

SARASOTA CITY COMMISSION REGULAR MEETING  
TUESDAY, SEPTEMBER 3, 2024, 9:00 A.M.

DISCLAIMER:

THIS FILE REPRESENTS AN UNEDITED VERSION OF REALTIME  
CAPTIONING WHICH SHOULD NEITHER BE RELIED UPON FOR COMPLETE  
ACCURACY NOR USED AS A VERBATIM TRANSCRIPT.

ANY PERSON WHO NEEDS A VERBATIM TRANSCRIPT OF THE  
PROCEEDINGS MAY NEED TO HIRE A COURT REPORTER.

09:01:42 [ SOUNDING GAVEL ]  
09:01:44 >>Mayor Alpert: GOOD MORNING, EVERYBODY.  
09:01:47 IT IS TUESDAY, SEPTEMBER 3rd, UNBELIEVABLY, 2024.  
09:01:54 I'M GOING TO CALL THIS MEETING TO ORDER, OUR REGULAR CITY  
09:02:00 COMMISSION MEETING.  
09:02:00 BEFORE WE GIVE THE INVOCATION, I JUST WANTED TO MENTION THAT  
09:02:07 IF EVERYBODY WOULD THINK ABOUT LINDA GARCIA WHO WAS HEAD OF  
09:02:15 THE HISTORICAL SOCIETY OF SARASOTA FOR YEARS, AS WE DO OUR  
09:02:18 INVOCATION.  
09:02:20 I'LL CALL ON THE CITY AUDITOR AND CLERK TO DO THAT.  
09:02:22 >>Shayla Griggs: PLEASE STAND.  
09:02:24 HEAVENLY FATHER, WE AFFIRM OUR FAITH IN THEE.  
09:02:32 WE SEEK YOUR DIVINE STRENGTH, WISDOM AND GUIDANCE IN THE  
09:02:35 DELIBERATIONS THAT AFFECT THE LIVES OF EACH OF THE CITIZENS  
09:02:38 IN OUR COMMUNITY.  
09:02:38 IN THY NAME WE PRAY, AMEN.  
09:02:41 [PLEDGE OF ALLEGIANCE]  
09:02:59 >>Mayor Alpert: OKAY.  
  
09:02:59 WE DON'T HAVE ANY SCHEDULED PRESENTATIONS THIS MORNING, SO  
09:03:06 WE'LL GET RIGHT TO --  
09:03:09 >>Shayla Griggs: MAYOR --  
09:03:10 >>Mayor Alpert: -- CHANGES TO THE ORDER OF THE DAY.  
09:03:12 >>Shayla Griggs: YES.  
09:03:13 THANK YOU.  
09:03:13 ALSO, TOO, WE NEED TO DO THE APPROVED SCHEDULE AS WELL.  
09:03:24 >>Mayor Alpert: I'LL DO THAT RIGHT BEFORE WE DO THE PUBLIC  
09:03:27 COMMENT.  
09:03:28 GO AHEAD.  
09:03:28 >>Shayla Griggs: THANK YOU.  
09:03:29 CHANGES TO THE ORDER OF THE DAY.  
09:03:30 PLEASE ADD UNDER CONSENT AGENDA NUMBER 2, AGENDA ITEM NUMBER  
09:03:33 7.6, ADOPTION RE: PROPOSED RESOLUTION 24R-3279, DECLARING  
09:03:39 THE RESULTS OF THE FIRST ELECTION OF AUGUST 2024 PART OF THE  
09:03:44 -- PER THE REQUEST OF CITY AUDITOR AND CLERK GRIGGS.  
09:03:47 THAT'S ALL THE CHANGES THAT I HAVE.  
09:03:49 >>Mayor Alpert: THANK YOU.  
09:03:50 CAN I GET A MOTION TO APPROVE THE PROPOSED AGENDA SCHEDULE?  
09:03:54 >>Erik Arroyo: SO MOVED.  
09:03:55 >> SECOND.  
09:03:55 >>Mayor Alpert: COMMISSIONER ARROYO MOVED TO APPROVE IT.  
09:03:58 COMMISSIONER TRICE SECONDED.

09:04:00 IF YOU'LL VOTE, COMMISSIONERS.  
09:04:01 IS THAT YOUR VOTE?

09:04:05 PASSED UNANIMOUSLY.  
09:04:06 WE WILL DO CITIZENS' INPUT.  
09:04:21 MS. GRIGGS, IF YOU'LL READ THE PLEDGE OF PUBLIC CONDUCT.  
09:04:25 >>Shayla Griggs: WE MAY DISAGREE BUT WE WILL BE RESPECTFUL  
09:04:28 TO ONE ANOTHER.  
09:04:29 WE WILL DIRECT ALL COMMENTS TO ISSUES.  
09:04:30 WE WILL NOT ENGAGE IN PERSONAL ATTACKS.  
09:04:33 >>Mayor Alpert: ALSO, WHEN YOU COME UP, IF YOU'LL STATE  
09:04:37 WHETHER YOU'RE A CITY RESIDENT.  
09:04:42 ALSO, IF EVERYBODY WOULD REMEMBER TO TURN OFF THEIR CELL  
09:04:46 PHONES.  
09:04:47 I'LL CALL YOU FIVE AT A TIME.  
09:04:51 NORM SCHIMMEL.  
09:04:52 JOSE FERNANDEZ.  
09:04:53 BILL BARANOWSKI.  
09:05:03 EDWARD McAFEE.  
09:05:05 RON SHAPIRO.  
09:05:07 ALL RIGHT.  
09:05:20 NORM.  
09:05:22 >> THANK YOU.  
09:05:23 MY NAME IS NORMAN SCHIMMEL.  
09:05:24 I'M A RESIDENT OF SARASOTA.  
09:05:26 I'VE SIGNED A CARD.  
09:05:28 IT IS MY HONOR TODAY TO COME BEFORE YOU FOR THE 13<sup>th</sup>  
09:05:32 CONSECUTIVE YEAR AND ANNOUNCE OUR 9/11 MEMORIAL CEREMONY.

09:05:37 ON WEDNESDAY, 9/11, WE HOLD OUR CEREMONY AT COUNTY FIREHOUSE  
09:05:42 23, WHICH IS AT 1930 NORTH TAMiami DRIVE IN NOKOMIS.  
09:05:48 IF YOU'RE DRIVING SOUTH ON 41, SEE THE NOKOMIS SIGN, ON YOUR  
09:05:53 LEFT-HAND SIDE YOU'LL SEE THIS BEAUTIFUL FIREHOUSE.  
09:05:56 THERE IS PARKING AT THE FIREHOUSE.  
09:05:58 WE BEGIN AT 9:30 SHARP.  
09:06:00 THE CEREMONY USUALLY LASTS ABOUT AN HOUR.  
09:06:03 YOU CAN SEE THE 13 FRAMED CANVAS THAT WILL BE DICTATED AND  
09:06:07 PLACED AT THE FIREHOUSE AFTER THE CEREMONY.  
09:06:10 AS YOU KNOW IN YOUR ANNEX ENTRANCE ON THE RIGHT WALL FACING  
09:06:15 THE ELEVATOR AT THE SARASOTA CITY HALL, PLACEMENT FROM OUR  
09:06:20 2021 CEREMONY IS THERE AND THAT CANVAS REMAINS FOREVER.  
09:06:26 THE REST OF THE CANVASES ARE IN FIRST RESPONDER BUILDING AND  
09:06:30 COUNTY OFFICIAL BUILDINGS.  
09:06:32 PATTY AND I STARTED THIS WITH THE HELP OF MS. THORNBURG, MR.  
09:06:37 BROWN, MR. ROBINSON, AND ADDED CITY AND COUNTY OFFICIALS,  
09:06:43 MR. ROBINSON'S OFFICIAL, ASSISTANT AT HIS PREVIOUS POSITION  
09:06:48 WAS RESPONSIBLE FOR THE FIRST SIX AND SEVEN YEARS AND  
09:06:51 MARISSA MOORE SHOULD BE REMEMBERED IN THIS CITY.  
09:06:54 SHE'S STILL THERE, BUT SHE IS THE ONE THAT MADE THIS AN  
09:06:57 ANNUAL THING.  
09:06:58 THOSE INVOLVED DO A GREAT JOB EVERY YEAR.  
09:07:00 I LIVED IN MANHATTAN FROM 1970 TO 2010, 39 SHORT BOX FROM  
09:07:07 THE TOWERS.  
09:07:08 I SAW THEM GO UP AND I SAW THEM COME DOWN.

09:07:12 ALL WHO CAN HEAR OR SEE ME ARE INVITED.  
09:07:15 I WANT TO THANK YOU ALL FOR THE VALUE, TIME.  
09:07:20 LADIES AND GENTLEMEN, WE RISE, BUT WE NEVER FORGET.  
09:07:23 GOD BLESS AMERICA.  
09:07:25 >>Mayor Alpert: THANK YOU SO MUCH.  
09:07:26 MR. FERNANDEZ.  
09:07:28 >> GOOD MORNING.  
09:07:29 MY NAME IS JOSE FERNANDEZ.  
09:07:30 I AM A CITY RESIDENT.  
09:07:31 AT THE AUGUST 19 COMMISSION MEETING, I AGAIN REQUESTED AN  
09:07:36 ECONOMIC ANALYSIS OF THE WORKFORCE HOUSING PROJECT PRIOR TO  
09:07:39 ANY MORE SPENDING.  
09:07:40 AS EXPECTED, MY COMMENTS WERE FOR NAUGHT.  
09:07:43 HOWEVER DURING YOUR DISCUSSIONS, COMMENTS WERE MADE THAT I  
09:07:46 MUST ADDRESS.  
09:07:47 COMMISSIONER TRICE COMMENTED THAT AS A MUNICIPALITY YOU DID  
09:07:50 NOT NEED TO GENERATE A RETURN TO JUSTIFY THE PROJECT.  
09:07:53 THE FACT THAT YOU DON'T NEED TO GENERATE A POSITIVE RETURN  
09:07:57 DOES NOT MEAN THAT YOU CAN COMMIT THE TAXPAYERS TO 30 YEARS  
09:08:00 OF LOSSES.  
09:08:01 THE ANALYSIS THAT I CONDUCTED SHOWS JUST THAT, SPECIFICALLY  
09:08:05 AS MUCH AS \$100 MILLION OF LOSSES AND A REVENUE BOND, AS  
09:08:10 SUGGESTED, IS NOT THE ANSWER.  
09:08:12 TAXPAYERS ARE ON THE HOOK FOR THE DEFICIT.  
09:08:14 FURTHER, CONTRAST THIS GENEROUS COMMITMENT OF TAXPAYER FUNDS  
  
09:08:18 WITH THE LATEST WAGE REOPENER RENEGOTIATIONS WITH OUR POLICE  
09:08:23 OFFICERS.  
09:08:24 CERTAINLY OUR MOST IMPORTANT SERVICE PROVIDERS.  
09:08:26 ANOTHER COMMENT WAS MADE THAT THE CITY IS SOLICITING  
09:08:29 PARTICIPANTS TO HELP FUND THE PROJECT.  
09:08:31 THE ANALYSIS I ASKED FOR ALLOWS CALCULATION OF THE AMOUNT  
09:08:34 NEEDED FROM THESE SOURCES TO BREAK EVEN.  
09:08:39 NOT TO ACHIEVE A POSITIVE RETURN BUT JUST TO BREAK EVEN.  
09:08:43 I'VE DONE THE CALCULATION.  
09:08:44 THE NUMBER IS ABOUT \$42.5 MILLION USING THE MOST OPTIMISTIC  
09:08:48 ASSUMPTIONS POSSIBLE.  
09:08:49 NEITHER MY OPTIMISTIC ASSUMPTIONS NOR \$42.5 MILLION OF  
09:08:55 CONTRIBUTIONS IS REALISTIC.  
09:08:57 POINTING TO MASSIVE LOSSES TO TAXPAYERS IN ADDITION TO THE  
09:09:03 EXISTING AND PROPOSED PROJECTS, LIKE MONUMENT TO CLUBHOUSE  
09:09:06 AT BOBBY JONES.  
09:09:08 COMMISSIONER BATTIE OBJECTED TO MY REFERRING TO THIS AS A  
09:09:11 SO-CALLED CRISIS.  
09:09:12 I DIDN'T JUST CALL IT A SO-CALLED CRISIS.  
09:09:14 I JUSTIFIED IT.  
09:09:16 THE NORTH PORT, SARASOTA, BRADENTON MUNICIPAL AREA WAS USED  
09:09:19 FOR AMI DATA, HOWEVER RENTAL DATA FOR DOWNTOWN SARASOTA FROM  
09:09:24 APARTMENTS.COM WAS USED TO DEFINE THE CRISIS.  
09:09:27 A CRISIS IS DEFINED AS A CATASTROPHE, A CATAclysm, A  
09:09:32 DISASTER.  
  
09:09:33 PEOPLE COMMUTING TO WORK OR EMPLOYERS HAVING DIFFICULTY HIRE

09:09:38 EMPLOYEES BECAUSE THEY CAN'T AFFORD THE MOST EXPENSIVE PART  
09:09:41 OF TOWN IS NOT A CRISIS.  
09:09:42 MR. BROWN SPIRITED RESPONSE TO ANY QUESTIONING OF THIS  
09:09:46 PROJECT CLEARLY INDICATES THAT HE IS AWARE OF ITS NEGATIVE  
09:09:50 FINANCIAL CONSEQUENCES.  
09:09:50 IT'S INCONCEIVABLE THAT YOU ARE NOT AS WELL.  
09:09:54 YET YOU HAVEN'T EVEN ASKED HOW MUCH TAXPAYER FUNDS HAVE BEEN  
09:09:58 SPENT SO FAR ON DESIGN, CONSTRUCTION, CONSTRUCTION  
09:10:01 ESTIMATES, CONSULTATION, ET CETERA.  
09:10:03 OBVIOUSLY, YOU WANT TO MAINTAIN PLAUSIBLE DENIABILITY WITH  
09:10:08 THE TAXPAYERS AND VOTERS BY NOT DEMANDING AN ANALYSIS THAT  
09:10:11 QUANTIFIES THE LOSSES.  
09:10:13 FINALLY, COMMENT ON THE INFAMOUS VOCAL MINORITY WHICH I AM A  
09:10:19 PROUD MEMBER.  
09:10:20 THE MINORITY OF RESIDENTS WHO TAKE THE TIME AND MAKE THE  
09:10:22 EFFORT TO UNDERSTAND WHAT GOES ON IN OUR CITY, ESPECIALLY  
09:10:26 WHEN PUBLIC COMMUNICATIONS ARE PARSED TO SUPPORT YOUR  
09:10:30 POSITIONS.  
09:10:31 YOUR COMMITMENT OF PUBLIC FUNDS FOR VIRTUE SIGNALING AND  
09:10:34 SOCIAL ENGINEERING OBJECTIVES, ESPECIALLY THIS ONE, IS  
09:10:37 UNACCEPTABLE.  
09:10:38 THANK YOU.  
09:10:38 >>Mayor Alpert: THANK YOU.  
09:10:39 PAUL BARANOWSKI.

09:10:43 >> GOOD MORNING.  
09:10:44 I AM A VOLUNTEER MANAGER AT THE SARASOTA INTERNATIONAL CHALK  
09:10:48 FESTIVAL AND I'M A RESIDENT.  
09:10:49 WE ARE SO GRATEFUL TO BRING THE FESTIVAL BACK TO WHERE IT  
09:10:54 STARTED 17 YEARS AGO IN HISTORIC BURNS SQUARE.  
09:10:58 THE FESTIVAL IS CREATED TO INCREASE TRAFFIC AND ACTIVITY IN  
09:11:01 OUR CITY.  
09:11:02 THE SARASOTA INTERNATIONAL CHALK FESTIVAL IS NOVEMBER 8  
09:11:05 THROUGH 10.  
09:11:06 WE'RE A SMALL, NONPROFIT WITH A BIG GLOBAL IMPACT ON AN ART  
09:11:11 FORM THAT HAS DEEP, TRADITIONAL AND RELIGIOUS ROOTS.  
09:11:14 OUR ART FORM PLAYS WELL IN SOCIAL MEDIA AND PUTS THE NAME  
09:11:18 SARASOTA ON THE LIPS AND MINDS OF ARTISTS, PATRONS OF THE  
09:11:21 ARTS, BUSINESS DEVELOPMENT PEOPLE AND ELECTED OFFICIALS.  
09:11:24 ESPECIALLY WITH THE ADDITION OF FLOWER CARPETS WHICH YOU  
09:11:30 WILL BE HEARING PLENTY ABOUT IN UPCOMING NEWS RELEASES AND  
09:11:32 ABOUT TOWN.  
09:11:33 THESE BEAUTIFUL DESIGNS AND IMAGES WILL COVER THE STREET IN  
09:11:36 FLOWER PETALS, COLORED SAND AND OTHER ORGANIC MATERIALS.  
09:11:41 IT'S ABSOLUTELY STUNNING.  
09:11:42 WE DRIVE ECONOMIC DEVELOPMENT AND WORLDWIDE TOURISM IN OUR  
09:11:46 CITY.  
09:11:47 WE DRIVE REGIONAL ECONOMIC DEVELOPMENT AND TOURISM IN OUR  
09:11:51 CITY.  
09:11:51 OUR ORGANIZATION ALONE IS FLYING IN 120 ARTISTS FROM 20

09:11:56 COUNTRIES.  
09:11:56 WE ARE FILLING OVER 900 HEADS IN BEDS WITH ARTISTS COMING IN  
09:12:01 ONE MONTH PRIOR TO THE EVENT TO LIVE AND WORK IN OUR

09:12:05 COMMUNITY.  
09:12:06 THESE PEOPLE WILL BE EATING AND SHOPPING THROUGHOUT THE  
09:12:08 DOWNTOWN AREA, ROSEMARY, AND OTHER SARASOTA NEIGHBORHOODS.  
09:12:12 OUR ARTISTS ALONE WILL EAT 2,400 MEALS IN OUR LOCAL  
09:12:17 RESTAURANTS DURING A TIME FRAME WHICH IS CONSIDERED  
09:12:21 PRESEASON.  
09:12:21 WE WILL BE SERVING OUR COMMUNITY A MONTH LONG OF FREE ART  
09:12:26 WORKSHOPS AS WE WORK TOGETHER TO BUILD A PARADE.  
09:12:28 THESE WORKSHOPS ARE ALL AGES AND ALL ABILITIES AS WELL AS  
09:12:32 TAPPING INTO OUR LOCAL ARTISAN COMMUNITY.  
09:12:35 ORGANIZATIONS WHICH WILL BENEFIT FROM OUR WORKSHOPS AND FREE  
09:12:38 ADMISSION TICKETS THROUGH OUR GROW THE HEART PROGRAM INCLUDE  
09:12:42 THE CHILD PROTECTION CENTER, ALL-STAR CHILDREN'S FOUNDATION,  
09:12:47 SENIOR FRIENDSHIP CENTER, THE HAVEN SRQ, EASTER SEALS AND  
09:12:51 MORE THAN A DOZEN OTHERS.  
09:12:53 WE DO NOT SELL SPACE TO VENDORS ENSURING OUR BRICK AND  
09:12:57 MORTAR BUSINESSES REAP THE BENEFIT OF THE TOURISTS WE DRAW  
09:13:00 INTO THE CITY.  
09:13:01 REGIONALLY, THERE ARE TEAMS OF ARTISTS COMING FROM FORT  
09:13:04 MYERS AND TAMPA FOR A NUMBER OF DIFFERENT WORKSHOPS TO  
09:13:07 VARIOUS ART STUDIOS THROUGHOUT THE CITY, INCREASING REGIONAL  
09:13:10 TOURISM, INTERACTIONS AND AWARENESS TO OUR VARIOUS  
  
09:13:13 NEIGHBORHOODS.  
09:13:14 WE ARE ACTIVATING HUNDREDS OF LOCAL ARTISTS AND HUNDREDS OF  
09:13:20 COMMUNITY VOLUNTEERS.  
09:13:22 WE EXPECT AT LEAST 20,000 PATRONS.  
09:13:24 OUR PRESALE TICKET DATA DEMONSTRATES PEOPLE FROM ALL OVER  
09:13:29 THE UNITED STATES, CANADA AND EUROPE.  
09:13:33 ALSO A STOREFRONT CONTEST WHICH WILL CREATE A BUZZ.  
09:13:36 I'M REALLY GRATEFUL TO BE HERE AND SPEND TIME WITH YOU.  
09:13:39 THANK YOU SO MUCH FOR LISTENING.  
09:13:40 >>Mayor Alpert: THANK YOU.  
09:13:41 EDWARD McCaffrey.  
09:13:44 >> GOOD MORNING.  
09:13:45 FIRST, I WOULD LIKE TO START OFF BY SAYING SUNDAY --  
09:13:49 >>Mayor Alpert: REPEAT YOUR NAME, EDWARD AND WHETHER YOU ARE  
09:13:52 A CITY RESIDENT.  
09:13:53 >> EDWARD McCaffrey, COUNTY RESIDENT.  
09:13:56 SUNDAY, I SPEND AT JD HAMEL PARK WITH A NUMBER OF OTHER  
09:14:01 PARENTS, FAMILY MEMBERS AND FRIENDS, NATIONAL OVERDOSE DAY.  
09:14:05 I SAW NO CITY PRESENCE WHATSOEVER, NO COUNTY PRESENCE.  
09:14:10 MANY ORGANIZATIONS WERE THERE, THANK GOODNESS.  
09:14:12 HUNDREDS OF PEOPLE.  
09:14:13 TWO POLICE OFFICERS FROM CITY OF SARASOTA.  
09:14:16 THAT WAS THE ONLY THING THAT I SAW THERE.  
09:14:18 JUST LETTING YOU GUYS KNOW ABOUT THAT.  
09:14:20 I THINK MAYBE NEXT YEAR THERE SHOULD BE SOME CITY PRESENCE  
  
09:14:23 MAYBE OF SOME TYPE.  
09:14:25 ALSO, I HAVE THIS YEAR.  
09:14:27 THIS IS ABOUT THE BOAT RAMP.  
09:14:32 4/11/24 OF THIS YEAR THIS WAS PUT ON MY VEHICLE AFTER MANY  
09:14:37 YEARS OF ME COMING TO THE COMMISSION ABOUT THE COMMERCIAL

09:14:39 USE OF THE RAMP.  
09:14:41 SINCE THAT DATE, IT'S ONLY GOTTEN WORSE.  
09:14:44 YESTERDAY, OVER 30 JET SKIS BEING RENTED ON LABOR DAY OVER  
09:14:48 THERE.  
09:14:49 THAT'S THEIR CARS, THE PEOPLE THAT BRING THE JET SKIS THERE,  
09:14:53 ADDITIONAL CAR THEY BRING, PEOPLE PARKING THERE TO RENT  
09:14:56 THEM.  
09:14:56 THE NEXT GROUP THERE TO RENT THEM NEXT.  
09:14:58 PEOPLE ARE COMING TO TAKE PICTURES OF THEM.  
09:15:00 THE PEOPLE ARE ON THE DOCKS VIDEOTAPING THEM.  
09:15:03 THE BOATERS THE PUBLIC CANNOT GET THEIR BOAT UP INTO THERE.  
09:15:07 THIS HAS BEEN GOING ON.  
09:15:09 I'VE COME TO THE COMMISSION SINCE 2012 ABOUT COMMERCIAL USE,  
09:15:13 MOSTLY ABOUT THE SEAWALL AND THE DOCK BUILDERS.  
09:15:16 I'VE SENT VIDEO TO YOU PEOPLE ABOUT THE DOCK BEING DAMAGED.  
09:15:20 NOTHING HAPPENED ABOUT IT.  
09:15:22 I DON'T KNOW.  
09:15:23 WHEN ARE WE GOING TO GET CODE ENFORCEMENT DOWN THERE?  
09:15:26 CODE ENFORCEMENT, DIANE TOLD ME, THEY DON'T HAVE THE PEOPLE  
09:15:28 TO DO IT.

