Penny Johnston, Executive Assistant

STAFF PRESENT ELECTRONICALLY:

Todd Williams, Information Technology (IT) Consultant

Mayor Bryant opened the meeting at 4:31 pm.

1. EMPLOYEE OF THE 4TH QUARTER

The Employee of the 4th Quarter will be presented at a later date.

Mr. Tim Bowers, Governmental Affairs with Waste Management in Bradenton, introduced himself to the Commission. He oversees solid waste issues in Sarasota, Manatee and Pinellas counties.

2. RIVERSIDE PROPERTY CONVERSATION (X.COLON)

Mr. Colon explained the Riverside Public Input Sessions which took place on October 18th and the packet which was printed out for the Commissioners.

Tony Veldkamp and Matt Fenske, from SVN, introduced themselves as the Realtors and listing agents for the Riverside Property. They gave a brief overview of the restrictions in developing the property. They highlighted a few possibilities as a mixed-use site. They would like to take it out to market for the next 90 days to call for offers.

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Commissioner Williams questioned the coastal high hazard restrictions and the height of a future project. Tony responded that the specifications would be up to the Developers to bring forward a plan. Matt responded to the Coastal High Hazard question. The Coastal High Hazard requires a blended density. Commissioner Williams would like the developers to know a specific number of boat parking spaces. Tony said they need to look at a range of spaces, not a specific number. Commissioner Williams likes the idea of a mixed-use property.

Commissioner Smith questioned the push back for a new hotel. Tony responded that Hotel Developers don't want to have too many rooms in a radius area. Between the hotel being built near the Convention Center, and proposals for 2 possible sites in Bradenton, he believes there won't be a large need for additional hotels. Commissioner Smith thinks we do need more hotels.

Commissioner Jones would like it to be a mixed-use property. He wants to see all the ideas from Developers. He is open to a range of possibilities. Commissioner Jones stated that he wanted to have more time to look through the packet before making a decision. Tony explained that a 90-day call to offer is a tool they use to excite Developers to make an offer.

Commissioner Williams specified what he will consider in reference to height of a potential project.

Mr. Barnebey clarified that with its current zoning, it can only be 7 stories. He also noted they may want to consider changing comprehensive plan designations to planned community, which would allow for a few more units on the site.

Commissioner Smith questioned Mr. Barnebey regarding the size of the property which is 3.4 acres. Commissioner Smith asked if some of that area is unusable. Mr. Barnebey responded that some of the property cannot be used for residential.

Commissioner Williams asked Mr. Barnebey to refresh everyone's memory as to why there are restrictions on the property. Mr. Barnebey responded that Citgo owned the property at one time and there was a Shell station on the site. There are residential restrictions because of environmental pollution on the site at one point. Mr. Barnebey stated that there is a possibility of discussion with Citgo removing that restriction.

Mr. Freeman asked what the range was for boat parking. The Realtors responded that 20-30 spaces were the number being advertised based on discussions with the Commission, conceptual site plans, and public input meetings. Further discussions continued regarding the potential boat trailer parking. It was clarified that the Developer would be responsible for constructing boat trailer parking.

3. ORDINANCE 2022-16 -CHAPTER 10: COASTAL AREAS AND WATERWAYS ARTICLE V-DOCKS (M.RAYAN)

Mr. Rayan gave a brief background on the item being proposed. This Ordinance is on the 7:00 pm Agenda for a First Reading. Mr. Rayan explained that they are proposing to update the language to allow boat canopies. He highlighted the wording that would be changed to avoid future confusion. In the past, different Building Officials have interpreted the code in multiple ways.

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Commissioner Williams expressed his desire to include conditions or provisions to these structures being able to withstand Hurricane conditions or be removed in the event of an impending Hurricane. He wants the structures to meet certain standards. Commissioner Williams then questioned Section 10 regarding the number of boat lifts per dock. He wants that language to be reviewed at the same time we are updating the other section of this Ordinance.

Commissioner Jones would like there to be consistency going forward, and not have Ordinances that are open to interpretation by different officials. Mr. Rayan agreed that is the reason for updating this Ordinance to avoid future confusion.

Commissioner Cornwell asked Mr. Rayan to investigate if boat canopies are allowed in neighboring areas. She also echoed the same concerns Commissioner Williams mentioned regarding Hurricane regulations.

Mayor Bryant adjourned the meeting at 5:16 pm.

MINUTES APPROVED: NOVEMBER 28, 2022

JAMES R. FREEMAN

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CITY CLERK