Elected Officials Present:
Larry Bustle, Mayor
Mary Lancaster, Vice Mayor
Shirley Bryant, Council Member
Tamara Cornwell, Council Member
Charlie Grace, Council Member
Brian Williams, Council Member

Planning & Zoning Board Members Present:
Charlie Ugarte
Lynn B. Toombs
Rachel Keener
H. A. Durrance

CRA Board Members Present:
Cynthia Fobbs
Alan Langford
Scott Maloney
Alan Zirkelbach

Staff present:
Karen A. Conlon, City Clerk
Margaret Tusing, Planning & Zoning Administrator

Mayor Bustle called the meeting to order at 5:30 pm.

Russ Kitching gave the invocation followed by the pledge of allegiance to the United States flag.

1. APPROVAL OF AGENDA
MOTION: Ms. Bryant moved, Mr. Grace seconded and motion carried unanimously to approve the agenda.

2. PROPOSED DOWNTOWN CORE ECONOMIC ELEMENT DISCUSSION
Tom Cardinal briefed the City Council and Board Members on the Enterprise Zone study completed for Manatee County. Mr. Cardinal discussed the goals that had been set for the Enterprise Zone, stating they were unattainable, as it was not empowered to accomplish what the goals illustrated. He reviewed the projects that are planned for the next five years; redevelopment of the downtown core, 17th Street
neighborhood center, industrial area. Also mentioned was housing for agricultural workers.

Mayor Bustle recognized Commissioner Brown and Debbie DeLeon, the executive director of the Enterprise Zone.

Mayor Bustle announced that a joint workshop between City Council, the CRA and Planning and Zoning Boards would be held April 8, 2002. Mr. Russ Kitching will act as the facilitator in a visionary process.

3. WAYGOOD MARINE ENTERPRISES, INC. PROPOSED PROJECT ON RIVERSIDE DRIVE
Alan Zirkelbach introduced the team that developed the proposed Riverside Plaza. Mr. Zirkelbach presented the plans for the Riverside Plaza, an upscale commercial & professional center comprised of approximately 40,000 square feet. Charlie Ugarte discussed the architectural design of the project, together with proposed public parking. A copy of the information distributed by Mr. Zirkelbach is attached hereto and made a part of these minutes.

The issue involving the boat ramp and trailer parking was discussed, with the presenter stating additional properties and an urban design are needed to accommodate the boat ramp.

Discussion ensued on swapping the city-owned parking lot for another piece of property purchased by the Waygoods, and the resulting parking that will be made available to the project. The Waygoods will handle the infrastructure of the new proposed parking areas, while maintaining the existing oak trees on the property. A public restroom will also be made available on site.

Mrs. Tusing requested Council give conceptual approval to the project. She explained she would propose the property be rezoned to PD, which requires the P&Z Board and Council’s approval of the site plan.

Mr. Van der Noord commented on the proposed project, stating it is his opinion considerable thought should be given to parking for the boat ramp. He spoke about the possible purchase and move of the adjacent historical home.

CRA Executive Director Tanya Lukowiak reminded the assembly the CRA, by virtue of Florida Statutes, is able to creatively provide incentives and/or encourage economic development within the CRA District, the location of the proposed project. She stated CRA’s next mission is to address the boat parking issue.

Mr. Prather commented on the fact the meeting had been noticed as a workshop, there was nothing to vote on, as Council had only been presented a conceptual plan of the project. Mr. Prather discussed the appropriateness of city staff working with
the CRA on the land exchange issue, if Council conceptually approves the exchange. The majority of Council agreed that staff should move forward with the land exchange issue.

Meeting adjourned at 7:20 pm.

Minutes approved:  May 6, 2002

Karen A. Conlon
City Clerk
"Riverside Plaza"
PROJECT OVERVIEW “Riverside Plaza”

Site: Riverside Drive, Palmetto FL 34221
Description: approx. 40,000 sqft. of upscale commercial & retail space, anchored by a 15,000 sqft. Wellness Studio & Day Spa (EVOLVE)

1. Overview

The plaza is expected to be an upscale commercial & professional center comprising about 40,000 sqft. The early stages of the design emphasize pedestrian-friendly areas, preservation of the environment, and an architectural design that complements the existing structures on the Palmetto waterfront skyline.

One of the project’s goals is to increase foot traffic along the Palmetto waterfront, and create a destination for the community.

The wellness studio (the proposed anchor store) will incorporate the services of a fitness facility, a day spa and other services that help people achieve a healthier, more well-balanced lifestyle. It’s expected to be about 15,000 square feet, and will be built to take advantage of the downtown waterfront views.

2. Design

The initial designs of the plaza are centered around inviting more foot-traffic to the Palmetto waterfront. The building(s) will be surrounded by open space and common areas where the community can relax and enjoy the activity of the downtown, as well as the view of the water. The plaza structure(s) will be designed to complement the architecture of the existing structures located on Riverside Drive. The footprint of the plaza is taking into consideration the existing trees on the property, and Waygood Marine is attempting to save some of the older trees that currently need a lot of care. Since one of their goals is to improve the ambiance of the downtown Palmetto waterfront, green space is very important to the developers.
3. Importance of Project

- For the City: Improvement of downtown waterfront district, increase in foot traffic along with addition of pedestrian-friendly spaces, increase in revenue for local businesses due to increase in customers being attracted to the area, additional jobs for the community, additional taxes for the city.