09:15:30 WHY DO WE HAVE ORDINANCES?  
09:15:32 THAT STATES THEY CANNOT RENT STUFF OUT OF THE BOAT RAMP.  
09:15:39 HAPPENS EVERY DAY.  
09:15:40 WHEN ARE WE GOING TO DO SOMETHING ABOUT THAT?  
09:15:45 PLEASE GIVE ME AN ANSWER.  
09:15:47 >>Mayor Alpert: WE DON'T DO QUESTION AND ANSWER DURING THIS.  
09:15:51 >> I'M JUST LETTING YOU KNOW.  
09:15:53 2012, 12 YEARS.  
09:15:54 THANK YOU, THOUGH.  
09:15:55 >>Mayor Alpert: THANK YOU.  
09:15:56 RON SHAPIRO.  
09:16:00 >> GOOD MORNING.  
09:16:00 RON SHAPIRO.  
09:16:02 SARASOTA CITY RESIDENT.  
09:16:02 AS YOU MAY OR MAY NOT KNOW, DEADLINE FOR 1260 NORTH PALM  
09:16:07 EXTENDED FROM SEPTEMBER 2 TO OCTOBER 2 PER THE DEVELOPER'S  
09:16:10 REQUEST.  
09:16:10 THIS IS THE SECOND REQUEST FOR EXTENSION FOR THIS YEAR'S  
09:16:14 APPLICATION.  
09:16:15 ALSO REQUESTED TWO EXTENSIONS FROM LAST YEAR'S APPLICATION  
09:16:17 BEFORE IT WAS DENIED BY BOTH THE DRC AND THE PLANNING BOARD.  
09:16:21 OCTOBER WILL MARK TWO YEARS SINCE THE INITIAL APPLICATION  
09:16:23 FOR THIS PROJECT WAS FILED IN 2022.  
09:16:26 THE ONLY REASON I CAN THINK OF FOR THE DEVELOPER TO REQUEST  
09:16:30 AN EXTENSION WOULD BE IF HE DIDN'T THINK HE WOULD GET

09:16:33 APPROVAL TO HIS APPLICATION.  
09:16:35 HARD FOR ME TO FATHOM HOW HE'LL ADDRESS THE SEVEN OR SO  
09:16:39 AREAS IN WHICH HE IS NONCOMPLIANT IN ONLY ONE MONTH,  
09:16:42 ESPECIALLY SINCE HE HAD 23 MONTHS TO GET IT RIGHT.  
09:16:45 SO WE'LL SEE.  
09:16:46 BUT I'D RATHER HAVE THE CITY TAKE THE EXTRA TIME AND MAKE  
09:16:49 SURE YOU COME UP WITH THE RIGHT ANSWER, THAT IS TO DENY THE

09:16:52 APPLICATION, THAN BE RUSHED AND INAPPROPRIATELY APPROVE THE  
09:16:56 PROJECT.  
09:16:56 WE'RE PATIENT PEOPLE.  
09:16:58 AS YOU MAY HAVE NOTICED, WE ARE ALSO RELENTLESS.  
09:17:01 ONE POINT ABOUT THE 1260 PROJECT CAME UP NEAR THE END OF  
09:17:06 YOUR LAST CITY COMMISSIONER'S MEETING ON OCTOBER 18 THAT I  
09:17:08 WANTED TO FOLLOW UP ON FOR CLARIFICATION.  
09:17:11 THE QUESTION WAS RAISED BY ONE OF THE COMMISSIONER'S ABOUT  
09:17:15 US, THE RED SHIRTED GROUP OPPOSED TO THE PROJECT.  
09:17:18 I QUOTE.  
09:17:18 CAN'T THEY GET TO THE DEVELOPER?  
09:17:20 I MEAN THE DEVELOPER AT THIS POINT IS SOMEBODY THAT THEY  
09:17:22 COULD POSSIBLY MAKE A DIFFERENCE WITH.  
09:17:24 IN RESPONSE TO THIS, REST ASSURED.  
09:17:27 WE MET WITH THE DEVELOPER ON MORE THAN ONE OCCASION DURING  
09:17:30 THE EARLY STAGES OF THIS PROJECT.  
09:17:32 HIS RESPONSE TO OUR CONCERNS WAS BASICALLY ONE OF ZERO  
09:17:37 COMPROMISE.

09:17:37 IT WAS AT THIS POINT THAT WE DECIDED TO TURN OUR ATTENTION  
09:17:41 TO THE CITY TO MAKE YOU AWARE OF OUR CONCERNS AND IN  
09:17:44 PARTICULAR THOSE MANY ASPECTS OF THE APPLICATION THAT WERE  
09:17:49 NOT IN COMPLIANCE WITH THE CITY CODE.  
09:17:50 WE THOUGHT IT WAS MORE APPROPRIATE FOR THE CITY TO ENFORCE  
09:17:54 THE CODES RATHER THAN HAVE AFFECTED PERSONS TRY TO CONVINCE  
09:17:57 THE DEVELOPER TO COMPLY.  
09:17:58 BESIDES, WE TRIED THAT AND IT DIDN'T WORK.  
09:18:00 WE HOPE YOU'LL AGREE THAT THE APPROACH WE'VE TAKEN IS FAIR  
09:18:03 AND REASONABLE AND REALLY ALL WE COULD DO SINCE WE HAVE NO  
09:18:06 OTHER WAY TO MAKE A PUBLIC STATEMENT.  
09:18:08 THANK YOU.  
09:18:08 >>Mayor Alpert: THANK YOU.  
09:18:09 WE HAVE TWO MORE SPEAKERS.  
09:18:13 BREA UDELL AND VIRGINIA HOFFMAN.  
09:18:17 OR IS THAT BRIAN?  
09:18:32 WHILE HE'S SETTING UP, GO AHEAD, VIRGINIA.  
09:18:49 >> GOOD MORNING, COMMISSIONERS.  
09:18:50 MY NAME IS VIRGINIA HOFFMAN.  
09:18:52 A 56-YEAR RESIDENT OF THE CITY OF SARASOTA.  
09:18:55 I'M HERE TODAY -- BEFORE I START ON WHAT I WANT TO TALK  
09:19:00 ABOUT, I SEE OUR FRIENDS WITH THE RED SHIRT AND FRIENDS FROM  
09:19:05 THE HISTORICAL PRESERVATIONIST SOCIETY.  
09:19:08 I JUST WANT TO LET YOU KNOW I SUPPORT THEM FULLY, AND I  
09:19:11 AGREE WITH EVERYTHING THEY SAY.

09:19:14 I'M HERE TODAY TO TALK ABOUT A SAFETY CONCERN I'VE HAD FOR  
09:19:18 OVER TWO YEARS.  
09:19:20 THIS SCENARIO IS EXACTLY LIKE ANOTHER SCENARIO I HAD WITH  
09:19:25 THE CITY WHEN HOMELESS PEOPLE WERE BUILDING FIRES ALONG THE  
09:19:29 RAILROAD TRACKS NEXT TO PROPANE TANKS, TWO YEARS TO GET  
09:19:34 ACTION.  
09:19:34 IT MAKES ME THINK ABOUT WHAT TIM LITCHET SAID MANY YEARS  
09:19:39 AGO, THAT THE CITY IS NOT PROACTIVE; IT'S REACTIVE.  
09:19:43 WELL, SOMETIMES IT'S NOT REACTIVE.

09:19:45 IT CAN BE VERY FRUSTRATING.  
09:19:49 ANYWAY, THE ONE THING I WILL SAY IS WHEN THE CITY DOES SET  
09:19:54 FORTH TO DO PROBLEM SOLVING, THEY ARE VERY GOOD AT IT, AND  
09:19:57 THINGS GET DONE AND THINGS CHANGE.  
09:20:00 THAT WAS MY EXPERIENCE IN THE PAST WITH THE HOMELESS  
09:20:02 BUILDING FIRES.  
09:20:03 NOW WE HAVE A FAR MORE SERIOUS PENDING SITUATION WITH  
09:20:08 SEMINOLE RAILWAY HAS BEEN STORING PROPANE TANKS, RAILCARS  
09:20:14 CONTAINING 30,000 GALLONS OF PROPANE ALONG THE RAILROAD  
09:20:18 TRACKS GOING FROM FRUITVILLE ROAD ALL THE WAY TO NORTH  
09:20:22 COUNTY.  
09:20:22 AND THEN THERE IS A TRANSLOADING ACTIVITY GOING ON ON 10th  
09:20:28 STREET WHERE THE TANK, THE PROPANE IS BEING OFF-LOADED TO  
09:20:33 45-FOOT LONG SEMITRUCKS.  
09:20:34 WHAT I'M HERE TO ASK THE COMMISSION TODAY IS THAT THERE'S A  
09:20:41 QUESTION LOOMING IN ALL THE VARIOUS E-MAILS THAT HAVE BEEN  
  
09:20:43 GOING AROUND BETWEEN ME AND CITY OFFICIALS AND THE FRA THAT  
09:20:52 I'VE UNDERSTOOD ALL ALONG THE CITY DOESN'T HAVE JURISDICTION  
09:20:54 ON THIS BUT I WANTED THE CITY'S HELP AND VOICE IN THIS  
09:20:57 CONVERSATION.  
09:20:58 NOW WE DON'T KNOW WHO REALLY HAS JURISDICTION BECAUSE THE  
09:21:02 COMPANY THAT'S DOING THE TRANSLOADING AND THE OFF-LOADING OF  
09:21:05 THE FUEL IS A PRIVATE COMPANY.  
09:21:08 ACCORDING TO FRA, THAT PUTS THE JURISDICTION WITH THE LOCAL  
09:21:11 AND STATE AUTHORITIES.  
09:21:13 SO WHAT I'D LIKE YOU TO DO -- I ASK THIS OF THE COMMISSION  
09:21:18 BECAUSE YOU CAN TELL THE CITY OFFICIALS TO DO THIS -- IS  
09:21:21 THAT YOU RESEARCH AND FIND OUT EXACTLY WHAT IS THE  
09:21:25 JURISDICTION, WHAT IS THE LIABILITY OF OUR LOCAL GOVERNMENTS  
09:21:29 AND WHAT YOUR POWER AND AUTHORITY IS OVER THIS ACTIVITY.  
09:21:33 ALSO, I'D LIKE YOU TO INSTRUCT THE DEPUTY CITY MANAGER AND  
09:21:41 THE CITY ENGINEER TO COME MEET ME AT MY STUDIO ALONG THE  
09:21:45 RAILROAD TRACKS.  
09:21:47 I WOULD LIKE TO WALK THEM THROUGH THIS MESS, BECAUSE IT'S A  
09:21:52 REAL MESS.  
09:21:54 I'M OUT OF TIME, BUT I HAD MORE TO SAY, BUT I THINK I GOT  
09:21:59 THE IMPORTANT POINTS OUT.  
09:22:00 THANK YOU SO MUCH.  
09:22:01 >>Mayor Alpert: THANK YOU.  
09:22:02 UDELL.  
09:22:04 STATE YOUR NAME AND IF YOU ARE A CITY RESIDENT.  
  
09:22:06 >> BRIAN UDELL.  
09:22:08 SPEND DAYS IN BRADENTON AND NIGHTS IN SARASOTA.  
09:22:11 SARASOTA, WE HAVE A PROBLEM, ONE THAT WE CAN NO LONGER  
09:22:15 IGNORE OR HIDE FROM VISITORS AND POTENTIAL BUSINESS OWNERS.  
09:22:17 EVERY DAY, OVER 1,000 INDIVIDUALS WITH SEVERE MENTAL HEALTH  
09:22:24 CHALLENGES ARE ON OUR STREETS.  
09:22:26 THEY ARE DEFECATING IN FRONT OF OUR SELBY LIBRARY WHILE WE  
09:22:30 SIP COFFEE AT STARBUCKS AND LEAPING ON PICNIC TABLES AND  
09:22:34 BENCHES AT WHOLE FOODS AND BEHIND MY BANK, NORTHERN TRUST.  
09:22:39 FOR OVER TWO YEARS I'VE NOT ONLY SPOKEN TO THESE INDIVIDUALS  
09:22:42 BUT DUE TO THE EXTREME HEAT I'VE ALSO HAD TO ENDURE THEIR



09:22:47 UNPLEASANT ODORS.  
09:22:49 I HEARD COUNTLESS STORIES FROM CHRONICALLY UNSHELTERED  
09:22:54 ADULTS IN MANATEE AND SARASOTA COUNTIES.  
09:22:56 THEY ASKED ME TO SHARE THEIR URGENT NEEDS WITH YOU.  
09:22:59 FIRST, WE NEED A PERMANENT ROOF OVER THEIR HEADS.  
09:23:02 WE CAN'T JUST RELY ON TEMPORARY FIXES.  
09:23:06 ORGANIZATIONS LIKE RESURRECTION HOUSE, SALVATION ARMY AND  
09:23:09 HARVEST HOUSE HAVE DONE WHAT THEY CAN, MANY OF THESE  
09:23:13 INDIVIDUALS CAN'T ACCESS THESE SERVICES BECAUSE OF RULES.  
09:23:16 THEY CAN'T FOLLOW DUE TO THEIR MENTAL HEALTH ISSUES.  
09:23:19 THEY ALSO NEED CONSISTENT MEDICATION FOR CONDITIONS LIKE  
09:23:24 BIPOLAR DISORDER, ADHD AND SCHIZOPHRENIA, AFFECTING ABOUT  
09:23:29 75% OF THEM, ALONG WITH LONG-TERM FOLLOW-UP CARE.  
09:23:34 SADLY, FOR-PROFIT ORGANIZATIONS LIKE CENTER STONE OFTEN  
  
09:23:38 PROVIDE MEDICATION AND THEN RELEASE THESE INDIVIDUALS  
09:23:41 WITHOUT NECESSARY FOLLOW-UP.  
09:23:43 TRANSPORTATION IS ANOTHER MAJOR BARRIER.  
09:23:46 GETTING TO JOB INTERVIEWS, MEDICAL APPOINTMENTS AND SOCIAL  
09:23:49 SECURITY OFFICE IS DIFFICULT DUE TO COST OF PUBLIC  
09:23:53 TRANSPORTATION.  
09:23:53 IN BRADENTON, IT'S FREE.  
09:23:56 PERHAPS WE CAN CONSIDER A SPECIAL PASS FOR THOSE IN NEED  
09:23:59 HERE IN SARASOTA.  
09:24:00 ANOTHER CRITICAL ISSUE IS THE LOSS OF IMPORTANT DOCUMENTS.  
09:24:03 THEY NEED A SECURE PLACE TO STORE VITAL IDs LIKE SOCIAL  
09:24:08 SECURITY CARDS AND DRIVER'S LICENSE.  
09:24:11 ESSENTIAL FOR JOB INTERVIEWS AND OTHER NEEDS.  
09:24:14 LASTLY, PORT-A-POTTIES AND SHOWER IN A SECURE AREA FOR MEN  
09:24:18 AND WOMEN.  
09:24:18 STUDIES SHOW UNHOUSED PERSON IT COSTS SARASOTA 35,000 A YEAR  
09:24:22 INCLUDING EXPENSES FROM JAILING AND EMERGENCY DEPARTMENT  
09:24:26 CHARGES.  
09:24:26 IT'S TROUBLING TO THINK THIS ISSUE COULD LEAD TO LONGER WAIT  
09:24:30 TIMES AT THE HOSPITAL.  
09:24:31 LONG TERM, WE NEED ADDITIONAL SUBSIDIES AND DONATIONS FOR A  
09:24:35 FEW MORE PERMANENT HOUSING FACILITIES AND A GOVERNMENT-RUN  
09:24:39 MENTAL HEALTH INSTITUTION FOR OUR SEVERELY CHALLENGED  
09:24:42 INDIVIDUALS.  
09:24:42 FOR NOW, WE MUST STEP UP AND SUPPORT THEM.  
  
09:24:45 IT TROUBLES ME THAT UNDOCUMENTED IMMIGRANTS RECEIVE SHELTER  
09:24:49 AND MENTAL HEALTH CARE IN FANCY HOTELS IN NEW YORK WHILE  
09:24:52 HERE IN SARASOTA, MANY LONG-TERM RESIDENTS SLEEP ON  
09:24:55 CARDBOARD AND CONCRETE.  
09:24:57 THANK YOU.  
09:24:58 >>Mayor Alpert: CAN YOU TELL ME WHO THAT WAS ON THE PHONE,  
09:25:01 PLEASE?  
09:25:01 >> THAT WAS ME.  
09:25:02 I WANT TO SAY ONE OTHER THING, MOTHER TERESA ONCE SAID, HELP  
09:25:06 THESE FOLKS AND TALK TO THEM.  
09:25:09 NOT JUST TALK ABOUT THEM.  
09:25:11 I'VE TALKED TO THEM AND THIS IS WHAT THEY WANT.  
09:25:13 THEY WANT HELP.

09:25:14 >>Mayor Alpert: THANK YOU VERY MUCH.  
 09:25:15 I DON'T THINK WE HAVE ANYBODY SIGNED UP ONLINE FOR THIS.  
 09:25:26 WE'LL MOVE ON TO THE APPROVAL OF MINUTES.  
 09:25:29 ARE THERE ANY CORRECTIONS TO THE MINUTES OF THE SPECIAL  
 09:25:34 MEETING HELD ON JULY 23, 2024?  
 09:25:38 >>Vice-Mayor Ahearn-Koch: I BELIEVE I HAD ONE VERY  
 09:25:40 NON-SUBSTANTIVE CORRECTION, AND THAT WAS IT.  
 09:25:44 >>Mayor Alpert: CAN WE GET A MOTION TO APPROVE THOSE  
 09:25:46 MINUTES?  
 09:25:47 >>Kyle Battie: SO MOVED.  
 09:25:49 >>Erik Arroyo: SECOND.  
 09:25:50 >>Mayor Alpert: COMMISSIONER BATTIE MOVED TO APPROVE THE  
  
 09:25:52 JULY 23rd, 2024, SPECIAL MEETING MINUTES.  
 09:25:56 COMMISSIONER ARROYO SECONDED.  
 09:25:58 IF YOU WILL VOTE, COMMISSIONERS.  
 09:25:59 IS THAT YOUR VOTE?  
 09:26:07 THE MOTION PASSES UNANIMOUSLY.  
 09:26:10 THANK YOU.  
 09:26:10 THEN THE APPROVAL OF THE MINUTES OF THE REGULAR CITY  
 09:26:14 COMMISSION MEETING OF AUGUST 8, 2024.  
 09:26:17 ANY CORRECTIONS?  
 09:26:21 >>Vice-Mayor Ahearn-Koch: I HAVE TO CORRECT WHAT I JUST  
 09:26:23 SAID.  
 09:26:24 I HAVE NO CORRECTIONS FOR THE SPECIAL CITY COMMISSION  
 09:26:27 MEETING, BUT I DID HAVE ONE FOR THIS ONE.  
 09:26:29 JUST TO CLARIFY.  
 09:26:32 >>Mayor Alpert: CAN I GET A MOTION TO APPROVE THE AUGUST 8?  
 09:26:36 >>Kyle Battie: SO MOVED.  
 09:26:38 >>Erik Arroyo: SECOND.  
 09:26:38 >>Mayor Alpert: COMMISSIONER BATTIE MOVED TO APPROVE THE  
 09:26:40 AUGUST 8, 2024, REGULAR CITY COMMISSION MEETING.  
 09:26:44 COMMISSIONER ARROYO SECONDED.  
 09:26:45 IF YOU'LL VOTE, COMMISSIONERS.  
 09:26:47 IS THAT YOUR VOTE?  
 09:26:55 ALL RIGHT.  
 09:26:55 THE MOTION PASSES UNANIMOUSLY.  
 09:26:56 CONSENT AGENDA NUMBER ONE, ITEM 6.  
  
 09:27:04 DO WE HAVE ANY ITEMS TO BE PULLED?  
 09:27:10 >>Marlon Brown: COMMISSIONER ARROYO PULLED 6.1.  
 09:27:12 >>Shayla Griggs: I'M NOT AWARE OF ANYTHING ELSE.  
 09:27:14 >>Mayor Alpert: CAN WE GET A MOTION TO APPROVE THE BALANCE  
 09:27:16 OF CONSENT AGENDA NUMBER 1?  
 09:27:18 >>Erik Arroyo: SO MOVED.  
 09:27:19 >>Debbie Trice: SECOND.  
 09:27:20 >>Mayor Alpert: COMMISSIONER ARROYO MOVED TO APPROVE THE  
 09:27:23 BALANCE OF CONSENT AGENDA NUMBER 1, WHICH EXCLUDES ITEM 6.1.  
 09:27:29 COMMISSIONER TRICE SECONDED.  
 09:27:31 IF YOU'LL VOTE, COMMISSIONERS.  
 09:27:33 IS THAT YOUR VOTE?  
 09:27:36 THE MOTION PASSES UNANIMOUSLY.  
 09:27:39 WE'LL GO BACK TO ITEM 6.1.  
 09:27:45 COMMISSIONER ARROYO, YOU PULLED THIS.

09:27:46 >>Erik Arroyo: YES.  
 09:27:50 I'D LIKE TO GET A PRESENTATION FOR THE COMMISSION.  
 09:27:54 MAYBE WE CAN ASK SOME QUESTIONS.  
 09:28:01 >>Marlon Brown: STAFF CAN COME DOWN NOW.  
 09:28:13 >>Mayor Alpert: INTRODUCE YOURSELVES FOR THE RECORD.  
 09:28:14 AND DO YOUR PRESENTATION.  
 09:28:18 >> GOOD MORNING.  
 09:28:18 JOHN POWERS.  
 09:28:19 I'M THE MANAGER OF RISK MANAGEMENT.  
 09:28:21 >> I'M MOLLY GRANDE, PUBLIC RISK ADVISOR, BROWN & BROWN.

09:28:26 >> THIS ITEM IS ON THE CONSENT AGENDA BECAUSE EVERY YEAR AT  
 09:28:31 THIS TIME, THE LIABILITY PACKAGE FOR THE CITY HAS TO BE  
 09:28:35 RENEWED.  
 09:28:36 WE USE THE BROKER SERVICES OF BROWN & BROWN TO ASSIST US  
 09:28:40 WITH THE RENEWAL.  
 09:28:43 THE PACKAGE OF INSURANCE THAT'S INCLUDED IS OUTLINED IN THE  
 09:28:49 BACKUP.  
 09:28:49 IT'S CRIME INSURANCE, PUBLIC OFFICIAL UNEMPLOYMENT PRACTICES  
 09:28:53 LIABILITY, GENERAL LIABILITY AND LIQUOR LIABILITY ONLY AT  
 09:28:56 THE VAN WEZEL, STORAGE TANK LIABILITY, EXCESS WORKERS'  
 09:29:00 COMPENSATION LIABILITY, BONDS, LAW ENFORCEMENT LIABILITY,  
 09:29:06 AND CYBER RISK INSURANCE.  
 09:29:07 THIS PACKAGE WILL BE EFFECTIVE AS OF OCTOBER 1, 2024, AND  
 09:29:13 RUN THROUGH SEPTEMBER 30th, 2025.  
 09:29:16 THE TOTAL COST, AS OUTLINED IS \$715,810.16, WHICH REPRESENTS  
 09:29:25 A 14.83% INCREASE OVER LAST YEAR.  
 09:29:31 >>Erik Arroyo: CAN I ASK QUESTIONS?  
 09:29:33 >>Mayor Alpert: YES, PLEASE.  
 09:29:36 >>Erik Arroyo: CAN YOU TELL ME WHAT THE INCREASE WAS FROM  
 09:29:39 THE YEAR BEFORE TO LAST YEAR?  
 09:29:40 LIKE HOW MUCH -- WHAT IS THE TREND IN INCREASING THE  
 09:29:45 PREMIUMS HERE?  
 09:29:48 >> I DO NOT HAVE THE EXACT INCREASE FROM THE PRIOR YEAR.  
 09:29:52 MOLLY --  
 09:29:53 >> IT WAS AROUND 10% LAST YEAR.

09:29:56 >>Erik Arroyo: HAVE WE FILED ANY CLAIMS?  
 09:29:58 AGAINST THIS POLICY?  
 09:30:01 HOW MANY?  
 09:30:01 DO WE KNOW HOW MANY, HOW MUCH HAS BEEN PAID OUT?  
 09:30:05 >> ARE WE SPEAKING ON THE VAN WEZEL LIABILITY POLICY?  
 09:30:09 >>Erik Arroyo: WELL, YOU ARE CALCULATING THE 14% AS THE  
 09:30:12 OVERALL AMOUNT, SO I WOULD GUESS IT WOULD CALCULATE THE  
 09:30:17 NUMBER OF CLAIMS FOR THE OVERALL POLICY.  
 09:30:20 >> THE INCREASE, THE 14% INCREASE THIS YEAR IS DUE TO THE  
 09:30:24 VAN WEZEL GENERAL LIABILITY ALMOST DOUBLED THIS YEAR AS WELL  
 09:30:27 AS THE EXCESS WORKERS' COMPENSATION.  
 09:30:30 5% RATE INCREASE ON TOP OF THE PAYROLL EXPOSURE INCREASING  
 09:30:34 DUE TO A 4% WAGE INCREASE WITH A STEP.  
 09:30:38 THE VAN WEZEL CURRENTLY HAS FOUR OPEN CLAIMS WITH ONE LARGE  
 09:30:44 2021 CLAIM THAT REMAINS OPEN.  
 09:30:46 \$170,000 WORTH OF RESERVE, WHICH IS MONEY THAT THE CARRIER  
 09:30:50 ANTICIPATES TO PAY OUT.

09:30:52 IT'S A 200% LOSS RATIO ON THAT POLICY FOR THE PAST FIVE  
09:30:57 YEARS.  
09:30:57 SO THE CARRIER IS LOSING MONEY ON THE ACCOUNT AND THAT IS  
09:31:00 WHY THE INCREASE YEAR OVER YEAR.  
09:31:02 >>Erik Arroyo: THEY ARE LOSING MONEY ON THE ACCOUNT FOR ONE  
09:31:05 YEAR.  
09:31:05 >> THEY ARE SEEING IT AS THEY ARE LOSING MONEY FOR OVER THE  
09:31:08 FIVE YEARS, THAT'S WHAT THEY ARE GOING OFF OF.

09:31:11 THEY LOOK AT THE FIVE-YEAR LOSS HISTORY.  
09:31:13 >>Erik Arroyo: FIVE-YEAR LOSS.  
09:31:17 HOW MUCH HAVE WE PAID YOU -- OR HAVE WE PAID FOR THIS POLICY  
09:31:20 OVER THE LAST FIVE YEARS?  
09:31:22 >> IT'S INCREASED SIGNIFICANTLY OVER THE PAST FIVE YEARS.  
09:31:24 THE PRIOR THREE BEFORE LAST YEAR AND THIS YEAR WERE AROUND  
09:31:28 \$25,000.  
09:31:29 IT JUMPED TO 45 LAST YEAR AND NOW WE'RE AT 80.  
09:31:32 >>Erik Arroyo: SO WE'RE SAYING -- WE'VE ONLY HAD THIS  
09:31:38 COMPANY -- WE HAVEN'T SHOPPED IT OUT IN FIVE YEARS?  
09:31:41 >> WE HAVE.  
09:31:41 >>Erik Arroyo: HOW MANY COMPANIES YOU SHOP IT OUT TO?  
09:31:45 >> SEVEN CARRIERS THAT WERE WILLING TO LOOK AT THE RISK.  
09:31:48 AND THEY ALL DECLINED.  
09:31:53 >>Erik Arroyo: WHAT IS OUR ALTERNATIVE HERE?  
09:31:56 WE CAN'T KEEP INCREASING THIS 10, 14, 20 PERCENT YEAR AFTER  
09:32:00 YEAR.  
09:32:01 WHAT ARE OUR ALTERNATIVES?  
09:32:02 >> WELL, THE CITY DOES SELF-INSURE THEIR GENERAL LIABILITY  
09:32:05 AND AUTO --  
09:32:06 >>Erik Arroyo: FOR THE VAN WEZEL, YEAH.  
09:32:08 >> WELL, THEY SELF-INSURE CITYWIDE.  
09:32:11 IT IS AN OPTION IF THE CITY WOULD CONSIDER SELF-INSURING THE  
09:32:14 VAN WEZEL GENERAL LIABILITY WHERE THE EXPOSURE IS PRIMARILY  
09:32:18 SLIP AND FALLS.

