

MINUTES
CITY COMMISSION/CRA WORKSHOP MEETING
DECEMBER 19, 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
Tamara Cornwell, Commissioner-at-Large 2
Sheldon Jones, Commissioner-at-Large 1 (Present via ZOOM)
Sunshine Mathews, Commissioner, Ward 2
Harold Smith, Commissioner, Ward 1
Brian Williams, Commissioner, Ward 3 (Joined the meeting at 4:32 pm)

STAFF PRESENT IN CHAMBERS:

Mark Barnebey, City Attorney
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 4:30 pm.

1. EMPLOYEE OF THE YEAR

Mayor Bryant noted the four Employees of the Quarter for 2022: Emily Dickson, Penny Johnston, Robert Simpson, and Wesley Beauchamp. The Employee of the Year for 2022 was presented to Robert Simpson. Mayor Bryant thanked him for his hard work and dedication to the City.

2. SURPLUS PROPERTY- SOUTHERN 4 ACRES OF PARCEL ID 2700200109

Mr. Freeman gave a brief history of the property, which is the southern 4 acres of the old Palmetto Elementary School site. He noted that this item will be on the 7:00 pm City Commission Agenda for approval to surplus. Included in the Agenda was the RFP, request for proposals, which would go out to developers, as the first step in the process. It would ultimately be up to the Commission to decide if they wanted to accept any of the submitted proposals. He wanted to bring this forward at the workshop to hear the Commission's vision for the property. In the document it asks for a mixed- use property/ retail and residential. He also highlighted the details of what is being asked for regarding parking, both for residents and public use. They would also like it to be pedestrian friendly. The property is currently zoned as public. A comprehensive plan change would need to happen in the future, to go from public to planned community. More discussions will be forthcoming as they receive proposals. The timeline from time of contract signing to the beginning of construction, would be 18

City Commission/CRA Workshop

December 19, 2022

Page 2 of 4

months. They would also be given 6 months from the time of contract signing to complete rezoning and close on the property.

Commissioner Cornwell questioned rezoning prior to putting it out for proposals. Mr. Freeman responded that it may limit what the developers wish to do. Mr. Barnebey answered that you have to go planned development to go planned community. The proposal will indicate the intention of going to planned community for the comprehensive plan designation and that it'll follow planned development. It doesn't make sense to rezone it right now because there isn't a site plan to go along with it. Rezoning to planned development will come with the site plan. The proposal will go out indicating the intention to go to planned community. If it is zoned as planned community, the developer will have to come in to rezone to planned development. The City will initiate a designation as planned community, which is indicated in the document. The Planned Community designation will be coming forward within the next month or so.

Commissioner Smith asked how you would rezone after submitting a proposal. Mr. Barnebey stated that the agreement would be contingent on the zoning being approved by Commission. Commissioner Smith expressed confusion over this. Mr. Barnebey explained that developers will make a proposal on this property. The ultimate contract will be based upon the approval by Commission pursuant to the zoning and site plan. Commissioner Smith thinks there should be a minimum put on the property. He sees the property going for \$2 million or more. Mr. Barnebey and Commissioner Smith discussed the process of non-refundable deposits. Mr. Freeman asked how long he would like the RFP open for. Commissioner Smith answered at least 90 days and a minimum of \$2 million. He also wants the zoning to be figured out prior to opening it up for proposals.

Commissioner Williams questioned the density of 45 units/acre and water retention. He asked if they can require retention ponds or underground vaults. Mr. Rayan responded that it would be up to the Developer to determine how they are going to meet the codes and utilize the property. They have to rely on the Department of Environmental Protection, DEP, and SWFWMD, Southwest Florida Water Management District, to dictate their stormwater management. Commissioner Williams and Mr. Rayan continued their discussion on retention requirements. Mr. Rayan stated that they will have to put the development together and submit to the DEP. Mr. Freeman clarified that the Commission can approve or deny a developer's plan. Commissioner Williams agreed with the 90-day minimum for the time frame to accept proposals. He also noted that they'll have to pay for permits. Mr. Barnebey clarified that the developer's will have to pay for their zoning and site plan application. Commissioner Williams believes there should be a timeframe for permits. Mr. Barnebey reiterated that in the current document, they would have 18 months to begin construction after signing the contract. Mr. Freeman also noted that there is a buy back provision in the contract.