- For WME: An opportunity to positively impact our community, to provide more services locally and draw business back into the city of Palmetto, to provide a location where the community can enjoy Palmetto's waterfront, to help build a pedestrian center in our downtown that draws the entire family, to provide a facility where existing businesses might expand and flourish, and to provide a forum where the community can learn and practice a healthy, well-balanced life.
# PARKING ANALYSIS

<table>
<thead>
<tr>
<th>Existing Spaces</th>
<th>Proposed Spaces</th>
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<tbody>
<tr>
<td>City Lot : 77</td>
<td>City Lot : 140</td>
</tr>
<tr>
<td>Street : 13</td>
<td>Street : 66</td>
</tr>
<tr>
<td><strong>Total : 90</strong></td>
<td><strong>Total : 206</strong></td>
</tr>
</tbody>
</table>

Riverside Plaza 30,000 – 40,000 square feet
Parking required : 75 – 100 spaces

**NET GAIN**
over existing and required : 34 to 9
LEGEND:

A. PROPOSED MIXED USE APPROX 17,000 SF C FLOOR 40,000 SF TOTAL 4 STORY BUILDINGS.
B. COVERED WALK-WAY
C. PAVED AREAS
D. EXIST LARGE OAKS P
E. WATER GARDEN
F. EXISTING WAYGOOD P
G. PROPOSED PROPERTY EXCHANGE IS APPROX EXH PATIENT
H. EXISTING HIGH RISE C I. EXISTING BUILDING
J. REGATTA POINT MARIN
K. POTENTIAL TRAILER P ADDITIONAL DIAGONAL P
L. PARKING: THERE ARE THE EXISTING LOT, APPR AND PARALLEL SPACES DESIGN PROVIDES APPROX OFF-STREET AND 86 ON FOR TOTAL OF 206 SPAC (ADDED 66 ON SITE AND SPACES). DEVELOPMENT APPROX 75 TO 100 SPAC
March 26, 2002

Clifford L. Walters, Esquire
Blalock, Landers, Walters & Vogler, P.A.
802 11th West
Bradenton, FL 34205

Re: City of Palmetto; Riverside Drive/Waygood Tract
OFN: 0190/1

Dear Mr. Walters:

Thank you for your letter of March 18, 2002, regarding the above-referenced matter. As I indicated during our telephone discussion with Alan Zirkelbach regarding this matter, I am certain that an appropriate mechanism can be arranged to achieve the exchange if it in deed benefits the public health, safety and welfare as having a proper public purpose. My only issue is whether or not the CRA may be a better vehicle for this "redevelopment" effort, but certainly that can be evaluated between the City, the developer and the CRA.

With the foregoing understood, I am presently reviewing the matter and I will be glad to discuss it with you, your client and the Mayor, at his pleasure.

Very truly yours,

[Signature]

bp
cc: The Honorable Larry Bustle, Mayor
I:\Docs\Palmetto, City\Waygood\Walters ltr..doc
Proposed Downtown Commercial Core
March 18, 2002

Alan H. Prather, Esquire
DYE DEITRICH PRATHER PETRUFF & ST. PAUL
1111 Third Avenue West
Bradenton, Florida 34205

Re: City of Palmetto - Waygood Tract

Dear Alan:

I have been asked to communicate with you concerning a proposal under which a portion of the Waygood Tract would be exchanged for a portion of the existing City parking lot that is adjacent to and west of the Waygood Tract on Riverside Drive and Tenth Avenue. It is my understanding that the exchange of land would result in no net loss to the City of existing parking spaces by virtue of the exchange. It is also my understanding that such an exchange would assist in keeping boat trailer traffic closer to the City boat ramp, aid in City economic redevelopment in the area, improve traffic flow in the area, and create an opportunity for the City to reconfigure the area and roadways to its advantage if it so chooses.

It is additionally my understanding that on a conceptual basis the Mayor, Planning Director, and the CRA feel there are a number of positive benefits to the City of Palmetto.

Accordingly, the purpose of this letter is to advise you of this proposal and to give you an opportunity to confirm that if the City Council is similarly in favor of this, then it can be structured in a legal manner for the mutual parties’ benefit.

Please let me know if you have any questions or concerns.

Sincerely,

Clifford L. Walters

CC: Alan Zirkelbach
Carolyn Waygood
Mayor Bustle
LEGEND:
A. PROPOSED MIXED USE BUILDINGS, APPROX 17,000 SF ON GROUND FLOOR, 40,000 SF TOTAL, MIX OF 2 TO 4 STORY BUILDINGS.
B. COVERED WALK-WAY
C. PAVED AREAS
D. EXIST LARGE OAKS PRESERVED
E. WATER GARDEN
F. EXISTING WAY GOOD PROPERTY LINE
G. PROPOSED PROPERTY LINE - PROPERTY EXCHANGE IS APPROX EQUAL 32,000 SF PORTIONS
H. EXISTING HIGH RISE CONDOS
I. EXISTING BUILDING
J. REGATTA POINT MARINA
K. POTENTIAL TRAILER PARKING OR ADDITIONAL DIAGONAL PARKING
L. PARKING: THERE ARE 77 SPACES IN THE EXISTING LOT, APPROX 13 DIAGONAL AND PARALLEL SPACES ON STREET. NEW DESIGN PROVIDES APPROX 140 OFF-STREET AND 65 ON STREET SPACES FOR TOTAL OF 205 SPACES (ADDED 66 ON SITE AND 63 ON STREET SPACES). DEVELOPMENT WILL REQUIRE APPROX 75 TO 100 SPACES.