09:32:19 >>Erik Arroyo: HOW MANY HAVE WE HAD?  
09:32:22 >> I'M NOT SURE HOW MANY TOTAL.  
09:32:23 WE HAVE THREE OPEN RIGHT NOW ON THE CURRENT POLICY.  
09:32:27 FIVE --  
09:32:28 >>Erik Arroyo: ARE THE PAYOUTS ON THOSE IN EXCESS OF HUNDRED  
09:32:31 THOUSAND DOLLARS?  
09:32:32 >> THEY ARE NOT.  
09:32:33 >>Erik Arroyo: EXCESS OF \$50,000?  
09:32:36 >> NO.  
09:32:41 >>Erik Arroyo: EIGHT CLAIMS REPORTED SINCE 2020 ON THE VAN  
09:32:45 WEZEL PROGRAM.  
09:32:48 THIS COMPANY WE'VE HAD FOR FIVE YEARS.  
09:32:50 >> CURRENTLY WITH KINSALE.  
09:32:51 HAD THEM THIS YEAR AND LAST YEAR.  
09:32:54 PRIOR TO THAT, IT WAS NAUTILUS.  
09:32:57 >>Erik Arroyo: ONE COMPANY IS SAYING THE AMOUNT WE PAID  
09:32:59 THEM, ROUGHLY 1.5 MILLION, THEY ARE AT A LOSS FOR TWO YEARS.  
09:33:03 IS THAT WHAT WE'RE SAYING?  
09:33:04 >> NO.

09:33:05 THEY HAVE ONLY COLLECTED THE PREMIUM FOR THE PAST TWO YEARS.  
09:33:08 KINSALE HAS ONLY BEEN ON THE PROGRAM FOR TWO YEARS.  
09:33:10 WHAT THEY ARE SAYING IS THEY ARE PERCEIVING THE VAN WEZEL  
09:33:13 GENERAL LIABILITY TO BE A HUGE EXPOSURE FOR THEM.  
09:33:17 BECAUSE OF THE FIVE-YEAR LOSS RATIO, THEY ARE ANTICIPATING  
09:33:20 MORE CLAIMS FREQUENCY, SO THEY WOULD LIKE TO COLLECT MORE  
  
09:33:24 PREMIUM.  
09:33:24 >>Erik Arroyo: THOSE OF US THAT DON'T SPEAK INSURANCE, WHAT  
09:33:26 IS THE FIVE-YEAR LOSS RATIO?  
09:33:29 >> IT IS THE AMOUNT OF CLAIM PAYMENTS MADE DIVIDED BY THE  
09:33:32 PREMIUMS PAID.  
09:33:34 THAT'S THE 200% NUMBER THAT THEY ARE LOOKING AT.  
09:33:38 >>Erik Arroyo: THEY ARE ANTICIPATING THAT THERE'S GOING TO  
09:33:39 BE MORE CLAIMS SOMEHOW BY VIRTUE OF WHAT EXACTLY?  
09:33:45 JUST THE HISTORY.  
09:33:46 >> UM-HUM.  
09:33:49 >>Erik Arroyo: WOULD US, IF THERE CAME A POINT WHERE BECAUSE  
09:33:54 OF SOME ACTION TAKEN BY THIS COMMISSION, THE VAN WEZEL WAS  
09:34:00 FOR A PERIOD NOT GOING TO BE USED, THAT WOULD IMPACT THE  
09:34:03 RATE, YOU'RE SAYING?  
09:34:06 >> WHAT DO YOU MEAN NOT USED?  
09:34:09 >>Erik Arroyo: EITHER RENOVATED OR BEING USED FOR A  
09:34:13 DIFFERENT PURPOSE WHERE THERE WOULD BE LESS TRAFFIC, THAT  
09:34:16 WOULD IMPACT THE RATE, YOU WERE SAYING?  
09:34:18 >> YES.  
09:34:19 >> YEAH, THE SETUP IS CURRENTLY BECAUSE OF THE OPERATION.  
09:34:22 TO ANSWER YOUR QUESTION ABOUT WHAT CAN BE DONE, I IN RISK  
09:34:27 MANAGEMENT HAVE REACHED OUT TO MANAGEMENT AT THE VAN WEZEL  
09:34:29 TO DISCUSS MORE OF THE FOUNDATIONAL ASPECTS OF WHAT'S  
09:34:36 REQUIRED OF US TO ENTER INTO CONTRACTUAL AGREEMENTS WITH  
09:34:40 PERFORMERS.  
  
09:34:41 WE'RE EXPLORING THAT.  
09:34:42 >>Erik Arroyo: IS THERE A BALANCE IN THE VAN WEZEL?  
09:34:44 THEY HAVE A BALANCE?  
09:34:46 >>Marlon Brown: YES, THEY DO.  
09:34:47 >>Erik Arroyo: THE PORTION THAT COVERS THE VAN WEZEL IS THAT  
09:34:50 COMING OUT OF THEIR OWN -- ALL RIGHT.  
09:34:52 OKAY.  
09:34:53 NO QUESTIONS.  
09:34:53 >>Mayor Alpert: I DON'T THINK ANYBODY ELSE.  
09:34:56 COMMISSIONER TRICE.  
09:34:58 >>Debbie Trice: YEAH, I WAS JUST CURIOUS.  
09:35:02 A COUPLE OF THINGS.  
09:35:03 HOW DOES OUR 14.83% INCREASE COMPARE WITH THE INCREASES THAT  
09:35:11 OTHER CITIES HAVE EXPERIENCED YEAR TO YEAR?  
09:35:16 >> IT'S ON PAR WITH THE OTHER ENTITIES.  
09:35:20 THE TWO FACTORS THAT CAUSED THE 14% INCREASE ARE EXCLUSIVELY  
09:35:24 YOUR VAN WEZEL GENERAL LIABILITY POLICY AND THE EXCESS  
09:35:28 WORKERS' COMPENSATION.  
09:35:28 THE CITY CURRENTLY RUNS A LOWER WORKERS' COMPENSATION RATE  
09:35:31 THAN OTHER SIMILAR SIZED ENTITIES.  
09:35:35 IT'S IN A GREAT SPOT THERE.

09:35:37 THE VAN WEZEL IS AN OUTLIER.  
09:35:39 WE DON'T HAVE A LOT OF OTHER CITIES THAT HAVE A COMMERCIAL  
09:35:44 POLICY ON A SPECIFIC BUILDING, AND THAT'S WHAT'S REALLY  
09:35:48 DRAWING THE INCREASE THIS YEAR.

09:35:49 >>Debbie Trice: WITH THE VAN WEZEL, YOU DISCUSSED A LITTLE  
09:35:54 BIT JUST NOW ABOUT WHAT COULD BE DONE TO REDUCE THE VAN  
09:35:57 WEZEL PREMIUM.  
09:35:59 HOW MUCH IS ALCOHOL SALES A FACTOR IN THE VAN WEZEL PREMIUM?  
09:36:06 >> IT'S NOT THIS YEAR.  
09:36:07 THE CITY HAS A SEPARATE LIQUOR LIABILITY POLICY THAT HAS  
09:36:11 BEEN NON-RENEWED THIS YEAR.  
09:36:13 KINSALE IS OFFERING FOR AN ADDITIONAL PREMIUM A SMALL  
09:36:17 SUBLIMIT FOR THE LIQUOR LIABILITY.  
09:36:19 THE CITY HAS NEVER HAD A LIQUOR LIABILITY CLAIM IN THE PAST  
09:36:23 FIVE YEARS.  
09:36:23 >>Debbie Trice: I TAKE IT WE WILL BE SELF-INSURING FOR  
09:36:27 LIQUOR LIABILITY?  
09:36:28 >> WE HAVE THAT OPTION.  
09:36:29 WE ALSO HAVE THE OPTION TO PURCHASE AN INCREASED PREMIUM FOR  
09:36:33 THE LIQUOR LIABILITY THROUGH THE KINSALE POLICY.  
09:36:40 >> THE PROPOSAL IS FOR THE RIDER.  
09:36:42 \$10,000 OF PREMIUM, WE HAVE A HUNDRED THOUSAND IN COVERAGE  
09:36:45 FOR LIQUOR LIABILITY.  
09:36:47 >>Debbie Trice: BECAUSE I WAS ALSO WONDERING IF WE SHIFTED  
09:36:51 ALL OF THE LIQUOR SALES TO OUTSIDE VENDORS, WOULD THAT  
09:36:57 RELIEVE US OF LIABILITY?  
09:36:59 >> YES, THE CITY CURRENTLY CONTRACTS WITH MATTISON'S.  
09:37:02 I BELIEVE FOUR TO SIX TIMES A YEAR, THE CITY ONLY TIME  
09:37:06 SERVING OR SELLING ALCOHOL.

09:37:07 SO IT IS AN OPTION TO TRANSFER THE RISK COMPLETELY TO  
09:37:10 MATTISON'S.  
09:37:12 >> AND THAT IS PART OF THE DISCUSSION I WILL HAVE AND HAVE  
09:37:16 HAD WITH THE MANAGEMENT AT THE VAN WEZEL.  
09:37:18 >>Debbie Trice: THANK YOU.  
09:37:20 AND THEN THIS WAS -- I NOTICED THAT YOU HAD SHOPPED OUT  
09:37:27 INCREASING THE LAW ENFORCEMENT LIABILITY FROM ONE MILLION TO  
09:37:32 THREE MILLION, IF I REMEMBER THE NUMBERS CORRECTLY.  
09:37:35 OBVIOUSLY, THAT WOULD DOUBLE THAT PREMIUM.  
09:37:39 IS THAT RECOMMENDED TO DO, TO INCREASE THAT LIABILITY?  
09:37:44 >> IT'S UP TO THE CITY IF THEY WOULD LIKE TO PURCHASE A  
09:37:46 HIGHER LIMIT FOR THE ADDITIONAL PREMIUM, WHICH IS  
09:37:49 SIGNIFICANT.  
09:37:50 IT IS ABOUT DOUBLE THE PREMIUM FOR THE \$3 MILLION LIMIT YOU  
09:37:53 GUYS CURRENTLY HAVE A \$1 MILLION LIMIT.  
09:37:55 WHAT WE'RE SEEING TREND-WISE FOR LAW ENFORCEMENT IS DEFENSE  
09:37:58 IS CAUSING THESE LIMITS TO BE EXHAUSTED PRETTY QUICKLY.  
09:38:02 SO IT WAS A CONSIDERATION THAT WE WANTED TO GIVE THE CITY  
09:38:05 THIS YEAR.  
09:38:06 >>Debbie Trice: HAVE WE RUN INTO ANY ISSUES WITH THAT?  
09:38:09 >> YOU GUYS HAVE NOT REACHED YOUR \$1 MILLION LIMIT ON A  
09:38:12 CLAIM.  
09:38:13 >>Debbie Trice: THANK YOU.

09:38:14 AND THIS WAS JUST PURELY CURIOSITY ON THE CYBER RISK.  
09:38:20 WHAT IS SOCIAL ENGINEERING COVERAGE?

09:38:23 >> SOCIAL ENGINEERING COVERAGE IS FRAUDULENT INSTRUCTION.  
09:38:27 IF SOMEONE IS PURCHASING, FOR EXAMPLE, WAS TO RECEIVE OR  
09:38:31 ACCOUNTING AN E-MAIL SAYING THAT A VENDOR'S WIRE TRANSFER  
09:38:35 INFORMATION HAS CHANGED, AND IT WAS FRAUDULENT AND THEY WENT  
09:38:38 AHEAD AND WIRED MONEY OVER TO THE BAD ACTOR, THAT'S WHAT THE  
09:38:42 SOCIAL ENGINEERING COVERAGE IS COVERING.  
09:38:44 IT'S OUR BIGGEST CYBER EXPOSURE ON ALL OUR PUBLIC ENTITIES  
09:38:48 AT THE MOMENT.  
09:38:49 WE WANTED TO GO AHEAD AND APPROVE THAT FOR YOU GUYS THIS  
09:38:52 YEAR.  
09:38:54 >>Debbie Trice: THANK YOU VERY MUCH.  
09:38:55 THAT'S ALL I HAVE.  
09:38:55 >>Mayor Alpert: THANK YOU.  
09:38:56 COMMISSIONER BATTIE.  
09:38:59 >>Kyle Battie: HOW YOU ALL DOING?  
09:39:01 I JUST WANTED TO KNOW, HOW SIGNIFICANT IS THAT SHIFT FROM  
09:39:06 LIABILITY OF ALCOHOL WITH THE VENDOR, YOU KNOW, GOING FROM,  
09:39:11 PARTICULARLY WE TALKED ABOUT OVERALL ALCOHOL SALES AND BEER  
09:39:16 SALES OR WHAT HAVE YOU.  
09:39:18 HOW DOES THAT WORK?  
09:39:22 >> IT WOULD BE A \$10,000 PREMIUM SHIFT IF WE WERE ABLE TO  
09:39:27 HAVE A CHANGE IN OPERATION WHERE THE CONTRACTOR, THE VENDOR  
09:39:31 SELLS ALL OF THE ALCOHOL BECAUSE THE EXPOSURE WOULD  
09:39:34 DISAPPEAR FOR THE CITY.  
09:39:37 >>Kyle Battie: THAT'S SOMETHING THAT I'VE WANTED TO ASK

09:39:39 QUESTIONS ABOUT.  
09:39:41 >>Marlon Brown: -- WE'LL TALK TO MANAGEMENT ABOUT AND WE'LL  
09:39:43 COME BACK AND LET YOU KNOW HOW THAT WORKS.  
09:39:48 AGAIN, COMMISSIONERS, LIKE PREVIOUS YEARS WHEN WE TALK ABOUT  
09:39:52 VAN WEZEL, WE HAVE TAKEN PROPERTY INSURANCE ON OUR OWN  
09:39:56 UMBRELLA.  
09:39:57 IT IS CONTINUED EXPOSURE BY THE VAN WEZEL.  
09:40:00 A LOT OF PEOPLE TALK ABOUT THE VAN WEZEL AND THE FUTURE OF  
09:40:02 THE VAN WEZEL, BUT KEEP IN MIND THAT BUILDING KEEPS COSTING  
09:40:08 THE CITY MONEY.  
09:40:09 INDIVIDUALS TALK ABOUT OTHER PROGRAMS AND WHAT WE'RE DOING  
09:40:11 ACROSS THE STREET AND SO ON AND SO FORTH, MONEY IS BEING  
09:40:16 SPENT ON BUILDINGS THAT ARE CAUSING US CONCERN.  
09:40:21 >>Mayor Alpert: AND THE LIQUOR SALES, THAT WOULD BE ONE  
09:40:24 THING I THINK YOU WOULD LOOK AT IN TERMS OF THE TIMES WE  
09:40:30 SELL LIQUOR, WE MIGHT MAKE A LOT MORE THAN THE 10,000  
09:40:38 PREMIUM.  
09:40:38 IT'S POSSIBLE.  
09:40:39 COMMISSIONER ARROYO.  
09:40:42 >>Erik Arroyo: I THINK THE VICE MAYOR HAD A COMMENT AS WELL.  
09:40:45 >>Mayor Alpert: GO AHEAD, VICE MAYOR.  
09:40:47 >>Vice-Mayor Ahearn-Koch: THAT JUST RAISED A QUESTION FOR  
09:40:49 ME.  
09:40:50 YOU SAID THAT THE INCREASE IS DUE TO THE CLAIMS AND THE  
09:40:53 CLAIMS ARE SLIP AND FALLS.

09:40:55 >> THAT'S CORRECT.  
09:40:55 >>Vice-Mayor Ahearn-Koch: ARE THE SLIP AND FALLS RELATED TO  
09:40:58 ANY ALCOHOL CONSUMPTION?  
09:41:01 ARE THEY RELATED TO THE BUILDING, PER SE, OR IS IT LIKE  
09:41:04 SOMETHING INSIDE THE BUILDING, THE SLIP AND FALLS?  
09:41:07 LIKE PEOPLE TRIPPING ON STAIRS OR INSIDE OR OUTSIDE?  
09:41:12 >> THEY ARE MOSTLY INSIDE.  
09:41:15 >> I BELIEVE THERE HAS BEEN A MIXTURE.  
09:41:17 FOR INSTANCE, THE CLAIM WE MENTIONED, THE OLD ONE THAT IS  
09:41:21 CURRENTLY THE BASIC EXPOSURE, AN OUTDOOR CLAIM FROM THE  
09:41:25 SIDEWALK.  
09:41:25 >>Vice-Mayor Ahearn-Koch: SO THEY ARE ALL JUST SLIP AND  
09:41:29 FALLS INSIDE OR OUTSIDE THE BUILDING.  
09:41:31 >> CORRECT.  
09:41:31 >>Vice-Mayor Ahearn-Koch: IT'S NOT LIKE SOMETHING ON THE  
09:41:34 BUILDING FELL ON SOMEBODY OR --  
09:41:37 >> PEOPLE TRIPPING.  
09:41:38 >>Vice-Mayor Ahearn-Koch: LIKE THEY DO ALL OVER THE CITY.  
09:41:40 OKAY.  
09:41:41 THANK YOU.  
09:41:41 >>Mayor Alpert: COMMISSIONER ARROYO.  
09:41:42 >>Erik Arroyo: THANK YOU.  
09:41:44 SOME OTHER FOLLOW-UP QUESTIONS.  
09:41:46 THIS POLICY JUST FOR THE VAN WEZEL IS OVER 100% INCREASE IN  
09:41:50 WHAT WE PAID LAST YEAR.  
  
09:41:52 IF OTHER CITIES DON'T HAVE SPECIFIC FACILITY POLICIES WHICH  
09:41:56 MAKES IT HARDER TO GET A POLICY LIKE THIS ONE, WHAT DO OTHER  
09:42:01 CITIES DO?  
09:42:02 IF WE DIDN'T HAVE THIS POLICY AND SOMEBODY FELL, IS THERE  
09:42:06 ANOTHER POLICY WE HAVE THAT WOULD COVER IT?  
09:42:08 >> NO.  
09:42:09 THE CITY IS SELF-INSURED FOR THE GENERAL LIABILITY.  
09:42:12 IT WOULD BE THE CITY.  
09:42:14 >>Erik Arroyo: HOW WE NORMALLY PAY OUT SLIP AND FALLS.  
09:42:16 WHAT IS THE DIFFERENCE BETWEEN SOCIAL ENGINEERING COVERAGE  
09:42:24 AND CYBER RISK COVERAGE?  
09:42:28 >> CYBER RISK AND BREACH RESPONSE WOULD BE IF A BAD ACTOR  
09:42:32 GOT INTO THE COMPUTER SYSTEM.  
09:42:33 SOCIAL ENGINEERING IS 100% PREVENTABLE.  
09:42:36 IT'S ALMOST ALWAYS CAUSED BY AN EMPLOYEE, JUST GIVING --  
09:42:42 >>Erik Arroyo: ONE IF WE GOT HACKED, ONE IF WE GOT DUPED.  
09:42:46 >> RIGHT.  
09:42:46 >>Erik Arroyo: YOU ARE PROPOSING AN INCREASE FROM ONE TO  
09:42:49 THREE MILLION.  
09:42:49 WHAT IS THE REASONING BEHIND THAT FOR THE POLICE?  
09:42:52 WHAT IS WRONG WITH STAYING WITH THE SAME POLICY WE HAVE NOW?  
09:42:56 >> NOTHING WRONG WITH IT.  
09:42:57 WE WANTED TO PROVIDE ADDITIONAL OPTIONS TO THE CITY.  
09:43:01 WE'RE SEEING ON THE LAW ENFORCEMENT SIDE, NOT NECESSARILY  
09:43:02 WITH SARASOTA, BUT WITH SOME OF OUR OTHER ENTITIES, THE  
  
09:43:06 LIMITS BEING EXHAUSTED THROUGH DEFENSE.



09:43:08 WE WANTED TO GIVE THE OPTION.  
09:43:10 >>Erik Arroyo: THIS ISN'T COMING TO US, IT MIGHT NOT BE ON  
09:43:13 YOU, BUT THIS ISN'T COMING TO US AS AN OPTION.  
09:43:16 IT'S COMING TO US AS AN INCREASE.  
09:43:18 >> NO, THAT IS INCORRECT.  
09:43:20 IT IS ON THERE AS A NOTE TO EVERYONE THAT IF MORE COVERAGE  
09:43:24 WAS SOMETHING THAT THE COMMISSION FOUND PREFERABLE, IT IS  
09:43:28 AVAILABLE FOR A HIGHER PREMIUM.  
09:43:30 A POINT OF CLARIFICATION ABOUT SOMETHING EARLIER.  
09:43:33 THERE WAS AN OLD LEL CLAIM, LAW ENFORCEMENT LIABILITY CLAIM,  
09:43:37 THAT DID BREACH THE LIMIT.  
09:43:40 I DON'T BELIEVE IT'S BEEN WITHIN THE PAST FIVE YEARS.  
09:43:43 IT IS POSSIBLE AND THAT'S WHY WE WANTED TO AT LEAST GET A  
09:43:45 QUOTE.  
09:43:45 >>Erik Arroyo: WE'RE SAYING THIS MOTION, IF THIS WERE TO  
09:43:48 PASS, NOT TO TAKE OVER THE 4,000 INCREASE IN PREMIUM BUT A  
09:43:51 DEDUCTIBLE \$25,000.  
09:43:54 NOT INCLUDING.  
09:43:55 IS THAT NOT WHAT WE'RE VOTING ON?  
09:43:59 >> THE PROPOSAL IS NOT FOR THE 3 MILLION IN COVERAGE FOR LAW  
09:44:03 ENFORCEMENT LIABILITY.  
09:44:03 THE PROPOSAL IS TO STAY WITH THE COVERAGE THE WAY IT IS,  
09:44:06 WHICH IS A MILLION -- A LIMIT OF A MILLION WITH A DEDUCTIBLE  
09:44:10 OF 50,000.

09:44:14 >>Erik Arroyo: ALL RIGHT.  
09:44:16 I HAVE NO OTHER QUESTIONS.  
09:44:17 >>Marlon Brown: MS. POWERS, FOR ALL THE OTHER CITY  
09:44:22 FACILITIES WE HAVE, ARE THERE ANY SLIP AND FALLS INSIDE  
09:44:25 FACILITIES THAT WE HAVE THROUGHOUT THE CITY THAT YOU ARE  
09:44:27 AWARE OF?  
09:44:32 >> I CANNOT THINK OF ANY.  
09:44:35 >>Mayor Alpert: THANK YOU.  
09:44:37 CAN I GET A MOTION TO APPROVE CONSENT AGENDA NUMBER 7.1, THE  
09:44:49 LIABILITY INSURANCE?  
09:44:51 >>Kyle Battie: SO MOVED.  
09:44:52 >>Debbie Trice: SECOND.  
09:44:56 >>Mayor Alpert: YOU AND ERIK ARE SOUNDING ALIKE TO ME.  
09:45:03 [ LAUGHTER ]  
09:45:03 COMMISSIONER BATTIE MOVED TO ADOPT CONSENT AGENDA ITEM 7.1  
09:45:12 --  
09:45:12 >>Shayla Griggs: 6.1.  
09:45:14 >>Mayor Alpert: YEAH, 6.1.  
09:45:15 I'M SORRY.  
09:45:17 I'M LOOKING AT THE NEXT PAGE ALREADY.  
09:45:18 6.1, ABOUT THE CITY OF SARASOTA LIABILITY INSURANCE PROGRAM  
09:45:23 RENEWAL AND COMMISSIONER TRICE SECONDED.  
09:45:27 COMMISSIONERS, UNLESS THERE'S ANY OTHER DISCUSSION, IF  
09:45:31 YOU'LL PLEASE VOTE.  
09:45:32 IS THAT YOUR VOTE?

09:45:38 THE MOTION PASSES 4-1.  
09:45:40 THANK YOU SO MUCH.  
09:45:41 LET'S MOVE ON TO CONSENT AGENDA NUMBER 2.