Commissioner Mathews also agreed with at least 90 days to accept proposals. She wants to keep it open and broad so they can see the ideas developers may propose to get the best possible plan.

Commissioner Jones spoke via Zoom. He wants to make sure it is as easy as possible, so there aren't any setbacks. They need to set boundaries and standards, so it is clear what the Commission wants.

Mr. Barnebey reiterated that the RFP is broadly drafted to get as many proposals as possible. They can reject any/all of them. It is broad so they can see what ideas are out there. The developers are going to be competing against each other. Mr. Freeman clarified that they will add a 90-day period to accept proposals. They can also add specifications the Commission wants; they just need to know what those are. Commissioner Williams asked if they can get a list of the criteria for planned community. Mr. Barnebey answered that they can put the wording in the RFP but it is pretty broad. Commissioner Williams would also like it to be provided

City Commission/CRA Workshop

December 19, 2022

Page 3 of 4

to the Commission. They will have to meet the downtown design code criteria, which is noted in the RFP. Commissioner Williams would like a copy of the planned community and planned development limitations provided to Commission. Mr. Barnebey said cleanup of that language will be coming forward for discussion. He is hoping for the 2nd meeting in January.

Commissioner Smith questioned the extra land the City would retain for parking. Mr. Freeman answered that it is along 10th Avenue from 7th Street headed north to the property. It would be approximately 20 feet for angled parking. Mr. Freeman can add that to the map.

Commissioner Jones asked if they are going to do appraisals for the property to determine what it is worth. Mr. Barnebey suggested doing the appraisals at the same time, so they know which proposals to accept.

Commissioner Williams was ok with doing the appraisals at the same time as accepting proposals. He was concerned that they don't know all the limitations they want to include. He wants to wait until they know all the pieces before putting it out for RFP. Mr. Barnebey stated that the Commission has all the control because they don't have to enter into a contract they don't want to. They can turn it down for any reason. Mr. Barnebey thinks they should include what they want, but they shouldn't limit themselves too much. Commissioner Williams thinks they should be more concise in knowing what they should put in the RFP. Mr. Freeman asked Commissioner Williams what they want more clarity on. Commissioner Williams wants to see what they're bringing back on the planned community.

Commissioner Smith doesn't think we should open the RFP until the first week in February. They need to understand all the pieces. He also noted that he doesn't think they should do an appraisal; it may not come out to the amount they want it to.

Mayor Bryant clarified what the Commission is wanting before moving forward. Commissioner Williams wants to know the changes in the zoning code before moving forward, and they need a consensus if they want to have an appraisal or not. She would like them to take a vote at the 7:00 pm meeting. They can bring the criteria forward at a future workshop. Commissioner Williams stated that he would like to see the proposed revisions for the planned community zoning. Mr. Barnebey will send to Commission once they are available. Mayor Bryant suggested putting this on the 2nd workshop in January to discuss the revisions including the 90-days to accept proposals. This item will be removed from the 7:00 pm meeting for approval.

3. LEGISLATIVE PRIORITIES 2023

Commissioner Williams discussed the priorities that other local municipalities and Manasota League of Cities are proposing for 2023. Commissioner Cornwell discussed the widening of local roads leading to evacuation routes. She opined that they do need smooth and concise routes, but it shouldn't take people's homes away from them.

Commissioner Williams discussed the Manasota League of Cities priorities. Mayor Bryant mentioned she is opposed to supporting the Tourist Development Tax Use Expansion. Commissioner Williams read through the Manasota priorities list, which was included in the Minutes. This discussion will be added to the 7:00 pm Agenda for further discussion.

City Commission/CRA Workshop

December 19, 2022

Page 4 of 4

Mayor Bryant adjourned the meeting at 5:48 pm.

MINUTES APPROVED: JANUARY 09, 2023

JAMES R. FREEMAN

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CITY CLERK