09:45:48 ARE THERE ANY ITEMS TO BE PULLED ON CONSENT AGENDA 2?  
09:45:53 >>Shayla Griggs: I AM NOT AWARE OF ANY ITEMS TO BE PULLED.  
09:45:56 >>Mayor Alpert: ALL RIGHT.  
09:45:57 MS. GRIGGS, IF YOU'LL READ THE TITLES.  
09:46:01 >>Shayla Griggs: RESOLUTION 24R-3271, A RESOLUTION OF THE  
09:46:06 CITY COMMISSION OF THE CITY OF SARASOTA, FLORIDA, RELATING  
09:46:08 TO THE ACQUISITION, CONSTRUCTION AND FUNDING OF CAPITAL  
09:46:11 IMPROVEMENTS ASSOCIATED WITH THE PUBLIC PARKING GARAGE ON  
09:46:14 ST. ARMANDS KEY; BEING THE ANNUAL ASSESSMENT RESOLUTION  
09:46:18 APPROVING THE ASSESSMENT ROLL FOR THE FISCAL YEAR COMMENCING  
09:46:21 OCTOBER 1, 2024 AND CONFIRMING THE APPLICABLE PORTION OF THE  
09:46:24 COST OF THE IMPROVEMENTS TO BE PAID BY ASSESSMENTS; IMPOSING  
09:46:28 ASSESSMENTS UPON ALL TAX PARCELS DESCRIBED IN THE ASSESSMENT  
09:46:32 ROLL; DIRECTING CERTIFICATION OF THE ASSESSMENT ROLL TO THE  
09:46:35 SARASOTA COUNTY TAX COLLECTOR; PROVIDING FOR SEVERABILITY,  
09:46:39 PROVIDING FOR READING BY TITLE ONLY AND PROVIDING AN  
09:46:42 EFFECTIVE DATE.  
09:46:43 RESOLUTION 24R-3275, A RESOLUTION OF THE CITY COMMISSION OF  
09:46:47 THE CITY OF SARASOTA, FLORIDA, AMENDING THE BUDGET FOR THE  
09:46:50 FISCAL YEAR BEGINNING OCTOBER 1, 2023, BY PROVIDING FOR  
09:46:54 SUPPLEMENTAL APPROPRIATIONS IN THE AMOUNTS IDENTIFIED IN  
09:46:56 EXHIBIT A; PROVIDING FOR SEVERABILITY IF ANY OF THE PARTS  
  
09:47:00 HEREOF ARE DECLARED INVALID, PROVIDING FOR READING BY TITLE  
09:47:03 ONLY AND PROVIDING AN EFFECTIVE DATE.  
09:47:05 RESOLUTION 24R-3276, A RESOLUTION OF THE CITY COMMISSION OF  
09:47:09 THE CITY OF SARASOTA, FLORIDA, AMENDING THE BUDGET FOR THE  
09:47:12 FISCAL YEAR BEGINNING OCTOBER 1, 2023, BY PROVIDING FOR  
09:47:15 SUPPLEMENTAL APPROPRIATIONS IN THE AMOUNTS IDENTIFIED IN  
09:47:18 EXHIBIT A, PROVIDING FOR SEVERABILITY IF ANY OF THE PARTS  
09:47:21 HEREOF ARE DECLARED INVALID, PROVIDING FOR READING BY TITLE  
09:47:24 ONLY AND PROVIDING AN EFFECTIVE DATE.  
09:47:26 RESOLUTION NUMBER 24R-3277, A RESOLUTION OF THE CITY  
09:47:31 COMMISSION OF THE CITY OF SARASOTA, FLORIDA, AMENDING THE  
09:47:34 BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, BY  
09:47:37 PROVIDING FOR SUPPLEMENTAL APPROPRIATIONS IN THE AMOUNTS  
09:47:39 IDENTIFIED IN EXHIBIT A, PROVIDING FOR SEVERABILITY IF ANY  
09:47:42 OF THE PARTS HEREOF ARE DECLARED INVALID, PROVIDING FOR  
09:47:46 READING BY TITLE ONLY AND PROVIDING AN EFFECTIVE DATE.  
09:47:48 ORDINANCE NUMBER 24-5537, AN ORDINANCE OF THE CITY OF  
09:47:54 SARASOTA, FLORIDA, AMENDING CHAPTER 33, TRAFFIC AND MOTOR  
09:47:58 VEHICLES BY CREATING ARTICLE 12 ENTITLED SCHOOL ZONE SAFETY,  
09:48:02 AUTHORIZING THE PLACEMENT, INSTALLATION, AND OPERATION OF  
09:48:05 SPEED DETECTION SYSTEMS ON SPECIFIED ROADWAYS, MAINTAIN AS  
09:48:11 SCHOOL ZONES THAT CONSTITUTE A HEIGHTENED RISK, ESTABLISHING  
09:48:19 TRAFFIC ENFORCEMENT PROCEDURES WHEN SPEED DETECTION SYSTEMS  
09:48:23 ARE UTILIZED FOR SCHOOL ZONE SPEED LIMIT VIOLATIONS AND  
09:48:26 CREATING HEARING PROCEDURES BEFORE THE LOCAL HEARING  
  
09:48:29 OFFICER.  
09:48:29 PROVIDING FOR THE SEVERABILITY OF THE PARTS HEREOF.  
09:48:31 PROVIDING FOR READING BY TITLE ONLY AND PROVIDING FOR AN  
09:48:34 EFFECTIVE DATE.  
09:48:35 RESOLUTION NUMBER 24R-3279 A RESOLUTION OF THE CITY

09:48:43 COMMISSION OF THE CITY OF SARASOTA, FLORIDA, DECLARING THE  
09:48:44 OFFICIAL RESULTS OF THE FIRST ELECTION OF AUGUST 20, 2024,  
09:48:47 DIRECTING THE CITY AUDITOR AND CLERK TO NOTIFY THE TWO  
09:48:50 CANDIDATES IN DISTRICT 1 WHO RECEIVED THE HIGHEST NUMBER OF  
09:48:53 VOTES THAT THEIR NAMES WILL APPEAR ON THE NOVEMBER 5, 2024,  
09:48:57 BALLOT FOR THE GENERAL ELECTION; PROVIDING FOR READING BY  
09:48:59 TITLE ONLY; AND PROVIDING AN EFFECTIVE DATE.  
09:49:02 THAT'S ALL, MAYOR.  
09:49:03 >>Mayor Alpert: ALL RIGHT.  
09:49:04 CAN I GET A MOTION TO ADOPT CONSENT AGENDA NUMBER 2?  
09:49:09 >>Kyle Battie: SO MOVED.  
09:49:09 >>Erik Arroyo: SECOND.  
09:49:10 >>Mayor Alpert: COMMISSIONER BATTIE MOVED TO ADOPT CONSENT  
09:49:13 AGENDA NUMBER 2.  
09:49:14 COMMISSIONER ARROYO SECONDED.  
09:49:16 ANY DISCUSSION, COMMISSIONERS?  
09:49:18 HEARING NONE, LET'S VOTE, PLEASE.  
09:49:22 IT WILL BE A ROLL CALL VOTE AS WELL.  
09:49:25 >>Vice-Mayor Ahearn-Koch: YES.  
09:49:26 >>Mayor Alpert: YES.

09:49:26 >>Erik Arroyo: YES.  
09:49:27 >>Kyle Battie: YES.  
09:49:28 >>Debbie Trice: YES.  
09:49:30 >>Mayor Alpert: IS THAT YOUR VOTE, COMMISSIONERS?  
09:49:31 THE MOTION PASSES 5-0.  
09:49:34 THANK YOU VERY MUCH.  
09:49:36 MOVING ON TO UNFINISHED BUSINESS, NUMBER 9.1.  
09:49:43 THIS IS THE ADOPTION OF PROPOSED RESOLUTION 24R-3272,  
09:49:49 CREATING AN AD HOC COMMITTEE TO ASSIST IN THE UPDATE OF THE  
09:49:54 DOWNTOWN MASTER PLAN.  
09:49:58 I'LL CALL UPON THE CITY CLERK TO READ THE TITLE THAT I JUST  
09:50:02 READ.  
09:50:02 >>Shayla Griggs: THAT'S OKAY.  
09:50:04 RESOLUTION NUMBER 24R-3272, A RESOLUTION OF THE CITY  
09:50:08 COMMISSION OF THE CITY OF SARASOTA, FLORIDA, CREATING AN AD  
09:50:10 HOC COMMITTEE TO ASSIST IN THE UPDATE OF THE DOWNTOWN MASTER  
09:50:14 PLAN, PROVIDING FOR SEVERABILITY, PROVIDING FOR READING OF  
09:50:18 THIS RESOLUTION BY TITLE ONLY, AND PROVIDING FOR AN  
09:50:21 EFFECTIVE DATE.  
09:50:21 >>Mayor Alpert: WE HAVE A WHOLE PANEL HERE, PLANNING  
09:50:25 DIRECTOR COVER, PLANNING GENERAL MANAGER CHAPDELAIN,  
09:50:28 PLANNING MANAGER SMITH, CHIEF PLANNER DOBBS, AND I AM  
09:50:32 CALLING ON YOU TO MAKE A PRESENTATION.  
09:50:35 >>Steven Cover: GOOD MORNING.  
09:50:36 FOR THE RECORD, STEVE COVER, PLANNING DIRECTOR HERE AT THE

09:50:38 CITY OF SARASOTA.  
09:50:39 AS YOU REMEMBER IN OUR PREVIOUS PRESENTATION, WE COVERED A  
09:50:46 VARIETY OF THINGS.  
09:50:47 CERTAINLY THE CURRENT DOWNTOWN PLAN.  
09:50:49 THERE HAVE BEEN A LOT OF ACCOMPLISHMENTS SINCE THE ADOPTION  
09:50:52 OF THAT, THAT WE'VE SEEN OVER THE YEARS.  
09:50:54 THIS PROCESS ALSO INCLUDES THE SELECTION OF A CONSULTANT.

09:50:59 AND I THINK WE PROBABLY ALL HAVE A MUTUAL AGREEMENT THAT WE  
09:51:02 ONLY WANT TO SELECT THE BEST CONSULTANT POSSIBLE TO  
09:51:05 UNDERTAKE THIS EFFORT.  
09:51:07 NOT ONLY DO THEY NEED TO BE EXPERIENCED IN PLANNING AND  
09:51:10 URBAN DESIGN, BUT ALSO EXPERIENCED IN IMPLEMENTING AN  
09:51:13 EFFECTIVE PUBLIC ENGAGEMENT PROGRAM.  
09:51:15 WE ALSO TOOK IN A -- WE GOT A GREAT DEAL OF FEEDBACK AS TO  
09:51:22 THE MAKEUP OF THE AD HOC COMMITTEE FROM A VARIETY OF  
09:51:26 INDIVIDUALS.  
09:51:26 THERE WERE SOME REALLY GREAT RECOMMENDATIONS, AND WE BELIEVE  
09:51:30 THAT WHAT WE'RE PRESENTING TO YOU TODAY IS A REALLY A  
09:51:34 COMPILATION OF THOSE SUGGESTIONS AND WHAT WE THINK IS  
09:51:36 PROBABLY THE BEST TO MOVE FORWARD WITH THIS EFFORT.  
09:51:41 OPEN TO ANY QUESTIONS.  
09:51:44 >>Mayor Alpert: COMMISSIONERS --  
09:51:46 >>Marlon Brown: BEFORE WE TAKE QUESTIONS, I DON'T KNOW IF  
09:51:48 YOU WANT TO HEAR FROM THE PUBLIC FIRST.  
09:51:50 THEN IF YOU DON'T MIND, WE'LL TAKE QUESTIONS AFTERWARDS.

09:51:53 THANK YOU, STAFF.  
09:52:00 >>Mayor Alpert: THAT WAS A SHORT PRESENTATION.  
09:52:02 WE HAVE TWO PEOPLE SIGNED UP TO SPEAK.  
09:52:04 CHRIS VOELKER AND HOWARD DAVIS.  
09:52:06 STATE YOUR NAME AND WHETHER YOU ARE A CITY RESIDENT.  
09:52:22 CHRIS VOELKER.  
09:52:23 >> HI.  
09:52:23 I'M CHRIS VOELKER, AND I AM A CITY RESIDENT.  
09:52:27 TODAY I AM HERE REPRESENTING THE DOWNTOWN IMPROVEMENT  
09:52:29 DISTRICT.  
09:52:30 I'M HERE TODAY TO QUESTION YOUR RECENT REMOVAL OF THE D.I.D.  
09:52:34 FROM A LIST OF POTENTIAL MEMBERS FROM THE AD HOC COMMITTEE  
09:52:39 WHICH WOULD BE CREATED TO ASSIST IN THE UPDATE OF THE  
09:52:41 DOWNTOWN MASTER PLAN.  
09:52:42 I AM FRANKLY ASTONISHED THAT YOU PROPOSED THE ELIMINATION OF  
09:52:47 A D.I.D. REPRESENTATIVE ON THE PROPOSED COMMITTEE.  
09:52:49 THE D.I.D. IS A CORE DRIVER OF THE LOCAL ECONOMY.  
09:52:53 IN FACT, IT'S HOME TO SEVEN OF THE TOP TEN PROPERTIES WITH  
09:52:58 THE HIGHEST ASSESSED VALUE IN SARASOTA COUNTY, REPRESENTING  
09:53:03 222 INDIVIDUAL PARCELS HELD BY 158 OWNERSHIP GROUPS.  
09:53:07 TOGETHER, WITH AN ESTIMATED VALUE OF \$440 MILLION.  
09:53:12 TOGETHER, THE BUSINESS GENERATES SIGNIFICANT TAXABLE  
09:53:18 RECEIPTS FOR THE LOCAL ECONOMY.  
09:53:20 ANNUALLY, THEY COLLECT AN AVERAGE OF 800,000 IN AD VALOREM  
09:53:24 TAXES, WHICH SINCE ITS CREATION IN 2008 WERE INVESTED RIGHT  
  
09:53:30 BACK INTO THE CITY.  
09:53:31 THEIR CONTRIBUTIONS HAVE SUPPORTED COMMUNITY BEAUTIFICATION,  
09:53:35 SUCH AS LANDSCAPING, INSTALLATION AND MAINTENANCE, SIDEWALK  
09:53:39 AND ALLEY CLEANING, GRANTS TO TEEN DRUG COURT, CAREER EDGE  
09:53:44 PROGRAMS DESIGNED TO PROVIDE YOUTH INTERNS WITH EMPLOYMENT  
09:53:49 PROGRAMS, CITY BEAUTIFICATION PROJECTS SUCH AS MUCH  
09:53:53 ACCLAIMED FLOWER BASKETS.  
09:53:55 STOREFRONT IMPROVEMENT GRANTS, HOLIDAY DECOR GRANTS, AND  
09:54:01 COMMUNITY ENRICHING FRESH FRIDAY EVENTS.

09:54:04 IT'S REALLY DIFFICULT FOR ME TO IMAGINE A MORE SIGNIFICANT  
09:54:09 STAKEHOLDER.  
09:54:10 THE D.I.D. HAS RECENTLY UPDATED ITS MISSION STATEMENT.  
09:54:13 I KNOW YOU HAVE DONE THAT AS A GROUP BEFORE.  
09:54:16 WE REALLY, REALLY ZONE IN ON EVERY WORD.  
09:54:20 I WOULD LIKE TO READ TO YOU OUR CURRENT MISSION STATEMENT.  
09:54:23 THE MISSION OF THE DOWNTOWN IMPROVEMENT DISTRICT IS TO  
09:54:27 FOSTER A VIBRANT, COMPETITIVE, AND THRIVING DOWNTOWN THAT  
09:54:31 ATTRACTS AND RETAINS BUSINESSES, EMPLOYEES, RESIDENTS, AND  
09:54:36 VISITORS.  
09:54:36 AS A SELF-TAXING DEPENDENT SPECIAL DISTRICT OF DOWNTOWN  
09:54:41 COMMERCIAL PROPERTY OWNERS, WE STRIVE TO ELEVATE DOWNTOWN  
09:54:45 SARASOTA AS AN EXCITING PLACE TO WORK, LIVE, VISIT, AND  
09:54:51 INVEST.  
09:54:51 I THINK THE D.I.D., AT LEAST IN MY EXPERIENCE, DONE A  
09:54:59 STELLAR JOB WORKING BOTH FOR AND WITH THE CITY.

09:55:02 UNFORTUNATE IRONY, BY THE WAY, I LEARNED THAT THE D.I.D. MAY  
09:55:06 BE ASKED TO ACTUALLY FUND THIS EFFORT WITHOUT  
09:55:10 REPRESENTATION.  
09:55:10 I STRONGLY ENCOURAGE YOU TO RECONSIDER AND ADD D.I.D.  
09:55:19 REPRESENTATION TO THE PROPOSED COMMITTEE.  
09:55:20 THANK YOU.  
09:55:21 >>Mayor Alpert: THANK YOU.  
09:55:24 HOWARD DAVIS.  
09:55:26 >> THANK YOU.  
09:55:28 I'M HOWARD DAVIS.  
09:55:29 I BOTH LIVE AND WORK IN THE CITY.  
09:55:31 THANK YOU FOR THE OPPORTUNITY TO OFFER COMMENTS TODAY ON  
09:55:34 THIS DRAFT RESOLUTION.  
09:55:37 AND THANKS TO YOU COMMISSIONERS, TO CITY MANAGER BROWN AND  
09:55:41 TO PLANNING DIRECTOR COVER FOR CONTINUING TO MOVE THIS  
09:55:46 DOWNTOWN MASTER PLANNING INITIATIVE FORWARD.  
09:55:48 I BELIEVE THAT THIS, ALTHOUGH MAYBE NOT AS HIGH PROFILE AS  
09:55:54 SOME OTHER THINGS THAT YOU'RE DOING RIGHT NOW, WILL IN  
09:55:57 RETROSPECT, FIVE YEARS FROM NOW, TEN YEARS FROM NOW STAND  
09:56:01 OUT AS SOMETHING THAT YOU HAD THE FORESIGHT TO DO.  
09:56:05 I APPLAUD EVERYBODY'S EFFORTS TO DO THIS AT THE HIGHEST  
09:56:08 POSSIBLE LEVEL.  
09:56:09 I HAVE HAD IN MY CAREER THE GOOD FORTUNE TO BE INVOLVED IN A  
09:56:15 NUMBER OF SUCCESSFUL PLANNING EFFORTS LIKE THIS.  
09:56:19 I ALSO HAD THE GOOD FORTUNE TO WORK WITH SOME OF THE BEST

09:56:22 PLANNING CONSULTANTS REALLY IN THE WORLD.  
09:56:25 OUT OF THAT I'VE LEARNED SOME BEST PRACTICES AND I THINK  
09:56:29 THAT WHEN I HAVE THE OPPORTUNITY, I'D LIKE TO LEND THAT  
09:56:33 BACKGROUND TO WHAT YOU'RE CONSIDERING.  
09:56:36 LAST THURSDAY, I SENT A MARKED UP VERSION OF THIS RESOLUTION  
09:56:40 TO ALL OF YOU BY E-MAIL, CITY AUDITOR GRIGGS JUST PASSED OUT  
09:56:47 A HARD COPY OF THOSE.  
09:56:49 I ALSO WAY BACK WHEN, I PRACTICED LAW, SO I DID THIS IN A  
09:56:54 LITTLE DIFFERENT FORMAT.  
09:56:55 I LITERALLY MARKED THE DOCUMENT UP, GAVE YOU MY PROPOSED  
09:56:59 CHANGES AND IN SOME PLACES OFFERED COMMENTS TO EXPLAIN THE

09:57:03 CHANGES.  
09:57:03 I DON'T HAVE TIME TODAY TO GO THROUGH ALL OF THE COMMENTS,  
09:57:06 BUT I'D LIKE TO FOCUS ON TWO AREAS SPECIFICALLY.  
09:57:11 ONE IS ON PAGES FOUR AND FIVE, THE DUTIES OF THIS  
09:57:16 COMMISSION.  
09:57:16 AND I THINK BOTH OF THESE AREAS THERE'S ROOM FOR  
09:57:21 IMPROVEMENT.  
09:57:21 AS LAID OUT IN THE DRAFT, THE DUTIES OF THIS COMMISSION  
09:57:24 REALLY CONSIST SOLELY OF REVIEWING AND COMMENTING ON THE  
09:57:28 DRAFT INVITATION TO NEGOTIATE AND ON THE PLAN AS IT'S  
09:57:33 DEVELOPED.  
09:57:34 I'VE SAT -- SET OUT HERE NINE SPECIFIC DUTIES AGAIN IN MY  
09:57:40 EXPERIENCE MAKE SENSE FOR THIS KIND OF COMMITTEE.  
09:57:42 THESE COMMITTEES ARE TYPICALLY REFERRED TO AS STEERING  
  
09:57:46 COMMITTEES.  
09:57:47 IF YOU THINK OF THAT, REALLY INFORMS A LITTLE MORE CLEARLY  
09:57:49 WHAT THEY TYPICALLY DO.  
09:57:51 I WON'T GO THROUGH ALL NINE OF THOSE, BUT THERE IS A MUCH  
09:57:55 MORE IMPORTANT ROLE FOR THIS AD HOC COMMITTEE OF STAKEHOLDER  
09:58:00 REPRESENTATIVES THAN SIMPLY REVIEWING AND COMMENTING A FEW  
09:58:04 TIMES ALONG THE WAY AND DOCUMENTS AS THEY ARE PREPARED.  
09:58:07 THE OTHER THING I WOULD LIKE TO SPEND A FEW SECONDS ON IS  
09:58:10 THE MAKEUP OF THE COMMITTEE ITSELF.  
09:58:13 I KNOW THERE'S BEEN COMMISSIONER TRICE AND OTHERS HAVE  
09:58:19 OFFERED COMMENTS ON THAT.  
09:58:20 WE ARE MAKING PROGRESS.  
09:58:22 WE STARTED WITH A LIST OF HIGHLY TECHNICAL SUBJECT MATTER  
09:58:28 EXPERTS.  
09:58:29 WE'RE MOVING AWAY FROM THAT.  
09:58:31 I DO THINK IN TWO AREAS, THIS IS ON PAGE 3 OF WHAT WAS  
09:58:35 HANDED OUT, MULTIMODAL TRANSPORTATION PLANNING BACKGROUND I  
09:58:39 THINK IS WAY TOO SPECIFIC FOR A COMMITTEE LIKE THIS.  
09:58:43 I SUGGEST HISTORIC PRESERVATION AND ADAPTIVE REUSE.  
09:58:47 I THINK NUMBER 6, PLACE-MAKING AND PUBLIC ART, I WOULD  
09:58:51 BROADEN THAT DOWNTOWN CULTURE AND DOWNTOWN ARTS.  
09:58:55 I THINK WE'RE MOVING IN THE RIGHT DIRECTION.  
09:58:57 THIS IS A STAKEHOLDER COMMITTEE, AND I THINK WE NEED TO SEE  
09:59:00 THESE COMMITTEE MEMBERS AS STAKEHOLDERS FIRST AND TECHNICAL  
09:59:03 EXPERTS AND SUBJECT MATTER EXPERTS SECOND.  
  
09:59:08 THANK YOU AGAIN.  
09:59:08 AT SOME POINT I'D LOVE TO HAVE AN OPPORTUNITY TO TALK TO YOU  
09:59:11 IN A MORE GIVE AND TAKE FASHION.  
09:59:14 AGAIN, THANK YOU.  
09:59:15 >>Mayor Alpert: THANK YOU.  
09:59:16 COMMISSIONER ARROYO.  
09:59:19 >>Erik Arroyo: YES.  
09:59:20 THANK YOU.  
09:59:20 THANK YOU FOR YOUR COMMENTS.  
09:59:30 >>Marlon Brown: I'LL RESPOND TO QUESTIONS ON THIS.  
09:59:33 THIS IS TOO IMPORTANT.  
09:59:36 I REALLY WANT TO MAKE SURE, COMMISSIONERS, AGAIN, MADAM  
09:59:39 MAYOR AND COMMISSIONERS, I REALLY VALUE MR. DAVIS' INPUT.

09:59:43 A LOT OF WHAT HE PUT IN THE RESOLUTION MAKES SENSE.  
09:59:46 AGAIN, OUR STAFF EFFORT WAS BASED ON A LOT OF THE FEEDBACK  
09:59:51 WE GOT FROM THE LAST MEETING.  
09:59:53 AGAIN, IF THERE ARE ANY ITEMS THAT WERE MISSED OR  
09:59:57 MISREPRESENTED, AGAIN, DON'T BLAME STAFF.  
10:00:00 IT'S JUST OUR ATTEMPT TO AT LEAST CAPTURE EVERYTHING  
10:00:04 POSSIBLE THAT WE COULD CAPTURE.  
10:00:06 AGAIN, TO MR. DAVIS' WORK AND EFFORT ON THIS, I REALLY GIVE  
10:00:09 HIM A LOT OF KUDOS.  
10:00:11 IT REALLY MAKES A LOT OF SENSE.  
10:00:13 I HOPE THE COMMISSION TAKES INPUT INTO CONSIDERATION.  
10:00:17 I'LL RESPOND TO ANY QUESTIONS THE COMMISSION MAY HAVE.

10:00:19 >>Erik Arroyo: WHAT I'M SEEING IS NOT ALL OF THE EDITS THAT  
10:00:25 WERE PROPOSED BY MR. DAVIS ARE IN HERE.  
10:00:27 JUST MAKING SURE.  
10:00:33 I RESPECT HIM VERY MUCH AND HE KNOWS THE COMMUNITY.  
10:00:35 SOME OF THE THINGS IN THERE, I DIDN'T WANT US TO LIMIT  
10:00:39 SAYING WE REPRESENT THE DOWNTOWN SARASOTA COMMUNITY AND KEY  
10:00:43 STAKEHOLDERS.  
10:00:44 I WANT IT TO BE SOMETHING THAT REPRESENTS THE COMMUNITY  
10:00:46 AT-LARGE REGARDLESS OF WHETHER THEY ARE A BUSINESS OWNER,  
10:00:49 VISITOR, SOMEBODY WHO WORKS HERE.  
10:00:53 SO I FELT LIKE THAT WAS LIMITING IN TERMS OF THE SCOPE OF  
10:00:59 REPRESENTATION.  
10:01:00 ARE THERE ANY ARGUMENTS FOR OR AGAINST HAVING SOMEONE FROM  
10:01:08 THE D.I.D. ON THIS COMMITTEE?  
10:01:11 >>Marlon Brown: IN TERMS OF RESPONSE, COMMISSIONER ARROYO,  
10:01:13 WHAT WE DID, WE SAID -- I THINK WHAT MS. VOELKER IS TALKING  
10:01:18 ABOUT AN ACTUAL BOARD MEMBER FROM THE D.I.D.  
10:01:21 IN OUR RESOLUTION, WE SAID A MEMBER OF THE DOWNTOWN  
10:01:26 IMPROVEMENT DISTRICT.  
10:01:27 IT COULD BE A PROPERTY OWNER WHO PAYS INTO THE D.I.D. AD  
10:01:32 VALOREM OR IF THE COMMISSION IS SO INCLINED, IT COULD BE A  
10:01:36 BOARD MEMBER.  
10:01:38 AS TO THE ISSUE OF ASKING THE D.I.D. TO PARTICIPATE IN THE  
10:01:42 FUNDING OF THIS, AS YOU'RE WELL AWARE, WE HAVE FULLY  
10:01:45 BUDGETED FROM THE CITY'S DOLLARS THIS EFFORT MOVING FORWARD.

10:01:51 WE DON'T NECESSARILY NEED DOWNTOWN IMPROVEMENT DISTRICT  
10:01:53 MONEY.  
10:01:54 HOWEVER, IF THE COMMISSION IS SO INCLINED TO HAVE A MEMBER  
10:01:57 OF THE D.I.D., THAT IS UP TO THE COMMISSION AS A POLICY  
10:02:00 DECISION THAT YOU WOULD MAKE ONCE YOU ADOPT THIS RESOLUTION.  
10:02:09 >>Erik Arroyo: A DOWNTOWN MERCHANT COULD ALSO BE SOMEONE IN  
10:02:12 THE D.I.D. OR IN THE D.I.D. DISTRICT OR ON THE D.I.D. BOARD.  
10:02:16 OR ARE YOU SAYING YOU WANT THE REPRESENTATION OF A DOWNTOWN  
10:02:19 MERCHANT WHO IS NOT A PROPERTY OWNER, ARE WE QUANTIFYING  
10:02:23 THAT OR JUST SAYING WE WANT THEM TO BE A MERCHANT?  
10:02:29 >>Marlon Brown: AS YOU ARE WELL AWARE, THERE ARE MERCHANTS  
10:02:32 WHO ARE NOT NECESSARILY PROPERTY OWNERS OR MEMBERS OF THE  
10:02:34 D.I.D.  
10:02:35 THAT IS WHERE WE ARE COMING FROM JUST HAVING SOMEONE WHO MAY  
10:02:39 BE A MERCHANT --

10:02:41 >>Erik Arroyo: NOT A PROPERTY OWNER.

10:02:44 >>Marlon Brown: SOMETIMES YOU HAVE ABSENTEE OWNERS.

10:02:47 AS YOU'RE AWARE, MERCHANTS SOMETIMES HAVE MORE SKIN IN THE

10:02:51 GAME IN TERMS OF WHAT HAPPENS DOWNTOWN.

10:02:56 >>Erik Arroyo: WHAT ABOUT BUSINESSES OR COMMERCIAL PROPERTY

10:03:00 OWNERS THAT ARE LOCATED OUTSIDE OF THE D.I.D.?

10:03:01 I'VE BEEN IN FAVOR OF EXPANDING THE D.I.D. FOR A WHILE.

10:03:05 BUT I DON'T THINK -- WHEN WE THINK ABOUT DOWNTOWN, THE

10:03:08 D.I.D. DOESN'T ENCOMPASS ALL OF DOWNTOWN.

10:03:11 THERE ARE AREAS THAT HAVE SIGNIFICANT ACTIVITY OUTSIDE ON

10:03:15 THE PERIPHERALS OF THAT.

10:03:18 >>Marlon Brown: EVEN WHEN YOU TALK ABOUT DOWNTOWN, REMEMBER,

10:03:21 OUR DOWNTOWN IS HUGE.

10:03:22 DOWNTOWN EDGE, DOWNTOWN NEIGHBORHOOD EDGE.

10:03:24 WHEN WE SAY DOWNTOWN MERCHANT, IT COULD ENCOMPASS ANY OF

10:03:28 THOSE AREAS EVEN OUTSIDE OF WHAT MAY CONSIDER THE DOWNTOWN

10:03:32 BUSINESS DISTRICT.

10:03:33 DOWNTOWN MERCHANT COULD BE SOMEONE WHO HAS A BUSINESS LET'S

10:03:38 SAY ALONG RINGLING, LIKE RINGLING CLEANERS OR MAYBE THE

10:03:45 SHAMROCK PUB.

10:03:54 >>Erik Arroyo: LET'S SAY SOMEBODY WAS A COMMERCIAL PROPERTY

10:03:57 OWNER IN THE DOWNTOWN OUTSIDE OF THE DOWNTOWN IMPROVEMENT

10:04:01 DISTRICT.

10:04:04 DOWNTOWN COMMERCIAL PROPERTY OWNER THAT IS OUTSIDE OF THE

10:04:09 D.I.D. DISTRICT COULD NEVER APPLY TO BE ON THIS BOARD UNDER

10:04:15 -- YOU KNOW, IF THEY WEREN'T A RESIDENT, WEREN'T A MERCHANT,

10:04:18 PROPERTY OWNER OUTSIDE OF THE D.I.D. DISTRICT THEY ARE KIND

10:04:20 OF BEING EXCLUDED.

10:04:21 WE ALLOW THEM IF THEY ARE BUSINESS OWNERS BUT DON'T ALLOW

10:04:24 THEM IF THEY ARE JUST PROPERTY OWNERS?

10:04:26 >>Marlon Brown: LOOK AT MR. DAVIS' SUGGESTION, HE STRUCK

10:04:30 THROUGH THAT DOWNTOWN IMPROVEMENT DISTRICT REQUIREMENT AND

10:04:34 JUST SAID DOWNTOWN COMMERCIAL PROPERTY.

10:04:38 THAT'S WHY I HAVE, YOU KNOW, KIND OF FOCUSED ON HIS

10:04:42 RESOLUTION BECAUSE IT GIVES A LITTLE BIT MORE BROAD

10:04:45 SELECTION IN TERMS OF WHO THE COMMISSION CAN CONSIDER.

10:04:49 >>Erik Arroyo: DO WE WANT TO BE MORE DISCERNING WHEN IT

10:04:51 COMES TO WHAT TYPE OF MERCHANT?

10:04:53 ARE WE SAYING JUST ANY BUSINESS?

10:04:57 WHEN THEY SERVE SORT OF DIFFERENT PATRONS.

10:05:00 WE HEARD ABOUT IT BEFORE FROM THE MERCHANTS ASSOCIATION,

10:05:03 ACTUALLY.

10:05:04 THEY ARE SAYING SOME OF THEM CLOSE AT 5, AND THEY DON'T

10:05:07 TAILOR TO A NIGHTTIME CROWD.

10:05:10 OTHERS DO TAILOR TO A NIGHTTIME CROWD.

10:05:12 OTHERS ARE LIKE WE'RE OPEN ALL DAY AND ALL NIGHT AND TAILOR

10:05:16 TO HAVING A BEAUTY CITY THAT IS TOURIST FRIENDLY.

10:05:19 I FEEL LIKE EVEN WITHIN MERCHANTS THERE ARE DIFFERENT

10:05:23 QUALIFICATIONS OF PEOPLE THAT HAVE DIFFERENT STAKES IN HOW

10:05:27 OUR CITY DEVELOPS.

10:05:28 >>Marlon Brown: AGAIN.

10:05:29 AGAIN, A POLICY DECISION OF THE COMMISSION AS TO HOW MUCH



10:05:33 DETAIL YOU WANT IN THIS OR HOW BIG YOU WANT THIS COMMITTEE  
10:05:36 TO BE.  
10:05:36 >>Erik Arroyo: COMMISSIONERS, ANY COMMENTS?  
10:05:38 >>Debbie Trice: I WILL WHEN IT'S MY TURN.  
10:05:41 >>Erik Arroyo: LET'S GO AROUND.  
10:05:46 >>Mayor Alpert: VICE MAYOR.  
10:05:47 >>Debbie Trice: COULD STAFF COME UP --  
10:05:59 >>Marlon Brown: I'LL ANSWER.

10:06:01 >>Debbie Trice: ONE OF THE THINGS WE'VE BEEN GOING AROUND ON  
10:06:03 RIGHT NOW IS FOR THE PURPOSES OF THIS RESOLUTION, WHAT IS  
10:06:07 THE DEFINITION OF DOWNTOWN?  
10:06:11 >>Marlon Brown: AGAIN, DOWNTOWN ENCOMPASSES ALL OF OUR  
10:06:14 DOWNTOWN ZONING DISTRICTS.  
10:06:15 IT'S NOT ONLY -- I KNOW A LOT OF INDIVIDUALS ARE FOCUSING ON  
10:06:19 MAIN STREET, RINGLING.  
10:06:23 AGAIN, DO WE HAVE A MAP OF OUR DOWNTOWN THAT WE CAN EASILY  
10:06:26 PUT UP WHAT OUR DOWNTOWN DISTRICTS ARE?  
10:06:28 IT'S EVERYTHING FROM DOWNTOWN NEIGHBORHOOD EDGE TO DOWNTOWN  
10:06:34 BAYFRONT.  
10:06:35 THAT ENCOMPASSES ALL OF DOWNTOWN.  
10:06:37 >>Debbie Trice: I THINK THAT IS A GOOD STARTING POINT, BUT  
10:06:41 THERE ARE OTHER DISTRICTS THAT ARE ALMOST ENTIRELY  
10:06:44 ENCOMPASSED BY DOWNTOWN ZONED DISTRICTS BUT ARE NOT ZONED  
10:06:50 DOWNTOWN.  
10:06:51 LIMELIGHT DISTRICT IS AN EXAMPLE.  
10:06:54 PARK EAST TO ITS EAST IS DOWNTOWN AND WHATEVER TO ITS WEST  
10:06:59 IS DOWNTOWN.  
10:07:02 LIMELIGHT IS QUICKLY BECOMING A DOWNTOWN-TYPE AREA, BUT IT'S  
10:07:06 NOT ZONED DOWNTOWN.  
10:07:07 >>Marlon Brown: THAT IS A WHOLE DIFFERENT CONVERSATION,  
10:07:11 COMMISSIONER TRICE.  
10:07:12 YES, THEY MAY HAVE CHARACTERISTICS OF DOWNTOWN, BUT THEY ARE  
10:07:15 NOT ZONED DOWNTOWN.

10:07:16 LIMELIGHT HAS DOWNTOWN EDGE AS PART OF IT BUT THEY ALSO HAVE  
10:07:20 INDUSTRIAL ZONING AS PART OF IT AS WELL.  
10:07:22 >>Debbie Trice: I'M JUST THINKING IN TERMS OF THE CONSULTANT  
10:07:26 SAYING, OKAY, IT'S THIS AREA, BUT THERE ARE SWISS CHEESE  
10:07:32 HOLES THAT WE WILL NOT CONSIDER IN DEVELOPING A PLAN.  
10:07:36 THE OTHER ONE THAT'S NOT DOWNTOWN IS GOLDEN GATE POINT.  
10:07:41 IT'S NOT ZONED DOWNTOWN ANYTHING.  
10:07:46 THESE ARE THE ADAPTATIONS I THINK ARE IMPORTANT.  
10:07:48 I THINK WE SHOULD INCLUDE THE SIGNIFICANT PARKS SUCH AS THE  
10:07:54 BAY AND BAYFRONT PARK AND PROBABLY EVEN PAYNE PARK.  
10:07:59 AGAIN, THEY ARE CONTRIBUTING FACTORS IN A DOWNTOWN PLAN, I  
10:08:03 WOULD THINK.  
10:08:04 >>Marlon Brown: THAT IS A DIFFERENT CONVERSATION.  
10:08:06 ONE OF THE THINGS WE HAD DISCUSSED PREVIOUSLY IS HAVING  
10:08:10 SOMEONE WHO IS OUTSIDE OF THE DOWNTOWN BE PART OF THIS.  
10:08:13 IF INDEED THE COMMISSION BELIEVES THAT THAT SHOULD BE A  
10:08:17 REPRESENTATION ON THIS, THAT IS A COMMISSION DECISION.  
10:08:21 >>Debbie Trice: I THINK THE IMPORTANT POINT IS IF YOU LOOK  
10:08:24 AT THE MAP, WHICH IS NOT UP YET, THE DOWNTOWN ZONE DISTRICTS

10:08:29 TEND TO GO AS FAR NORTH AS 10th STREET, AS FAR SOUTH AS  
10:08:36 ALDERMAN, AS FAR WEST AS THE BAY, AND I DON'T KNOW THE  
10:08:41 EASTERN BOUNDARY, BUT I'M SORRY, CHRIS, IF SHE'S STILL HERE,  
10:08:48 YOU KNOW, THE D.I.D. IS SUCH A TINY PART OF THAT, I DON'T  
10:08:52 THINK IT WOULD BE FAIR TO ALL THE OTHER COMMERCIAL PROPERTY  
10:08:57 OWNERS TO SAY WE'LL LEAVE YOU OUT BUT WE'RE GOING TO

10:09:01 PINPOINT FOR THE D.I.D.  
10:09:02 I THINK WE HAVE TO RECOGNIZE WHAT THE ENTIRE --  
10:09:07 >>Vice-Mayor Ahearn-Koch: THE D.I.D. BOARD.  
10:09:08 >>Debbie Trice: RIGHT.  
10:09:10 I MEAN FOR THE PURPOSES OF A DOWNTOWN PLAN, WE NEED TO  
10:09:14 RECOGNIZE ALL OF THE STAKEHOLDERS AND THE PARTICIPANTS, NOT  
10:09:19 JUST A PINPOINTED THING.  
10:09:23 BUT I'M GOING TO GET A LITTLE BIT FURTHER ALONG ON THAT.  
10:09:26 THE NEXT THING, IS THIS MERELY AN UPDATE OF A 25-YEAR-OLD  
10:09:32 PLAN OR IS IT A NEW PLAN INFORMED BY SIGNIFICANT UNFORESEEN  
10:09:38 CHANGES, SUCH AS THE PANDEMIC INITIATED WORK FROM HOME  
10:09:42 CULTURE, THE SHIFT AWAY FROM BRICK AND MORTAR RETAIL TO  
10:09:46 ONLINE AND THE GROWING EFFECTS OF CLIMATE CHANGE?  
10:09:50 >>Marlon Brown: VERY GOOD QUESTION, AGAIN, COMMISSIONER  
10:09:53 TRICE.  
10:09:54 AGAIN, I'M NOT GOING TO SIT HERE AND TRY TO DEFINE WHAT  
10:09:58 COULD BE AND WILL BE.  
10:10:00 I THINK THAT WOULD BE PART OF THE TASK OF THE AD HOC  
10:10:02 COMMITTEE AS PART OF THE WHOLE CONSULTANT SELECTION AS TO  
10:10:05 WHETHER THIS IS AN UPDATE OR WHETHER THIS IS EVEN AN  
10:10:08 IMPROVEMENT UPON OR EVEN STARTING ALL OVER.  
10:10:12 SO ONCE WE SET THE AD HOC COMMITTEE, LET THEM HAVE THAT  
10:10:16 DISCUSSION BECAUSE THEY WILL BE HELPING WITH THE SCOPE OF  
10:10:18 SERVICES.  
10:10:19 THEY WILL BE HELPING WITH THE ITN.

10:10:22 THIS COMMISSION WILL ACTUALLY APPROVE THAT CONTRACT.  
10:10:24 SO LET THE AD HOC COMMITTEE TAKE ON THAT WORK.  
10:10:29 >>Debbie Trice: OKAY.  
10:10:30 SO YOU'RE SUGGESTING THAT WE WILL BE CHARGING THE AD HOC  
10:10:35 COMMITTEE WITH DECIDING WHETHER THIS IS GOING TO BE A TWEAK  
10:10:42 -- I'M EVEN CALLING IT A DOWNTOWN VISION FOR THE 21st  
10:10:45 CENTURY.  
10:10:48 >>Marlon Brown: I THINK ONCE THE CONSULTANT IS SELECTED AS  
10:10:50 WELL AND THEN THEY REVIEW WHAT WE HAVE AND SORT OF THE TASK  
10:10:55 AHEAD, I THINK TOGETHER WITH THE AD HOC COMMITTEE, THEY'LL  
10:10:58 MAKE THAT DECISION.  
10:10:59 I LOOK AT THIS AS KIND OF LIKE EVER-EVOLVING EFFORT BECAUSE,  
10:11:05 AGAIN, I DON'T HAVE ALL THE ANSWERS.  
10:11:06 STAFF DOESN'T HAVE ALL THE ANSWERS.  
10:11:09 THE AD HOC COMMITTEE DOESN'T HAVE ALL THE ANSWERS.  
10:11:11 LET'S LOOK IN CONCERT AND MAKE THE DETERMINATION AS WE MOVE  
10:11:15 ALONG.  
10:11:15 >>Debbie Trice: THAT COULD BE A CHARGE WHEN THE COMMITTEE IS  
10:11:18 SEATED.  
10:11:18 >>Marlon Brown: CORRECT.  
10:11:20 >>Debbie Trice: I HAVE BEEN DISCUSSING THIS WITH HOWARD

10:11:24 DAVIS.  
10:11:25 I AM FULLY BEHIND ALMOST ALL OF WHAT HE HAS IN THE DOCUMENT  
10:11:31 THAT HE CIRCULATED TO US.  
10:11:34 I SPECIFICALLY WANT TO, WHERE -- HIS RECOMMENDATIONS  
  
10:11:40 ENUMERATING THE DUTIES OF THE COMMITTEE MEMBERS INCLUDE ONE  
10:11:46 REPRESENTING THE SARASOTA COMMUNITY AND KEY STAKEHOLDERS  
10:11:49 THROUGHOUT THE PROCESS TO SERVING AS A CONDUIT FOR TWO-WAY  
10:11:55 COMMUNICATIONS BETWEEN STAKEHOLDERS AND COMMITTEES.  
10:11:58 AND THESE ARE NOT HIS NUMBERS.  
10:12:00 AND THREE, AIDING THE CONSULTANT'S OUTREACH IN THE PUBLIC  
10:12:04 ENGAGEMENT PROCESS.  
10:12:06 SO IT SEEMS TO ME WE NEED A -- WELL, HIS NUMBERS AND MY  
10:12:12 NUMBERS.  
10:12:13 BUT IF YOU LOOK AT THE DUTIES.  
10:12:14 WHAT HE HAS ENUMERATED AS DUTIES ON PAGE 4 AND 5.  
10:12:18 THE NUMBERS I READ, THOSE ARE MY NUMBERS, NOT HIS NUMBERS.  
10:12:22 BUT I'M JUST SAYING THAT THOSE ARE THREE IMPORTANT DUTIES.  
10:12:29 AND CONSEQUENTLY, WE NEED A BROAD REPRESENTATION OF A WIDER  
10:12:34 VARIETY OF STAKEHOLDERS THAN ARE CURRENTLY LISTED IN THE  
10:12:41 DRAFT RESOLUTION.  
10:12:42 THERE IS ONE SAYING IF YOU ARE NOT AT THE TABLE, THEN YOU  
10:12:47 ARE PROBABLY ON THE MENU OR THE OTHER ONE WHICH ABIGAIL  
10:12:52 ADAMS SAID IN 1776 TO JOHN, REMEMBER THE LADIES, AND HE DID  
10:12:57 NOT REMEMBER THE LADIES, SO IT TOOK LIKE ANOTHER 150 YEARS  
10:13:02 BEFORE WOMEN HAD ALMOST EQUAL REPRESENTATION.  
10:13:05 SO THE POINT THAT I'M MAKING IS JUST IDENTIFYING THREE TYPES  
10:13:10 OF STAKEHOLDERS FOR MEMBERSHIP IS NOT GOING TO REFLECT THE  
10:13:17 NEEDS OF THE ENTIRE COMMUNITY.  
10:13:21 MS. GRIGGS, IF YOU WOULDN'T MIND, I HAVE AN ALTERNATIVE FOR  
  
10:13:30 THE COMPOSITION OF THE COMMITTEE.  
10:13:33 I GUESS THIS IS, AGAIN, A QUESTION FOR MR. BROWN.  
10:13:37 DO YOU FORESEE ANY DIFFICULTIES WITH HAVING TWO CRITERIA FOR  
10:13:42 COMMITTEE MEMBERSHIP?  
10:13:45 KNOWLEDGE IN A LISTED DISCIPLINE PLUS STATUS AS ONE OR MORE  
10:13:49 TYPES OF DOWNTOWN STAKEHOLDER?  
10:13:53 >>Marlon Brown: LET ME SEE -- IS THIS PART OF WHAT YOU'VE  
10:13:57 WRITTEN?  
10:13:58 >>Debbie Trice: THIS IS WHAT I SENT TO YOU.  
10:14:00 MAYBE IF WE PUT IT ON THE ELMO.  
10:14:02 WHAT I'VE DONE, I INCORPORATED THE KNOWLEDGE AREAS BUT THEN  
10:14:13 ALSO SAY AND WITHIN THOSE KNOWLEDGE AREAS, AS THE COMMISSION  
10:14:18 SEEKS PEOPLE WITH THAT KNOWLEDGE, ENDEAVOR TO INCLUDE AS  
10:14:24 WIDE A VARIETY FROM THAT LIST OF TYPES OF STAKEHOLDERS AS  
10:14:28 POSSIBLE.  
10:14:29 AND I DID SPEAK TO MS. GRIGGS AND SHE SAID IT WAS POSSIBLE.  
10:14:36 IT WOULD BE NO BIG DEAL TO UPDATE THE APPLICATION PROCESS TO  
10:14:41 ENABLE PEOPLE TO SAY THIS IS MY AREA OF KNOWLEDGE AND THESE  
10:14:46 ARE MY STATUS AS VARIOUS TYPES OF STAKEHOLDER.  
10:14:54 >>Marlon Brown: COMMISSIONER TRICE, YES, I DID SEE WHAT YOU  
10:14:57 SUGGESTED.  
10:14:57 I DO AGREE WITH MISS GRIGGS THIS IS SOMETHING THAT WE CAN  
10:15:01 PUT ON THAT SORT OF EXCEL SHEET FOR INDIVIDUALS WHO APPLY TO

10:15:06 CHECK THE BOX FOR EACH ONE OF THESE CRITERION YOU HAVE  
10:15:10 IDENTIFIED.

10:15:11 I DON'T SEE IT AS A PROBLEM.  
10:15:12 AGAIN, UP TO THE COMMISSION TO DECIDE.  
10:15:14 >>Debbie Trice: WHAT I'VE GOT LISTED AT THE TOP, PARAGRAPH  
10:15:17 B, I HAVE ADDED 7 AND 8 -- 7 AND 8 WERE THINGS WE DISCUSSED  
10:15:26 AT THE PREVIOUS MEETING, BUT WERE NOT ON MR. DAVIS' OR STAFF  
10:15:33 RECOMMENDATION.  
10:15:33 WE HEARD EARLIER TODAY ABOUT THE NEED FOR SERVICES FOR THE  
10:15:42 HOMELESS.  
10:15:43 AND ISSUES FOR DOWNTOWN RESIDENTS AND MERCHANTS BECAUSE OF  
10:15:49 THE HOMELESS.  
10:15:51 WELL, IF WE DON'T INCLUDE SOMEBODY ON THE COMMITTEE THAT HAS  
10:15:56 KNOWLEDGE AND FOCUS ON ISSUES OF HOMELESSNESS AND LOW  
10:16:02 INCOME, WE ARE LIKELY TO -- YOU KNOW, THE COMMITTEE IS  
10:16:07 LIKELY TO NOT THINK OF SOME OF THOSE CONCERNS OR THINK OF  
10:16:11 THEM FROM A DIFFERENT PERSPECTIVE.  
10:16:13 AND ALSO, YOUNG PEOPLE.  
10:16:16 I MEAN, THE CURRENT PLAN IS A 25-YEAR-OLD PLAN.  
10:16:19 MANY OF US WILL NOT BE AROUND WHEN IT IS COMPLETELY BUILT  
10:16:24 OUT.  
10:16:24 SO THE IDEA IS INCLUDE SOMEONE WHO KNOWS ABOUT, CARES ABOUT  
10:16:29 THE NEEDS OF YOUNG PEOPLE TO BE ON THIS COMMITTEE ALSO.  
10:16:34 SO THAT'S WHY I'VE ADDED THOSE.  
10:16:38 AND LET ME ALSO ADD THAT MEMBER AT-LARGE, THAT WAS, OKAY,  
10:16:44 FREEDOM TO THROW IN A NINTH PERSON WHO HAS WHATEVER  
10:16:50 EXPERIENCES WE THINK WOULD BE VALUABLE ON THE COMMITTEE FROM

10:16:55 THE PEOPLE WHO HAVE APPLIED.  
10:16:58 >>Mayor Alpert: THANK YOU.  
10:16:59 VICE MAYOR.  
10:16:59 >>Vice-Mayor Ahearn-Koch: THANK YOU VERY MUCH.  
10:17:01 THANK YOU FOR THAT AND FOR THIS AS WELL.  
10:17:03 AND THANK YOU TO EVERYONE WHO IS PARTICIPATING IN THIS  
10:17:06 DISCUSSION.  
10:17:06 I THINK IT'S REALLY IMPORTANT WE TRY TO GET THIS RIGHT.  
10:17:09 SO I REALLY APPRECIATE YOUR THINKING ABOUT THIS, SWITCHING  
10:17:12 THE WAY WE'RE THINKING ABOUT THIS.  
10:17:15 FOR ME, I HAD SOME IDEAS ABOUT THIS COMMITTEE, SOME THINGS  
10:17:26 THAT I THINK ARE MISSING FROM HERE.  
10:17:27 ONE I THINK IS THAT AN ACTUAL OFFICIAL RECOMMENDATIONS OR  
10:17:33 VOTE AND RECOMMENDATION FROM THIS COMMITTEE WOULD BE  
10:17:36 VALUABLE TO THE COMMISSION.  
10:17:38 WHEN WE HAVE ANYTHING COME BEFORE US LIKE THE CHARTER REVIEW  
10:17:42 BOARD OR PLANNING BOARD, HISTORIC PRESERVATION BOARD, SO ON  
10:17:47 AND SO FORTH, THEY HAVE THE ROBUST DISCUSSION.  
10:17:49 THEY DO THE MEETINGS.  
10:17:51 THEY HAVE QUESTION AND ANSWER PRESENTATION, RESEARCH.  
10:17:54 THEY ALSO TAKE A FORMAL VOTE.  
10:17:56 I THINK THAT'S MISSING FROM THE LANGUAGE I SEE HERE UNLESS  
10:17:59 SOMEONE CAN POINT THAT OUT FOR ME.  
10:18:03 THAT WOULD BE A VALUABLE ACTION THAT THIS COMMITTEE TAKES IS  
10:18:06 ONE ITEM.

10:18:07 THE SECOND ONE IS MOST OF US AT THIS TABLE DON'T LIVE IN THE  
10:18:17 OFFICIAL DOWNTOWN OF THE CITY OF SARASOTA.  
10:18:19 NOT ALL OF US, BUT MOST OF US DON'T.  
10:18:22 YET WE'RE SITTING HERE IN DOWNTOWN.  
10:18:24 AS WE KNOW, OUR DOWNTOWN, OUR CORE OF OUR DOWNTOWN IS A  
10:18:29 PLACE WE ALL GRAVITATE TO.  
10:18:33 PEOPLE WORK.  
10:18:34 PEOPLE DINE, GO OUT, SHOP.  
10:18:37 ALL THOSE THINGS WE WANT THEM TO DO BUT DON'T NECESSARILY  
10:18:40 LIVE HERE.  
10:18:40 THE PEOPLE WHO LIVE ON THE OUTSIDES OF THE OFFICIAL DOWNTOWN  
10:18:45 IN THE NEIGHBORHOODS ADD VALUABLE INPUT AS WELL.  
10:18:49 SO I DON'T SEE WHERE THAT VOICE FITS IN TO THIS LIST OF  
10:18:55 PEOPLE HERE.  
10:18:58 >>Debbie Trice: WELL, THAT COULD BE MEMBER AT-LARGE BUT ALSO  
10:19:01 I HAVE THAT AS 8, FREQUENT VISITORS AND PATRONS OF DOWNTOWN  
10:19:05 BUSINESSES.  
10:19:07 ON C-8.  
10:19:09 >>Vice-Mayor Ahearn-Koch: THIS LIST IS NEW TO ME.  
10:19:12 I'M GOING FROM WHAT WE HAD GIVEN TO US BEFORE AND WHAT MR.  
10:19:16 DAVIS PROVIDED TO US.  
10:19:17 IF WE CAN FIGURE OUT A WAY TO FIT IN NEIGHBORHOODS OR  
10:19:22 NEIGHBORHOOD OR OUTSIDE OF THE OFFICIAL DOWNTOWN.  
10:19:25 THE POINT IS WELL TAKEN TO DEFINE WHAT IS EXACTLY AND HAVE A  
10:19:31 MAP OF WHAT OFFICIALLY THIS IS SO WE ALL KNOW IN OUR HEAD  
  
10:19:34 WHAT WE'RE TALKING ABOUT WHEN WE TALK ABOUT DOWNTOWN.  
10:19:37 I BELIEVE THE EASTERN PORTION -- THERE WE GO.  
10:19:39 I BELIEVE IT GOES ALL THE WAY TO LIME.  
10:19:42 NOT POSITIVE BECAUSE IT DOES SQUIRREL AROUND A LITTLE BIT.  
10:19:47 IT WOULD BE GOOD FOR US TO KNOW WHAT EXACTLY WE'RE TALKING  
10:19:52 ABOUT BECAUSE WE CAN THINK OF THINGS DOWNTOWN THAT AREN'T  
10:19:56 OFFICIALLY DOWNTOWN.  
10:20:00 >>Debbie Trice: WHAT WAS JUST DISPLAYED STILL DIDN'T INCLUDE  
10:20:03 ALL OF DOWNTOWN BECAUSE IT DIDN'T GO AS FAR AS 10th.  
10:20:09 >>Marlon Brown: THAT IS A TERRIBLE MAP.  
10:20:10 WE'LL GET A BETTER MAP.  
10:20:12 >>Vice-Mayor Ahearn-Koch: I THINK WE SHOULD HAVE AN ACCURATE  
10:20:13 MAP SO WE ALL KNOW WHAT WE'RE LOOKING AT AND THINKING ABOUT.  
10:20:17 >>Mayor Alpert: ALSO, AREN'T WE LOOKING AT WHERE THE CURRENT  
10:20:20 DOWNTOWN MASTER PLAN IS NOW TO REIMAGINE THIS?  
10:20:23 ARE WE EXPANDING THAT?  
10:20:27 >>Marlon Brown: THAT'S WHY I SAID, MADAM MAYOR, LEAVE IT UP  
10:20:30 TO THE AD HOC COMMITTEE AND CONSULTANT TO DETERMINE THE  
10:20:32 BOUNDARIES BECAUSE WE HAVE SOME EXPANDED AREAS NOW INCLUDED  
10:20:35 IN DOWNTOWN.  
10:20:37 SORRY, VICE MAYOR.  
10:20:38 >>Vice-Mayor Ahearn-Koch: THAT'S OKAY.  
10:20:40 MY OTHER COMMENT AND THOUGHT WAS I WAS CURIOUS ABOUT THIS  
10:20:47 SECTION 3, THE DUTIES, THE CONSULTANT SHALL BE REQUIRED TO  
10:20:51 MEET AT LEAST FOUR TIMES WITH THE COMMITTEE DURING THE PLAN  
  
10:20:54 UPDATE PROCESS TO RECEIVE INPUT FROM THE COMMITTEE.

10:20:57 THE MEETING SHALL OCCUR AT THE FOLLOWING.  
10:21:02 >>Marlon Brown: THROW THAT OUT.  
10:21:03 THROW THAT OUT.  
10:21:05 IT WILL BE MORE THAN --  
10:21:05 >>Vice-Mayor Ahearn-Koch: I THOUGHT THAT WAS PRETTY  
10:21:07 LIMITING.  
10:21:10 >>Marlon Brown: AGAIN, AS I SAID, WE JUST TOOK A STAB AT  
10:21:13 THIS BUT DON'T HOLD US TO IT.  
10:21:16 IT WILL BE SIMILAR TO THE PURPLE RIBBON COMMITTEE AND OTHER  
10:21:19 AD HOC COMMITTEES.  
10:21:20 MIGHT BE REGULAR MEETINGS, AND SOMETIMES TWICE A MONTH.  
10:21:23 THROW THAT OUT.  
10:21:24 >>Vice-Mayor Ahearn-Koch: THANK YOU.  
10:21:25 THAT'S GOOD TO KNOW THAT'S THROWN OUT.  
10:21:28 IN MR. DAVIS' SUGGESTIONS, ON PAGE 4 OF HIS SUGGESTIONS,  
10:21:39 NUMBER ONE, REPRESENT THE DOWNTOWN SARASOTA COMMUNITY AND  
10:21:43 KEY STAKEHOLDERS, I WOULD ALSO GET RID OF THE WORD KEY.  
10:21:47 I WOULD SAY STAKEHOLDERS.  
10:21:48 EVERYBODY WHO COMES TO DOWNTOWN IS A STAKEHOLDER.  
10:21:51 AND I WOULD LIKE TO BROADEN THAT.  
10:21:53 EVERYBODY IN OUR CITY WHO COMES DOWNTOWN IS A STAKEHOLDER.  
10:21:57 JUST TO MAKE THIS AS FLEXIBLE AS POSSIBLE, GET RID OF THE  
10:22:02 WORD "KEY."  
10:22:04 I THINK THOSE ARE ALL --

10:22:06 >>Erik Arroyo: THAT'S NOT THE ONE BEING ADOPTED.  
10:22:08 >>Vice-Mayor Ahearn-Koch: IT WAS IN HIS SUGGESTION, IN MR.  
10:22:11 DAVIS' SUGGESTION.  
10:22:12 >>Erik Arroyo: I'M SAYING THAT'S NOT WHAT WE'RE VOTING ON.  
10:22:15 >>Vice-Mayor Ahearn-Koch: RIGHT.  
10:22:16 BECAUSE COMMISSIONER TRICE SAYS SHE SUPPORTS ALMOST ALL OF  
10:22:19 THEM, IF WE WERE TO REVERT BACK TO THAT, MY INPUT IS GET RID  
10:22:23 OF THE WORD KEY.  
10:22:25 ALSO ON PAGE 3 IN HIS, AT THE VERY BOTTOM PARAGRAPH, HE SAYS  
10:22:31 MEMBERS MAY SATISFY MORE THAN ONE CRITERIA ABOVE SUCH AS THE  
10:22:35 DOWNTOWN RESIDENT WHO IS ALSO AN ECONOMIC DEVELOPMENT  
10:22:37 EXPERT, I WOULD AGAIN MOVE AWAY FROM THE WORDS EXPERTS.  
10:22:42 I JUST FIND THAT A LITTLE SPECIFIC.  
10:22:44 >>Erik Arroyo: WHAT I'M SAYING, WE SHOULD ALL BE WORKING OFF  
10:22:46 THE SAME DOCUMENT BECAUSE WE HAVEN'T EVEN ADOPTED THAT  
10:22:49 DRAFT.  
10:22:50 WHAT WAS BEING PRESENTED IS WHAT WE SHOULD BE, I GUESS,  
10:22:55 MODIFYING.  
10:22:56 >>Debbie Trice: I'M ASKING THAT WE USE MR. DAVIS' DOCUMENT  
10:23:02 AS OUR STARTING POINT FOR MARKUP.  
10:23:06 AND I WOULD REQUEST THAT MY SECTION 2 BE CONSIDERED AS A  
10:23:12 STARTING POINT FOR MARKUP.  
10:23:16 >>Mayor Alpert: I'M GOING TO TELL EVERYBODY RIGHT NOW, WE  
10:23:24 NEED TO HAVE THE DISCUSSION ABOUT THIS, BUT I'M NOT GOING TO  
10:23:27 BE PREPARED TO VOTE ON ANY -- ANY PROPOSAL TODAY.

10:23:33 >>Vice-Mayor Ahearn-Koch: SHOULD WE WORKSHOP THIS?  
10:23:35 >>Mayor Alpert: THIS IS LIKE -- I THINK SO.  
10:23:38 I DON'T WANT TO BE MAKING THIS AGREEMENT AT THE COMMISSION

10:23:48 TABLE AT THE LAST MINUTE LIKE THIS.  
10:23:51 THIS IS TOO MANY DIFFERENT CHANGES, TOO MANY DIFFERENT  
10:23:53 THINGS THAT WE NEED TO THINK ABOUT.  
10:23:56 I THINK IT WOULD MAKE MORE SENSE TO DO THAT.  
10:24:00 MR. BROWN.  
10:24:01 >>Marlon Brown: I WOULD NOT SUGGEST A WORKSHOP BECAUSE WE  
10:24:05 CAN'T TAKE ACTION AT A WORKSHOP.  
10:24:06 WE'LL HEAR MANY, MANY DIFFERENT -- SO, IF THE COMMISSION AT  
10:24:10 LEAST GIVES US SOME DIRECTION TO AT LEAST START WITH MR.  
10:24:15 DAVIS', JUST START WITH MR. DAVIS' DRAFT RESOLUTION, AND TO  
10:24:22 BRING THAT BACK AT ANOTHER CITY COMMISSION MEETING, THAT  
10:24:25 WILL BE PREFERABLE.  
10:24:26 BUT TO WORKSHOP THIS, MAYOR AND COMMISSIONERS, I'LL BE BACK  
10:24:31 WITH YOU WITH A HUNDRED SUGGESTIONS AGAIN.  
10:24:33 >>Vice-Mayor Ahearn-Koch: MAY I ASK A QUESTION?  
10:24:36 MR. BROWN, MR. FOURNIER OR MS. GRIGGS, COULD WE CHANGE THE  
10:24:41 RULES, THAT WE HAVE A WORKSHOP AND THEN TAKE A VOTE AS TO --  
10:24:45 >>Robert Fournier: THEN IT IS A SPECIAL MEETING.  
10:24:49 >>Vice-Mayor Ahearn-Koch: I JUST FEEL LIKE THE WORKSHOP  
10:24:51 ATMOSPHERE IS MORE INFORMAL TO HAVE A CONVERSATION.  
10:24:54 >>Marlon Brown: IT IS A SPECIAL MEETING.  
10:24:56 CALL A SPECIAL MEETING AND HAVE THAT CONVERSATION.

10:24:58 >>Vice-Mayor Ahearn-Koch: MAYBE WE CALL IT A SPECIAL MEETING  
10:25:00 THEN WHERE WE CAN HAVE A CASUAL CONVERSATION ABOUT HOW WE  
10:25:05 CAN WORDSMITH THIS BUT STILL BE ABLE TO GIVE VERY CLEAR  
10:25:09 DIRECTION TO CITY STAFF.  
10:25:11 >>Debbie Trice: I BELIEVE ROBERT'S RULES ENABLES US TO  
10:25:17 CONVENE AS A COMMITTEE OF THE WHOLE FOR CERTAIN LENGTH OF  
10:25:22 TIME TO HAVE THAT WORKSHOP-TYPE DISCUSSION AND THEN RESUME  
10:25:29 BACK INTO -- I SEE MS. GRIGGS IS NOT HAPPY WITH THAT IDEA.  
10:25:36 >>Mayor Alpert: BETTER TO DO A SPECIAL MEETING.  
10:25:37 >>Marlon Brown: HERE IS THE DEAL.  
10:25:39 IF YOU HAVE A WORKSHOP, IT DOESN'T EVEN GIVE US TIME TO PUT  
10:25:44 SOMETHING TOGETHER.  
10:25:45 IT'S REALLY CONFUSING.  
10:25:46 JUST HAVE THE SPECIAL MEETING.  
10:25:48 >>Shayla Griggs: NO OFFENSE TO THIS BOARD, IF WE WERE TO DO  
10:25:51 IN AND OUT OF A WORKSHOP.  
10:25:53 I THINK THAT WOULD BE NOT GOOD.  
10:25:55 >>Vice-Mayor Ahearn-Koch: DO A SPECIAL MEETING THEN.  
10:25:58 >>Mayor Alpert: YEAH, I THINK THAT MAKES SENSE.  
10:26:06 WE CAN START WITH MR. DAVIS' AS A STARTING POINT AND THEN GO  
10:26:15 FROM THERE.  
10:26:15 COMMISSIONER ARROYO.  
10:26:16 >>Erik Arroyo: DIDN'T WE ALREADY INCORPORATE MANY OF THOSE  
10:26:19 COMMENTS INTO THE EXISTING DRAFT?  
10:26:21 >>Marlon Brown: SO, AGAIN, NOT NECESSARILY MANY.

10:26:25 WE TOOK A STAB AT ALL OF THE CONVERSATIONS THAT WE HEARD.  
10:26:28 WE BROUGHT BACK WHAT WE BELIEVED WAS, YOU KNOW, THE INPUT  
10:26:34 FROM THE COMMISSION.  
10:26:35 AGAIN, YOU KNOW, MR. DAVIS AND COMMISSIONER TRICE TOOK  
10:26:39 ANOTHER STAB AT THIS AND THAT'S HOW THEY CAME UP WITH THOSE

10:26:42 OPTIONS.

10:26:42 >>Erik Arroyo: YEAH.

10:26:44 I'M HAPPY.

10:26:45 I'M GLAD PERSONALLY THAT EVERYBODY HAS TAKEN AN INTEREST IN

10:26:49 THIS.

10:26:49 I AGREE WITH MANY OF THE POINTS.

10:26:51 THANK YOU FOR YOUR WORK IN THIS, COMMISSIONER TRICE.

10:26:54 I THINK WE SHOULD DIFFERENTIATE BETWEEN OUR DOWNTOWN MASTER

10:26:59 PLAN AND OUR BAYFRONT MASTER PLAN.

10:27:02 BECAUSE IF WE INCORPORATE THE BAYFRONT, THERE COULD BE SOME

10:27:06 CONFLICTING INFORMATION.

10:27:08 WE WOULD HAVE TO CHANGE BOTH IF WE EVER NEEDED TO CHANGE

10:27:12 SOMETHING IF IT WAS CONFLICTING.

10:27:15 I THINK THE 2020 PLAN OUTLINES THE DEFINITION OF THE AREA IT

10:27:19 COVERS.

10:27:20 LIKE PAGE 2, 1.2-A OR SOMETHING.

10:27:23 CALLED DOWNTOWN PROPER.

10:27:24 AND IT DEFINES IT.

10:27:26 IT LEAVES IT --

10:27:28 >>Debbie Trice: I'M SMILING BECAUSE I COULDN'T FIND OUT WHAT

10:27:32 THAT DEFINITION WAS, AND I DON'T THINK ANYBODY HAS THE 2020

10:27:37 PLAN ON THEIR BEDSIDE TABLE TELLING THEM --

10:27:41 >>Vice-Mayor Ahearn-Koch: I HAVE IT IN MY OFFICE.

10:27:43 [ LAUGHTER ]

10:27:46 >>Debbie Trice: WOULD YOU EXPRESS EXACTLY WHERE IT IS SO

10:27:49 EVERYBODY COULD UNDERSTAND WHAT WAS COVERED IN THE OLD PLAN?

10:27:56 >>Erik Arroyo: PAGE I 1.2.

10:28:00 IT IS EXTENSIVE.

10:28:02 IT IS AN EXTENSIVE DEFINITION.

10:28:06 >>Debbie Trice: BUT I GUESS MY QUESTION IS, IN THE 25 YEARS,

10:28:13 HAVE WE CHANGED THE BORDERS TO SOME EXTENT AS A RESULT OF

10:28:20 DEVELOPMENT?

10:28:21 >>Erik Arroyo: NOT TO MY KNOWLEDGE.

10:28:23 >>Mayor Alpert: IN A SPECIAL COMMISSION MEETING, WE CAN HAVE

10:28:27 THAT MAP OF WHAT IT IS.

10:28:29 >>Robert Fournier: I JUST WANTED TO COMMENT, IF I COULD.

10:28:32 >>Mayor Alpert: YES, MR. FOURNIER.

10:28:33 >>Robert Fournier: THE DOWNTOWN MASTER PLAN 2020 THAT WAS

10:28:36 ADOPTED, I THINK, IN EARLY 2001, THAT WAS LEGALLY REQUIRED

10:28:40 BY THE COMMUNITY REDEVELOPMENT ACT BECAUSE ITS FUNCTION WAS

10:28:44 TO SERVE AS COMMUNITY REDEVELOPMENT PLAN.

10:28:46 IT ENCOMPASSED THE AREA FROM WHICH TAX INCREMENT WAS

10:28:52 COLLECTED.

10:28:52 LEGAL IMPORT OF THAT WAS ANY EXPENDITURES OF TIF FUNDS HAD

10:28:56 TO BE CONSISTENT WITH THAT PLAN.

10:28:58 NOW THAT THE TIF DISTRICT DOESN'T EXIST ANYMORE, I THINK

10:29:01 YOU'RE AT LIBERTY TO PUT THE BOUNDARIES WHERE YOU WOULD LIKE

10:29:04 THEM OR YOU CAN DO, AS MR. BROWN HAS SUGGESTED AND DEFER TO

10:29:07 THE CONSULTANT AND THE COMMITTEE.

10:29:09 EITHER WAY.

10:29:10 >>Mayor Alpert: THANK YOU.

10:29:11 MR. BROWN.



10:29:11 >>Marlon Brown: WE HAVE A WORKSHOP SCHEDULED FOR NEXT  
 10:29:14 MONDAY.  
 10:29:19 MS. GRIGGS, IF WE HAVE ENOUGH TIME, MAYBE WE ADD ON TO THE  
 10:29:21 WORKSHOP.  
 10:29:22 THERE IS ONE ITEM ON THERE.  
 10:29:24 MAYBE WE HAVE A SPECIAL MEETING, YOU KNOW, RIGHT AFTER THAT.  
 10:29:28 >>Shayla Griggs: IS THAT GOING TO BE ENOUGH TURNAROUND TIME?  
 10:29:32 >> IT'S BASICALLY USING --  
 10:29:33 >>Shayla Griggs: WE HAVE TO PUT OUT TOMORROW.  
 10:29:35 >>Marlon Brown: BASICALLY MR. DAVIS' OUTLINE AS A START AND  
 10:29:39 MAYBE GETTING A MAP.  
 10:29:41 WE'RE TALKING ABOUT THE CITY MANAGER SELECTION PROCESS AND  
 10:29:46 INTERIM PROCESS.  
 10:29:47 HOPEFULLY THAT TAKES 45 MINUTES TO AN HOUR, IF LESS THAN  
 10:29:51 THAT AND USE THE NEXT HOUR TO TALK ABOUT THIS NEXT MONDAY.  
 10:29:55 >>Mayor Alpert: I THINK THAT MAKES SENSE.  
 10:29:56 IS THERE CONSENSUS THAT WE CONTINUE THIS ITEM AND WE TALK  
 10:30:03 ABOUT IT AT A SPECIAL MEETING NEXT MONDAY?

10:30:06 >>Shayla Griggs: WORKSHOP.  
 10:30:08 >>Erik Arroyo: YES.  
 10:30:09 BUT I WANTED TO COMMENT THAT I THINK AGE WILL BE A VERY  
 10:30:12 IMPORTANT FACTOR IN THIS AS WELL.  
 10:30:14 >>Mayor Alpert: I AGREE.  
 10:30:15 AGE.  
 10:30:15 I THINK AGE SHOULD BE A FACTOR AS WELL.  
 10:30:17 >>Debbie Trice: WE PROBABLY WOULD NOT WANT TO PUT AN  
 10:30:21 18-YEAR-OLD ON THE COMMITTEE BUT AT LEAST A PARENT.  
 10:30:24 >>Marlon Brown: WHAT I SUGGEST, COMMISSIONERS, IF YOU CAN  
 10:30:27 GIVE US DIRECTION TO HOLD A SPECIAL MEETING STARTING AT  
 10:30:30 MAYBE 10 A.M. NEXT MONDAY FOR THE PURPOSES OF REVIEWING THE  
 10:30:36 RESOLUTION FOR THE DOWNTOWN AD HOC COMMITTEE.  
 10:30:41 APPRECIATE THAT MOTION.  
 10:30:45 >>Debbie Trice: I SENSE THAT THERE IS A CONSENSUS, POSSIBLY,  
 10:30:48 THAT WE COULD USE MR. DAVIS' DOCUMENT AS THE STARTING POINT.  
 10:30:55 I WOULD LIKE INPUT WHETHER OR NOT MY RECOMMENDATION FOR TWO  
 10:31:02 DIFFERENT CRITERIA FOR THE MEMBERSHIP, IF THERE'S ANY  
 10:31:07 INTEREST IN DOING THAT.  
 10:31:10 >>Mayor Alpert: I PERSONALLY THINK IT MAKES IT REALLY  
 10:31:14 DIFFICULT TO INCORPORATE BOTH THINGS.  
 10:31:19 TO SAY WE HAVE TO GET -- IT'S GOT TO FIT TWO BUCKETS.  
 10:31:25 I THINK THAT WOULD BE -- I THINK THAT WOULD JUST BE REALLY  
 10:31:30 COMPLICATED BEYOND WHERE WE WANT TO COMPLICATE.  
 10:31:34 >>Debbie Trice: -- PURPLE RIBBON, THOUGH.

10:31:36 >>Mayor Alpert: NO, I DON'T THINK SO.  
 10:31:39 >>Marlon Brown: LET'S HAVE THAT DISCUSSION NEXT MONDAY AND  
 10:31:42 THEN YOU CAN DECIDE AS A BODY IF YOU WANT TO INCORPORATE IT  
 10:31:45 OR NOT.  
 10:31:46 >>Mayor Alpert: COMMISSIONER BATTIE, YOU DIDN'T GET A CHANCE  
 10:31:48 TO SAY ANYTHING.  
 10:31:50 DO YOU WANT TO SAY ANYTHING BEFORE WE --  
 10:31:51 >>Kyle Battie: I WAS JUST, YOU KNOW, WANTED TO, FIRST OF ALL  
 10:31:55 THANK MR. DAVIS AND HOW BLESSED WE ARE TO HAVE SOMEONE

10:31:59 THAT'S BEEN A PART OF THESE TYPES OF INITIATIVES FOR MAJOR  
 10:32:04 CITIES RIGHT HERE IN SARASOTA.  
 10:32:07 THANK YOU, SIR.  
 10:32:08 AND COMMISSIONER TRICE, THANK YOU FOR YOUR LIST AS WELL AND  
 10:32:11 WHATNOT.  
 10:32:12 MY MAIN THING IS THE PROJECTION OF WHAT IS IN THE NEXT 25  
 10:32:26 YEARS, WHAT IS IT WHERE THE BOUNDARIES.  
 10:32:29 IS THAT WHAT WE'RE ESTABLISHING HERE, THE QUESTION BEING  
 10:32:32 ASKED?  
 10:32:33 >>Marlon Brown: YES.  
 10:32:34 AS I MENTIONED TO THE MAYOR, WE'LL HAVE THE AD HOC COMMITTEE  
 10:32:37 TOGETHER WITH THE CONSULTANT MAKE THAT DETERMINATION AS TO  
 10:32:40 HOW WE DEFINE DOWNTOWN.  
 10:32:44 THAT WILL BE PART OF THEIR RESPONSIBILITY AS THEY PROCEED  
 10:32:50 WITH THEIR WORK.  
 10:32:52 BUT NEXT MONDAY WE'LL COME BACK WITH A MAP THAT IDENTIFIES  
  
 10:32:56 ALL OF THE SEPARATE DOWNTOWN DISTRICTS.  
 10:33:01 >>Kyle Battie: LIKE I SAID, NARROWING THIS DOWN, THIS  
 10:33:07 COMMITTEE, GOD ALMIGHTY, IT'S TOUGH JUST LOOKING AT IT,  
 10:33:11 ESPECIALLY WHEN YOU TALK ABOUT ALL -- ONE OF THE THINGS THAT  
 10:33:14 YOU SAID HERE, COMMISSIONER TRICE, FREQUENT VISITORS AND  
 10:33:17 PATRONS OF DOWNTOWN.  
 10:33:18 THAT'S FROM ALL THE VARIOUS NEIGHBORHOODS FROM NEWTOWN TO  
 10:33:23 WHEREVER BROWN COMMISSIONER BATTIE, DON'T GET CONFUSED THERE  
 10:33:27 BECAUSE MS. GRIGGS AND HER STAFF DID A VERY GOOD JOB OF  
 10:33:31 CREATING THAT SPREADSHEET OF THE NAMES OF THE INDIVIDUALS  
 10:33:34 AND THEN THE HEADERS ACROSS AS TO WHICH CATEGORY THEY FALL  
 10:33:39 INTO.  
 10:33:40 THAT TASK, EVEN THOUGH IT IS DIFFICULT CHOOSING THE PEOPLE,  
 10:33:44 THAT IS WHERE THE DIFFICULTY IS, BUT THEY DO A VERY GOOD JOB  
 10:33:46 OF IDENTIFYING AND CHECKING THE BOX AS TO WHICH CATEGORY  
 10:33:49 THOSE INDIVIDUALS FALL INTO.  
 10:33:53 >>Kyle Battie: EXCELLENT.  
 10:33:54 ONE OF THE THINGS THAT I REALLY APPRECIATE IS IT NOT BEING  
 10:33:57 SO TECHNICAL.  
 10:33:59 AS WE'VE SPOKEN BEFORE, PEOPLE BEING PROFESSIONALS IN THIS  
 10:34:03 AREA OR THAT AREA, AND BASICALLY KNOWING TO YOUR POINT AND  
 10:34:07 TO YOUR POINT, VICE MAYOR, THAT EVERYONE THAT VISITS  
 10:34:13 DOWNTOWN OR COMES HERE, WORKS HERE OR WHAT HAVE YOU ARE  
 10:34:17 STAKEHOLDERS IN DOWNTOWN IN THIS FUTURE.  
 10:34:20 BUT THANK YOU.  
  
 10:34:21 >>Mayor Alpert: ALL RIGHT.  
 10:34:25 DO WE NEED A MOTION TO --  
 10:34:27 >>Shayla Griggs: I WOULD PREFER A MOTION --  
 10:34:30 >>Mayor Alpert: SCHEDULE A SPECIAL MEETING.  
 10:34:32 >>Shayla Griggs: OR WORKSHOP.  
 10:34:33 IT'S GOING TO BE ON THE WORKSHOP.  
 10:34:34 >>Marlon Brown: IT WILL BE A SPECIAL MEETING FOLLOWING THE  
 10:34:37 WORKSHOP.  
 10:34:37 >>Shayla Griggs: I'M SORRY.  
 10:34:38 I MISUNDERSTOOD.  
 10:34:39 >>Mayor Alpert: FOLLOWING THE WORKSHOP NEXT MONDAY, WHATEVER

10:34:44 THE DATE IS.  
 10:34:47 9th.  
 10:34:48 NEXT MONDAY, THE 9th.  
 10:34:51 CAN WE GET A MOTION TO --  
 10:34:53 >>Shayla Griggs: ALSO, CAN WE PUT IN THE MOTION TO ACTUALLY  
 10:34:56 HAVE THIS ITEM CONTINUED TO ANOTHER DATE AS WELL, THE  
 10:35:03 SPECIAL --  
 10:35:03 >>Mayor Alpert: YEAH, RIGHT.  
 10:35:04 DOES SOMEBODY WANT TO MAKE A MOTION TO CONTINUE THIS ITEM TO  
 10:35:09 A SPECIAL MEETING ON SEPTEMBER THE 9th?  
 10:35:13 >>Erik Arroyo: SO MOVED.  
 10:35:16 >>Kyle Battie: SECOND.  
 10:35:17 >>Mayor Alpert: COMMISSIONER ARROYO MOVED TO CONTINUE ITEM  
 10:35:22 9.1 TO A SPECIAL MEETING ON SEPTEMBER THE 9th AT 10:00.  
  
 10:35:29 AND COMMISSIONER BATTIE SECONDED.  
 10:35:33 CAN WE GET A VOTE, COMMISSIONERS?  
 10:35:35 IS THAT YOUR VOTE?  
 10:35:38 >> YES.  
 10:35:39 >>Mayor Alpert: THE MOTION PASSES 5-0.  
 10:35:41 THANK YOU SO MUCH.  
 10:35:42 THANK YOU, EVERYBODY.  
 10:35:43 DID ANYBODY NEED A BREAK BEFORE WE MOVE ON TO LEGISLATIVE  
 10:35:56 PUBLIC HEARINGS? OKAY.  
 10:35:58 IT'S 10:36, TEN MINUTES, BE BACK AT 10:45.  
 10:36:06 WE'RE IN RECESS.  
 10:36:08 [RECESS]  
 10:48:28 [ SOUNDING GAVEL ]  
 10:48:28 >>Mayor Alpert: OKAY.  
 10:48:29 WE ARE BACK IN SESSION FOR OUR TUESDAY, SEPTEMBER 3rd,  
 10:48:34 2024, REGULAR CITY COMMISSION MEETING.  
 10:48:36 WE ARE STARTING AT ITEM 10, LEGISLATIVE PUBLIC HEARINGS.  
 10:48:45 OUR FIRST LEGISLATIVE PUBLIC HEARING IS ITEM 10.1, AND THAT  
 10:48:50 IS -- I'M GOING TO OPEN THE PUBLIC HEARING ON THAT.  
 10:48:54 THAT'S RESOLUTION NUMBER 24R-3262, AND ASK THE CITY AUDITOR  
 10:48:59 AND CLERK TO READ THE TITLE OF THE PROPOSED RESOLUTION.  
 10:49:04 >>Shayla Griggs: FIRST, I WOULD LIKE TO DO THE OATH.  
 10:49:06 THOSE WHO PLAN TO SPEAK AT ANY PUBLIC HEARING TODAY, PLEASE  
 10:49:10 STAND TO TAKE THE OATH.  
 10:49:11 DO YOU SWEAR OR AFFIRM THAT THE EVIDENCE OR FACTUAL  
  
 10:49:18 REPRESENTATIONS WHICH YOU ARE ABOUT TO GIVE OR PRESENT TO  
 10:49:21 THIS COMMISSION DURING ANY PUBLIC HEARING HELD THIS 3rd  
 10:49:23 DAY OF SEPTEMBER, 2024, ARE TRUTHFUL?  
 10:49:26 THANK YOU.  
 10:49:27 I'LL GO AHEAD AND READ THE TITLE AS WELL.  
 10:49:33 RESOLUTION NUMBER 24R-3262, A RESOLUTION OF THE CITY  
 10:49:41 COMMISSION OF THE CITY OF SARASOTA, FLORIDA, AMENDING THE  
 10:49:44 INFRASTRUCTURE SALES SURTAX 10-YEAR EXTENSION EXPENDITURE  
 10:49:47 PROJECT DETAIL LIST IN ACCORDANCE WITH THE PROCEDURES  
 10:49:50 ESTABLISHED BY SARASOTA COUNTY ORDINANCE NUMBER 97-083, AND  
 10:49:55 AMENDING THE INFRASTRUCTURE SALES SURTAX 15-YEAR EXTENSION  
 10:49:59 EXPENDITURE PROJECT DETAIL LIST IN ACCORDANCE WITH THE  
 10:50:02 PROCEDURES ESTABLISHED BY SARASOTA COUNTY ORDINANCE NUMBER

10:50:05 2007-087, PERTAINING TO THE ONE PERCENT LOCAL GOVERNMENT  
10:50:10 INFRASTRUCTURE SALES SURTAX LEVY.  
10:50:13 PROVIDING FOR READING BY TITLE ONLY AND PROVIDING FOR AN  
10:50:15 EFFECTIVE DATE.  
10:50:17 >>Mayor Alpert: THANK YOU SO MUCH.  
10:50:19 I'LL CALL UPON OUR FINANCIAL ADMINISTRATION DIRECTOR  
10:50:23 STRICKLAND TO MAKE A PRESENTATION.  
10:50:24 >>Kelly Strickland: GOOD MORNING.  
10:50:26 I'M KELLY STRICKLAND, FINANCE DIRECTOR FOR THE CITY OF  
10:50:28 SARASOTA.  
10:50:29 THE INFRASTRUCTURE SALES TAX OR MORE COMMONLY REFERRED TO AS  
10:50:33 THE PENNY SALES TAX HAS RULES ESTABLISHED IN THE ORIGINAL  
  
10:50:37 COUNTY ORDINANCE WHICH REQUIRE THE CITY TO HOLD A PUBLIC  
10:50:40 HEARING ON ANY CHANGES TO THE CAPITAL PROJECTS WHICH ARE  
10:50:43 FUNDED WITH THE PENNY SALES TAX.  
10:50:45 THAT'S WHAT THIS RESOLUTION IS DOING.  
10:50:48 THE LAST SET OF CHANGES OCCURRED ON SEPTEMBER 18, 2023, WITH  
10:50:53 A PUBLIC HEARING AND THE PASSAGE OF RESOLUTION 23R-3206,  
10:50:59 SETTING THE PROJECT LIST IN LINE WITH THE 2023-24 CAPITAL  
10:51:03 IMPROVEMENT PLAN AS RECOMMENDED.  
10:51:05 THE COMMISSION PREVIOUSLY MET IN JULY FOR THE BUDGET  
10:51:11 WORKSHOPS IN WHICH THE CIP WAS PRESENTED AND IT WAS TIED TO  
10:51:15 SPECIFIC FUNDING SOURCES.  
10:51:17 DURING THAT WORKSHOP, RECOMMENDED CHANGES TO THE CAPITAL  
10:51:19 IMPROVEMENT PLAN WERE PRESENTED.  
10:51:22 SPECIFIC CHANGES THAT WERE MADE TO THE PENNY SALES TAX  
10:51:25 FUNDING SOURCE ARE OUTLINED IN THE RESOLUTION BEFORE YOU.  
10:51:28 THESE CHANGES APPLY TO THE INFRASTRUCTURE SALES SURTAX PHASE  
10:51:33 TWO AND PHASE THREE OR PENNY TWO AND PENNY THREE ONLY.  
10:51:38 THE INFRASTRUCTURE SALES TAX FOUR, PENNY FOUR, WILL NOT  
10:51:42 START UNTIL JANUARY 1st, 2025.  
10:51:46 IN SUMMARY, THE CHANGES IN THE PROPOSED RESOLUTION 24R-3262  
10:51:51 AMEND THE PROJECT LIST FOR PHASE TWO WHICH ENDED IN FISCAL  
10:51:55 YEAR 2009 AND PROJECT LIST FOR PHASE THREE WHICH CONTINUES  
10:52:01 UNTIL DECEMBER 31st, 2024.  
10:52:04 ALL THE MODIFICATIONS ARE LISTED IN THIS RESOLUTION, AND THE  
10:52:08 BACKUP MEMORANDUM AND THE DETAILED EXHIBITS.  
  
10:52:11 I'LL JUST POINT OUT THAT THE EXHIBIT IS INCLUSIVE OF ALL THE  
10:52:16 CHANGES MADE FOR THE PAST YEARS.  
10:52:17 SO STAFF RECOMMENDS THE ADOPTION OF RESOLUTION 24R-3262.  
10:52:23 IF YOU HAVE QUESTIONS.  
10:52:28 >>Mayor Alpert: I DON'T SEE ANYBODY SIGNED UP.  
10:52:34 OKAY.  
10:52:35 VICE MAYOR.  
10:52:35 >>Vice-Mayor Ahearn-Koch: THANK YOU VERY MUCH.  
10:52:36 I HAD ASKED THIS QUESTION BEFORE, BUT JUST FOR THE BENEFIT  
10:52:41 OF THE PUBLIC, CAN YOU SPEAK TO SOME OF THE ITEMS HERE, UM,  
10:52:44 WHERE THE FUNDING IS, UH, TAKEN FROM ONE TO THE OTHER, VERY  
10:52:48 SPECIFICALLY, UM, PROJECT NUMBER 3 AND, UH, TAKING FROM THE  
10:52:54 CANOPY TREE PROGRAM AND TRANSFERRING IT TO ANOTHER PROGRAM?  
10:52:59 >>Kelly Strickland: SO, YES, WE MOVED \$96,665 FROM CANOPY  
10:53:04 TREE PROGRAM INTO A LIGHTING IMPROVEMENT PROJECT, AND WE

10:53:07 ALSO MOVED 392,000 FROM CANOPY TREE PROGRAM INTO ATMS.  
10:53:14 IN ADDITION TO THAT, WHAT YOU DON'T SEE ON THIS PAPER  
10:53:16 BECAUSE THIS ONLY REFERS TO PENNY SURTAX ARE THE OTHER  
10:53:20 CHANGES.  
10:53:21 AND WHAT WE DID IS WE MOVED THE PENNY MONEY OUT OF THAT  
10:53:24 PARTICULAR PROJECT AND WE REPLACED THE MONEY THAT WE TOOK  
10:53:27 OUT FROM THE TREE REPLACEMENT FUND.  
10:53:30 SO AS YOU SEE CHANGES IN AND OUT, IN AND OUT, IT'S BASED ON  
10:53:35 THE PRIORITY OF THE COMMISSION AND THE PROJECTS IN THE  
10:53:36 C.I.P.

10:53:37 >>Vice-Mayor Ahearn-Koch: OKAY.  
10:53:38 SO I JUST WANTED CLARITY ON THAT WHEN WE SEE THAT MONEY  
10:53:41 MOVING OUT, IT DOESN'T MEAN IT'S NOT GOING BACK IN.  
10:53:45 >>Kelly Strickland: THAT PARTICULAR PROJECT, CORRECT.  
10:53:46 >>Vice-Mayor Ahearn-Koch: OKAY.  
10:53:48 OKAY.  
10:53:48 UM, AND, UH, I HAD SOME OTHER QUESTIONS, BUT THOSE WERE  
10:53:53 ANSWERED ALSO EARLIER.  
10:53:54 THANK YOU VERY MUCH.  
10:53:55 I THINK THAT'S -- THOSE ARE ALL THE QUESTIONS I HAVE.  
10:53:58 THANK YOU.  
10:54:00 >>Mayor Alpert: OKAY.  
10:54:01 I DON'T SEE ANY OTHER QUESTIONS.  
10:54:02 I WAS GOING TO ASK THE SAME QUESTION THE VICE MAYOR DID.  
10:54:06 SHE TOOK CARE OF IT.  
10:54:08 ANYWAY, ALL RIGHT, THEN -- I DON'T THINK WE HAVE ANYBODY  
10:54:14 SIGNED UP TO SPEAK.  
10:54:15 NO.  
10:54:17 NO.  
10:54:19 SO, ALL RIGHT.  
10:54:20 I AM GOING TO CLOSE THE PUBLIC HEARING AND ASK FOR A MOTION  
10:54:23 TO APPROVE ITEM 10.1, RESOLUTION NUMBER 24R-3262.  
10:54:30 >>Debbie Trice: SO MOVE.  
10:54:32 >> SECOND.  
10:54:32 >>Mayor Alpert: ALL RIGHT.

10:54:33 COMMISSIONER TRICE MOVED TO APPROVE PROPOSED RESOLUTION  
10:54:38 24R-3262.  
10:54:42 COMMISSIONER ARROYO SECONDED.  
10:54:44 IF YOU WILL VOTE, COMMISSIONERS.  
10:54:47 >>Shayla Griggs: ALSO ROLL CALL.  
10:54:48 ALPERT?  
10:54:48 >>Mayor Alpert: YES.  
10:54:49 >>Erik Arroyo: YES.  
10:54:50 >>Kyle Battie: YES.  
10:54:51 >>Debbie Trice: YES.  
10:54:52 >>Vice-Mayor Ahearn-Koch: YES.  
10:54:53 >>Mayor Alpert: IS THAT YOUR VOTE, COMMISSIONERS?  
10:54:58 >> YES.  
10:54:58 >>Mayor Alpert: ALL RIGHT.  
10:54:59 THE MOTION PASSES 5-0.  
10:55:01 OUR NEXT ITEM IS ITEM 10.2, THAT IS A PUBLIC HEARING ON  
10:55:07 PROPOSED ORDINANCE NUMBER 24-5534.

10:55:11 I'M GOING TO OPEN THE PUBLIC HEARING AND ASK THE CITY  
10:55:14 AUDITOR AND CLERK TO READ THE TITLE.  
10:55:17 >>Shayla Griggs: ORDINANCE 24-5534, AN ORDINANCE OF THE CITY  
10:55:20 OF SARASOTA, FLORIDA, AMENDING CHAPTER 24, ARTICLE IV OF THE  
10:55:24 CODE OF THE CITY OF SARASOTA TO UPDATE SECTION 24-135 B TO  
10:55:29 BE CONSISTENT WITH CURRENT IRS REGULATIONS CONCERNING THE  
10:55:33 COMMENCEMENT OF MANDATORY DISTRIBUTIONS OF RETIREMENT  
10:55:36 BENEFITS, TO PROVIDE THAT THE EMPLOYEE RETIREMENT ACCOUNTS  
  
10:55:38 COMMITTEE SHALL REVIEW THE INVESTMENT POLICY STATEMENT, IPS,  
10:55:42 FOR THE CITY'S DEFINED CONTRIBUTION RETIREMENT PLAN ON AN  
10:55:45 AS-NEEDED BASIS RATHER THAN ON AN ANNUAL BASIS, AND TO  
10:55:49 CLARIFY THAT THE IPS SHALL INCLUDE CRITERIA TO EVALUATE  
10:55:52 INVESTMENTS OFFERED TO PARTICIPANTS, PROVIDING FOR THE  
10:55:54 REPEAL OF ORDINANCES IN CONFLICT, PROVIDING FOR READING BY  
10:55:58 TITLE ONLY AND PROVIDING FOR AN EFFECTIVE DATE.  
10:56:00 >>Mayor Alpert: OKAY.  
10:56:02 THANK YOU.  
10:56:02 I'M GOING TO CALL UPON OUR CITY ATTORNEY, MR. FOURNIER, TO  
10:56:07 MAKE A PRESENTATION.  
10:56:07 >>Robert Fournier: THANK YOU, MAYOR.  
10:56:08 I THINK I CAN BRIEFLY EXPLAIN THIS.  
10:56:10 THIS IS REALLY WHAT I CHARACTERIZE AS A HOUSEKEEPING  
10:56:14 ORDINANCE.  
10:56:15 IT'S NOTHING REALLY MAJOR.  
10:56:16 BUT BACK IN 2011, THE CITY ESTABLISHED A DEFINED  
10:56:20 CONTRIBUTION 401 A RETIREMENT PLAN FOR THE CITY'S GENERAL  
10:56:25 EMPLOYEES AND ALSO CREATED WHAT IS CALLED AN EMPLOYEE  
10:56:29 RETIREMENT ACCOUNT COMMITTEE OR GOES BY THE ACRONYM ERAC, TO  
10:56:33 PROVIDE OVERSIGHT OF THE DEFINED CONTRIBUTION 401 A PLAN.  
10:56:38 THIS MAKES THREE VERY SIMPLE CHANGES TO THAT ORDINANCE.  
10:56:41 FIRST OF ALL, SECTION 24-135 B WHICH APPEARS ON PAGE 7 OF 11  
10:56:48 IN YOUR PACKAGE IS AMENDED TO BE CONSISTENT WITH CURRENT IRS  
10:56:51 REGULATIONS CONCERNING THE COMMENCEMENT OF MANDATORY  
  
10:56:55 DISTRIBUTION OF RETIREMENT BENEFITS.  
10:56:58 AND WHAT THAT SAYS NOW IS THAT THE PARTICIPANTS' RETIREMENT  
10:57:03 BENEFITS SHALL BE DISTRIBUTED OR MUST BEGIN TO BE  
10:57:05 DISTRIBUTED NOT LATER THAN APRIL 1<sup>st</sup> OF THE CALENDAR YEAR  
10:57:08 FOLLOWING THE LATER OF, ONE, THE CALENDAR YEAR IN WHICH THE  
10:57:12 PARTICIPANT ATTAINS THE AGE OF 70.5 OR TWO, THE CALENDAR  
10:57:16 YEAR IN WHICH THE PARTICIPANT RETIRES.  
10:57:20 RECENTLY IRS REGULATIONS WERE AMENDED TO MAKE THAT AGE 73 AS  
10:57:23 OPPOSED TO 70.5.  
10:57:25 THE REQUEST FROM THE PENSION ADMINISTRATOR WAS SIMPLY TO SAY  
10:57:29 THAT THE RETIREMENT BENEFIT SHALL BE DISTRIBUTED OR MUST  
10:57:34 BEGIN TO BE DISTRIBUTED PURSUANT TO THE CURRENT IRS  
10:57:37 REGULATIONS.  
10:57:38 THEREFORE, IF IT CHANGES AGAIN, WE'LL FOLLOW THE IRS  
10:57:40 REGULATIONS.  
10:57:41 THE TWO OTHER CHANGES I THINK ARE ALSO PRETTY  
10:57:45 STRAIGHTFORWARD.  
10:57:46 THE FIRST ONE IS THE CURRENT ORDINANCE SAYS THAT THE  
10:57:52 EMPLOYEE RETIREMENT ACCOUNTS COMMITTEE SHALL REVIEW THE

10:57:55 INVESTMENT POLICY STATEMENT FOR THE PLAN TO REVIEW THE  
10:57:59 CRITERIA FOR PLAN INVESTMENTS, THAT WAS THOUGHT NOT TO BE  
10:58:03 SPECIFIC ENOUGH.  
10:58:04 THIS IS A SELF-DIRECTED PLAN WHERE THE PARTICIPANTS CHOOSE  
10:58:07 THEIR OWN INVESTMENTS.  
10:58:08 SO THE LANGUAGE IS CLARIFIED TO SAY SHALL INCLUDE CRITERIA  
  
10:58:13 TO EVALUATE THE INVESTMENTS OFFERED TO PARTICIPANTS.  
10:58:17 AND THEN FINALLY, VERY SIMPLY, NOW THE ORDINANCE SAYS THAT  
10:58:22 THE COMMITTEE SHALL REVIEW THE INVESTMENT POLICY STATEMENT  
10:58:25 FOR THE PLAN ON AN ANNUAL BASIS, AND IT WAS THOUGHT THAT IT  
10:58:29 WOULD BE BETTER TO SAY THIS ON AN AS-NEEDED BASIS SINCE IT  
10:58:33 DOESN'T NECESSARILY HAVE TO BE DONE ANNUALLY.  
10:58:35 MIGHT BE DONE MORE OFTEN THAN ANNUALLY SO JUST AS NEEDED.  
10:58:40 THOSE ARE THE THREE SIMPLE CHANGES.  
10:58:42 I DON'T THINK ANYTHING TERRIBLY CONTROVERSIAL IN HERE.  
10:58:44 >>Mayor Alpert: THANK YOU FOR A NONCONTROVERSIAL ITEM.  
10:58:48 [ LAUGHTER ]  
10:58:48 I DON'T THINK WE HAVE ANYBODY SIGNED UP TO SPEAK.  
10:58:54 I DON'T SEE ANYBODY SIGNED UP TO ASK ANY QUESTIONS.  
10:58:59 I'M GOING TO CLOSE THE PUBLIC HEARING AND ASK FOR A MOTION  
10:59:03 ON PROPOSED ORDINANCE 24-5534.  
10:59:07 >>Erik Arroyo: SO MOVED.  
10:59:09 >>Debbie Trice: SECOND.  
10:59:10 >>Mayor Alpert: COMMISSIONER ARROYO MOVED APPROVAL OF  
10:59:15 ORDINANCE NUMBER 24-5534.  
10:59:18 COMMISSIONER TRICE SECONDED.  
10:59:20 IF THERE'S NO DISCUSSION, COMMISSIONERS, IF WE COULD VOTE.  
10:59:24 >>Shayla Griggs: ARROYO?  
10:59:25 >>Erik Arroyo: YES.  
10:59:26 >>Kyle Battie: YES.  
10:59:26 >>Debbie Trice: YES.  
  
10:59:27 >>Vice-Mayor Ahearn-Koch: YES.  
10:59:28 >>Mayor Alpert: YES.  
10:59:30 >>Mayor Alpert: IS THAT YOUR VOTE, COMMISSIONERS?  
10:59:31 >> YES.  
10:59:32 >>Mayor Alpert: THE MOTION PASSES 5-0.  
10:59:34 THANK YOU SO MUCH.  
10:59:35 OUR NEXT ITEM IS ITEM 10.3, AND THAT'S PROPOSED ORDINANCE  
10:59:40 NUMBER 24-5543.  
10:59:43 I'M GOING TO OPEN THE PUBLIC HEARING AND ASK THE CITY  
10:59:48 AUDITOR AND CLERK TO READ THE TITLE.  
10:59:49 >>Shayla Griggs: ORDINANCE 24-5543, AN ORDINANCE OF THE CITY  
10:59:53 OF SARASOTA, FLORIDA, AMENDING AND RESTATING PRIOR ORDINANCE  
10:59:56 20-5341 WHICH ESTABLISHED A TRUST FUND FOR THE DEPOSIT OF  
11:00:01 TAX INCREMENT REVENUE COLLECTED WITHIN THE BAY PARK  
11:00:04 IMPROVEMENT DISTRICT, TO ALLOW AN ANNUAL DEPOSIT INTO SAID  
11:00:08 TRUST FUND IN AN AMOUNT LESS THAN THE FULL AMOUNT OF THE TAX  
11:00:12 INCREMENT REVENUE COLLECTED, AS MORE FULLY SPECIFIED HEREIN,  
11:00:16 PROVIDING FOR SEVERABILITY OF THE PARTS HEREOF, PROVIDING  
11:00:19 FOR READING BY TITLE ONLY AND PROVIDING AN EFFECTIVE DATE.  
11:00:21 >>Mayor Alpert: ALL RIGHT.  
11:00:23 I'M GOING TO CALL UPON OUR DIRECTOR OF GOVERNMENTAL AFFAIRS,

11:00:26 JORGENSEN, TO MAKE A PRESENTATION.  
11:00:29 >>Jennifer Jorgensen: FOR THE RECORD, JENNIFER JORGENSEN,  
11:00:32 DIRECTOR OF GOVERNMENTAL AFFAIRS.  
11:00:33 THE PRESENTATION TODAY IS TO REQUEST APPROVAL ON FIRST

11:00:35 READING OF PROPOSED ORDINANCE 24-5543, AMENDING AND  
11:00:41 RESTATING THE PRIOR ORDINANCE 20-5341.  
11:00:44 PER A PARTNERSHIP AGREEMENT THAT WAS ENTERED INTO BETWEEN  
11:00:47 THE CITY AND THE BAY PARK CONSERVANCIES, IT WAS AGREED BY  
11:00:51 BOTH PARTIES THAT TAX INCREMENT REVENUE GENERATED WITHIN A  
11:00:54 CREATED BAY PARK IMPROVEMENT DISTRICT WOULD BE USED TO FUND  
11:00:57 THE CONSTRUCTION OF THE 53-ACRE BAY PARK PROJECT IN  
11:01:01 ACCORDANCE WITH AN APPROVED MASTER PLAN WORKING TOGETHER  
11:01:04 WITH THE BOARD OF COUNTY COMMISSIONERS.  
11:01:05 THE CURRENT ORDINANCE, 24-5341 WAS PASSED ON SECOND READING  
11:01:10 ON NOVEMBER 2, 2020, FOR THE PURPOSES OF ESTABLISHING THE  
11:01:14 BAY PARK IMPROVEMENT DISTRICT, PROVIDING FOR THE COLLECTION  
11:01:16 OF TAX INCREMENT REVENUE WITHIN THAT DISTRICT, ESTABLISHING  
11:01:19 A TRUST FUND FOR THE DEPOSIT OF THE TAX INCREMENT REVENUE  
11:01:22 AND PROVIDING FOR THE AUTHORIZED USES OF THE TAX INCREMENT  
11:01:26 REVENUE TO BE EXPENDED FROM THAT TRUST FUND.  
11:01:28 ADDITIONALLY, THE COUNTY ADOPTED SARASOTA COUNTY ORDINANCE  
11:01:32 NUMBER 2020-056, WHICH ESTABLISHED THE BAY PARK IMPROVEMENT  
11:01:36 DISTRICT AND PROVIDED FOR THE ACCOUNTING AND AUTHORIZED USES  
11:01:40 OF TAX INCREMENT REVENUE FOR THE COUNTY FROM THAT DISTRICT.  
11:01:43 INTERLOCAL AGREEMENT BETWEEN THE CITY AND COUNTY EXECUTED ON  
11:01:47 NOVEMBER 4, 2020, WHICH PROVIDED FOR MUTUAL TERMS OF BOTH  
11:01:51 THE CITY AND COUNTY REGARDING THE HOME RULE TAX INCREMENT  
11:01:54 MECHANISMS FOR WHICH THE COUNTY AND CITY WOULD CONTRIBUTE  
11:01:57 FUNDING TOWARD THE REDEVELOPMENT OF THAT BAY PARK.

11:02:00 AFTER PROVIDING -- AFTER REVIEWING BOTH THE COUNTY ORDINANCE  
11:02:04 AND CITY ORDINANCES, ALONG WITH THE INTERLOCAL AGREEMENT,  
11:02:07 THERE APPEARS TO BE A DIFFERENCE IN THE ACCOUNTING OF THE  
11:02:10 TAX INCREMENT REVENUE BETWEEN THE COUNTY AND CITY  
11:02:12 ORDINANCES, AND WE ARE PROPOSING TO UPDATE THE CITY  
11:02:14 ORDINANCE TO ADDRESS THESE CHANGES.  
11:02:16 THE CURRENT CITY ORDINANCE STATES THE CITY'S TAX INCREMENT  
11:02:20 REVENUE SHALL BE DEPOSITED DIRECTLY INTO THE BAY PARK  
11:02:23 IMPROVEMENT TRUST FUND TO THEN BE USED TO FUND APPROVED  
11:02:27 PROJECTS AND PURSUANT TO A BUDGET APPROVED BY THE BAY PARK  
11:02:30 IMPROVEMENT BOARD, THE BOARD OF COUNTY COMMISSIONERS AND THE  
11:02:33 SARASOTA CITY COMMISSION.  
11:02:34 APPROVED PROJECTS ARE DEFINED IN THE INTERLOCAL AS PROJECTS  
11:02:38 APPROVED BY THE BAY PARK IMPROVEMENT BOARD, THE BOARD OF  
11:02:41 COUNTY COMMISSIONERS, AND THE SARASOTA CITY COMMISSION.  
11:02:43 THE COUNTY'S ORDINANCE STATES THE TAX INCREMENT REVENUE  
11:02:47 SHALL BE ACCOUNTED FOR AT A COUNTY FUND LEVEL DESIGNATION  
11:02:50 AND SHALL REMAIN IN SUCH COUNTY FUND UNTIL ALLOCATED FOR  
11:02:53 DISBURSEMENT TO THE BAY PARK IMPROVEMENT TRUST FUND TO BE  
11:02:56 USED TO FUND THE APPROVED PROJECTS OR ALLOCATED BY THE  
11:02:59 COUNTY FOR AN AUTHORIZED USE.  
11:03:00 THE PROPOSED CITY ORDINANCE NUMBER 24-5543 WOULD UPDATE THE  
11:03:07 CURRENT DEFINITION OF TAX INCREMENT REVENUE, SECTION 3 AND



11:03:10 SECTION 4 OF THE CURRENT CITY ORDINANCE TO ALLOW THE CITY TO  
11:03:15 DEPOSIT THE CITY'S TAX INCREMENT REVENUE INTO A CITY

11:03:18 DESIGNATED FUND AS OPPOSED TO DIRECTLY INTO THE BAY PARK  
11:03:21 IMPROVEMENT FUND AND THE CITY COMMISSION WOULD THEN APPROVE  
11:03:24 THE AMOUNT OF FUNDS TO BE TRANSFERRED TO THE TRUST FUND  
11:03:29 SIMILAR TO THE COUNTY'S CURRENT ORDINANCE.  
11:03:31 IT IS IMPORTANT TO NOTE THE TAX INCREMENT REVENUE THAT  
11:03:34 REMAINS IN THE CITY DESIGNATED FUND AND NOT TRANSFERRED TO  
11:03:37 THE TRUST FUND, IF ANY, CAN ONLY BE USED FOR THE AUTHORIZED  
11:03:42 USES AS STATED IN THE CITY'S ORDINANCE, WHICH ARE ONLY FOR  
11:03:45 THE DESIGN AND CONSTRUCTION OF CAPITAL IMPROVEMENT PROJECTS  
11:03:47 WITHIN THE BAY PARK IMPROVEMENT DISTRICT, NEW BICYCLE AND  
11:03:50 PEDESTRIAN AMENITIES AND MULTIMODAL FACILITIES WITHIN THE  
11:03:53 DISTRICT, DEBT SERVICE PAYMENTS ON CITY DEBT THAT WAS  
11:03:56 INCURRED TO OBTAIN FUNDS USED TO DESIGN AND CONSTRUCT  
11:03:59 CAPITAL IMPROVEMENTS WITHIN THE DISTRICT.  
11:04:01 SO THE AUTHORIZED USE FOR THE FUNDS, WHETHER THEY ARE IN THE  
11:04:04 TRUST FUND OR THE CITY DESIGNATED FUND, DO NOT CHANGE AND  
11:04:07 CAN ONLY BE USED FOR THE PURPOSES JUST STATED WITHIN THE  
11:04:11 DISTRICT.  
11:04:12 THE UPDATED ORDINANCE JUST ALLOWS THE CITY COMMISSION TO  
11:04:14 APPROVE HOW MUCH GETS TRANSFERRED TO THE TRUST FUND, WHICH  
11:04:18 EXPENDITURES MUST BE APPROVED BY THE THREE PARTIES, BAY PARK  
11:04:21 IMPROVEMENT BOARD, THE COUNTY AND THE CITY AS OPPOSED TO THE  
11:04:24 ENTIRE AMOUNT GOING DIRECTLY INTO THE TRUST FUND.  
11:04:30 >>Mayor Alpert: I DON'T THINK WE'VE GOT ANYBODY SIGNED UP TO  
11:04:33 SPEAK.

11:04:33 ARE THERE ANY QUESTIONS, COMMISSIONERS?  
11:04:36 >>Robert Fournier: MAYOR, IF I COULD ADD, WE'VE DISCUSSED  
11:04:39 THIS AND I THINK THIS MAKES A GOOD DEAL OF SENSE.  
11:04:41 IT DOESN'T IMPAIR THE COUNTY'S ABILITY TO DO WHAT THEY DO  
11:04:45 UNDER THEIR ORDINANCE AT ALL, BUT IT JUST MAKES -- HAVE THE  
11:04:48 CITY HAVE THE SAME ACCOUNTABILITY THAT THE COUNTY DOES, SO  
11:04:51 THAT IF BOTH ENTITIES CONTRIBUTE THE MONEY, AS JENNIFER  
11:04:54 EXPLAINED, IT GOES THROUGH THAT BUDGETARY PROCESS THAT'S IN  
11:04:57 THE INTERLOCAL, BUT IF NOT, THEN THE CITY'S FUNDS ARE STILL  
11:05:01 RESTRICTED TO THOSE THREE EXPENDITURES THAT SHE LISTED BUT  
11:05:06 WOULDN'T REQUIRE COUNTY APPROVAL TO SPEND THEM.  
11:05:08 SO I THINK IT MAKES A LOT OF SENSE.  
11:05:11 >>Mayor Alpert: THANK YOU VERY MUCH.  
11:05:12 VICE MAYOR.  
11:05:13 >>Vice-Mayor Ahearn-Koch: I JUST WANTED TO CLARIFY FOR THE  
11:05:15 RECORD, AND WE SPOKE ABOUT THIS, THAT ON PAGE 5 OF 71 AND 6  
11:05:20 OF 71, THAT THE CITY'S QUOTE, UNQUOTE, IN SECTION 4, CITY'S  
11:05:24 BAY TIF FUND IS THE SAME AS ON PAGE 6, REFERRED TO AS THE  
11:05:29 CITY'S DEVELOPMENT FUND.  
11:05:31 >>Jennifer Jorgensen: YES.  
11:05:32 WE'LL UPDATE THAT SO THEY ARE CONSISTENT FOR SECOND READING.  
11:05:35 >>Vice-Mayor Ahearn-Koch: THANK YOU.  
11:05:36 >>Mayor Alpert: COMMISSIONER ARROYO.  
11:05:37 >>Erik Arroyo: PAGE 6 OF 71, ARTICLE -- IT'S ARTICLE 5,  
11:05:45 WHERE IT BEGINS TOP OF THE PAGE.

11:05:48 CAPITAL IMPROVEMENT PROJECT TO BE FUNDED BY THE CITY'S  
 11:05:52 DEVELOPED FUND AND NOT TRANSFERRED TO THE TRUST FUND SHALL  
 11:05:55 BE APPROVED BY THE CITY COMMISSION.  
 11:05:56 WHAT DOES THAT MEAN?  
 11:05:57 DOES THAT MEAN WE CAN VOTE TO NOT TRANSFER MONEY INTO THE  
 11:06:02 TRUST FUND?  
 11:06:04 >>Jennifer Jorgensen: THIS PARTICULAR STATEMENT MEANS THAT  
 11:06:05 ANY MONEY THAT STAYS IN THE CITY'S TIF FUND THAT DOESN'T GET  
 11:06:10 TRANSFERRED TO THE TRUST FUND, THEN THE CITY COMMISSION  
 11:06:12 WOULD THEN VOTE ON HOW THAT MONEY WOULD GET EXPENDED FROM  
 11:06:16 THE CITY'S DEVELOPMENT FUND.  
 11:06:18 BUT IT CAN ONLY BE USED FOR THE AUTHORIZED PURPOSES IN HERE.  
 11:06:21 SO THE CITY COMMISSION CAN EITHER VOTE IF WE TAKE IN A  
 11:06:24 MILLION DOLLARS, THE CITY COMMISSION CAN VOTE TO PUT ALL ONE  
 11:06:28 MILLION DOLLARS INTO THE TRUST FUND OR THEY CAN PUT 500,000  
 11:06:30 INTO THE TRUST FUND, 500,000 IN OUR CITY FUND WOULD STAY  
 11:06:34 THERE, THEN THE CITY COMMISSION HAS TO APPROVE HOW THAT  
 11:06:36 MONEY WILL THEN GET SPENT.  
 11:06:38 >>Erik Arroyo: PERFECT.  
 11:06:41 THANK YOU.  
 11:06:41 >>Mayor Alpert: I THINK TO CLARIFY YOUR ANSWER, THOUGH, THE  
 11:06:45 CITY COMMISSION WILL HAVE TO CONTRIBUTE THEIR SHARE OF ANY  
 11:06:51 APPROVED PROJECTS THAT HAVE BEEN APPROVED BY THE BAY PARK  
 11:06:54 IMPROVEMENT BOARD, SO WE DON'T HAVE JUST TOTAL FLEXIBILITY.  
 11:06:58 WE HAVE FLEXIBILITY ON WHAT'S LEFT.  
  
 11:07:03 >>Jennifer Jorgensen: CORRECT.  
 11:07:03 IT GETS APPROVED BY THE BAY PARK IMPROVEMENT BOARD --  
 11:07:06 >>Mayor Alpert: THEN WE HAVE TO PUT IN OUR SHARE OF THAT.  
 11:07:08 >>Jennifer Jorgensen: RIGHT.  
 11:07:10 DURING THE BUDGET, YOU'RE APPROVING THAT BUDGET THAT THEN  
 11:07:13 GETS PUT INTO THE TRUST FUND.  
 11:07:14 >>Marlon Brown: NOT QUITE.  
 11:07:15 THE CITY COMMISSION, EVEN THOUGH THE BAY PARK IMPROVEMENT  
 11:07:18 BOARD CAN APPROVE A PROJECT, THE CITY COMMISSION AND/OR THE  
 11:07:21 COUNTY COMMISSION DON'T HAVE TO APPROVE THOSE EXPENDITURES.  
 11:07:24 >>Mayor Alpert: THAT'S CORRECT.  
 11:07:27 IN OTHER WORDS, THOUGH, IF ALL THREE APPROVE IT, THEN WE  
 11:07:32 DON'T HAVE THE FLEXIBILITY OF SAYING, WELL, THEN WE'RE ONLY  
 11:07:35 GOING TO PUT IN A THIRD OF WHAT WAS APPROVED.  
 11:07:39 WE HAVE TO PUT IN OUR SHARE.  
 11:07:41 I UNDERSTOOD THAT.  
 11:07:42 I JUST WANTED TO MAKE SURE EVERYBODY OUT THERE UNDERSTOOD  
 11:07:48 THAT.  
 11:07:49 >>Marlon Brown: ALSO MAKE SURE THAT THE MONEY THAT DOES NOT  
 11:07:51 GET TRANSFERRED IN THE TRUST FUND WILL ONLY BE USED FOR  
 11:07:53 PROJECTS IN A TIF DISTRICT.  
 11:07:55 >>Mayor Alpert: RIGHT.  
 11:07:56 FOR THE APPROVED PROJECTS, YES.  
 11:07:57 THERE ARE NO OTHER QUESTIONS.  
 11:08:01 NOBODY SIGNED UP TO SPEAK.  
  
 11:08:03 I'LL CLOSE THE PUBLIC HEARING AND ASK FOR A MOTION TO

11:08:08 APPROVE ORDINANCE 24-5543.  
11:08:12 >>Erik Arroyo: SO MOVED.  
11:08:14 >>Kyle Battie: SECOND.  
11:08:14 >>Mayor Alpert: COMMISSIONER ARROYO MOVED APPROVAL OF  
11:08:16 ORDINANCE 24-5543.  
11:08:19 COMMISSIONER BATTIE SECONDED.  
11:08:21 IF THERE'S NO DISCUSSION, COMMISSIONERS, IF YOU WILL VOTE.  
11:08:24 >>Shayla Griggs: ALSO ROLL CALL.  
11:08:26 BATTIE?  
11:08:27 >>Kyle Battie: YES.  
11:08:27 >>Debbie Trice: YES.  
11:08:28 >>Vice-Mayor Ahearn-Koch: YES.  
11:08:29 >>Mayor Alpert: YES.  
11:08:30 >>Erik Arroyo: YES.  
11:08:31 >>Mayor Alpert: IS THAT YOUR VOTE, COMMISSIONERS?  
11:08:33 OKAY.  
11:08:34 THE MOTION PASSES UNANIMOUSLY.  
11:08:35 THANK YOU SO MUCH.  
11:08:37 NOW WE GO INTO OUR QUASI-JUDICIAL PUBLIC HEARINGS.  
11:08:48 ITEM 11.  
11:08:49 FIRST ITEM IS 11.1.  
11:08:53 IT'S A HEARING ON APPROVAL OF SITE PLAN APPLICATION 23-SP-23  
11:09:00 FOR THE BOBBY JONES GOLF COURSE RENOVATIONS PHASE 3.  
11:09:04 I'M GOING TO OPEN THE PUBLIC HEARING AND CALL UPON THE CITY  
  
11:09:09 ATTORNEY TO EXPLAIN THE QUASI-JUDICIAL PROCESS, INCLUDING  
11:09:13 TIME LIMITATIONS FOR APPLICANTS.  
11:09:17 >>Robert Fournier: FIND MY TIME LIMITS HERE.  
11:09:21 THIS IS QUASI-JUDICIAL DECISION BECAUSE IT'S APPROVAL OF A  
11:09:25 SITE PLAN.  
11:09:26 JUST TO REMIND THE COMMISSION, AS YOU ALREADY KNOW, YOUR  
11:09:29 DECISION HAS TO BE BASED ON SUBSTANTIAL COMPETENT EVIDENCE  
11:09:32 THAT'S PLACED INTO THE RECORD THAT THE CRITERIA FOR SITE  
11:09:34 PLAN APPROVAL HAS BEEN SATISFIED.  
11:09:37 AND THAT EVIDENCE CAN COME FROM INFORMATION THAT'S IN YOUR  
11:09:40 PACKAGE IN WRITING FROM THE APPLICANT, FROM STAFF, AND FROM  
11:09:44 ANY PERSONS THAT SPEAK AS AFFECTED PERSONS.  
11:09:48 AND FROM THE PUBLIC AT-LARGE.  
11:09:52 I HAVE REQUESTS FROM SIX PEOPLE TO BE QUALIFIED AS AFFECTED  
11:09:58 PERSONS.  
11:09:59 I DON'T KNOW HOW MANY OF THEM ARE HERE, IF THE CARDS ARE  
11:10:01 MARKED.  
11:10:02 BUT THE TIME LIMITS THAT ARE RECOMMENDED HERE IN THE AGENDA,  
11:10:10 WHICH I HAVE TO FIND OUT TO VERIFY HERE.  
11:10:12 20 MINUTES FOR THE APPLICANT'S PRESENTATION.  
11:10:16 IN THIS CASE, THE APPLICANT IS THE CITY, SO I DON'T KNOW IF  
11:10:19 STAFF WANTS TO MAKE A SEPARATE PRESENTATION.  
11:10:21 I'M ASSUMING SO.  
11:10:23 THERE IS A 15-MINUTE ALLOCATION ON HERE IF THEY DO.  
11:10:25 AND THEN 5 MINUTES FOR THE AFFECTED PERSONS AND 3 MINUTES  
  
11:10:29 FOR ANY PUBLIC COMMENTS AND THEN THERE WILL BE REBUTTAL  
11:10:33 ALLOWED AND I GUESS THE TIME COULD BE SET FOR THAT AS  
11:10:36 NEEDED.

11:10:37 AND THEN I HAVE TO REMIND THE COMMISSIONERS THAT IF YOU'VE  
 11:10:39 HAD ANY EX PARTE COMMUNICATIONS WITH ANY INDIVIDUALS ABOUT  
 11:10:43 THE MERITS OF THE APPLICATION OUTSIDE THE HEARING, THAT  
 11:10:46 THOSE NEED TO BE DISCLOSED ON THE RECORD.  
 11:10:49 >>Mayor Alpert: THANK YOU VERY MUCH.  
 11:10:49 IS THE COMMISSION OKAY WITH THE TIME LIMITS PROPOSED?  
 11:10:59 >> YES.  
 11:10:59 >>Mayor Alpert: OKAY.  
 11:11:00 YOU HAVE SOME AFFECTED PERSONS YOU SAID, MR. FOURNIER.  
 11:11:08 >>Robert Fournier: YES, THERE IS A LIST OF NAMES.  
 11:11:18 >>Mayor Alpert: NOBODY IS HERE IN PERSON.  
 11:11:19 I DON'T THINK THEY ARE ON ZOOM EITHER.  
 11:11:25 >>Erik Arroyo: REGARDING EX PARTE COMMUNICATIONS, I MET WITH  
 11:11:28 STAFF AND THE ARCHITECT ON THIS.  
 11:11:35 >>Robert Fournier: NONE OF THESE PEOPLE ARE SIGNED UP?  
 11:11:37 >>Mayor Alpert: I THINK WE PROBABLY ALL MET WITH STAFF.  
 11:11:40 ALL RIGHT.  
 11:11:44 I'M GOING TO CALL UPON THE APPLICANT, CHRIS.  
 11:11:50 I'LL LET YOU SAY IT, CHRIS.  
 11:11:52 KIMLEY-HORN AS THE AGENT TO MAKE THE PRESENTATION.  
 11:12:00 >> GOOD MORNING, EVERYONE.  
 11:12:03 MY NAME IS CHRIS CIANFAGLIONE WITH KIMLEY-HORN AND  
  
 11:12:08 ASSOCIATES.  
 11:12:09 I HAVE BEEN SWORN.  
 11:12:10 >> I'VE BEEN SWORN ALSO.  
 11:12:13 >> WITH THAT, WE'LL DIVE IN.  
 11:12:15 I'M GOING TO USE THE OVERHEAD TODAY, IF THAT'S ALL RIGHT.  
 11:12:20 BY FAR AND LARGE, I THINK MOST OF YOU ARE FAMILIAR WITH THE  
 11:12:24 APPLICATION IN FRONT OF YOU FOR SITE PLAN APPROVAL TODAY.  
 11:12:27 I JUST WANT TO REVIEW A COUPLE OF KEY PIECES OF INFORMATION.  
 11:12:30 WE ARE TALKING ABOUT PHASE THREE OF THE BOBBY JONES PROJECT.  
 11:12:33 THE FIRST PHASE IS THE GOLF COURSE THAT'S UP AND RUNNING.  
 11:12:36 PHASE TWO WAS THE PHYSICAL IMPROVEMENTS OF THE PARKING LOT  
 11:12:40 INFRASTRUCTURE AND SOME OF THE BATHROOM AND ANCILLARY  
 11:12:43 BUILDINGS OUT ON THE COURSE THAT IS UP AND RUNNING.  
 11:12:46 PHASE THREE IS SPECIFICALLY JUST DROPPING IN THE FINAL  
 11:12:48 PROPOSED CLUBHOUSE.  
 11:12:49 AS YOU ALL ARE AWARE, TODAY THE CLUBHOUSE IS BEING OPERATED  
 11:12:54 OUT OF A TEMPORARY TRAILER FACILITY.  
 11:12:56 SO THIS APPLICATION IS REALLY JUST LIMITED TO THE CLUBHOUSE  
 11:13:00 ITSELF.  
 11:13:01 TRADITIONAL SITE PLAN, WE WOULD HAVE PARKING LOT  
 11:13:03 IMPROVEMENTS AND BUFFERS AND ALL OF THOSE SORTS OF THINGS,  
 11:13:06 TRASH, AND ALL OF THOSE ELEMENTS HAVE BEEN ACCOUNTED FOR AND  
 11:13:10 ARE ALREADY OUT ON THE SITE AND UP AND OPERATIONAL.  
 11:13:13 THIS IS REALLY JUST DROPPING THE CLUBHOUSE ON.  
 11:13:16 FOR THE RECORD, OUR SURROUNDING NEIGHBORHOOD ADJACENT USES,  
  
 11:13:21 BECAUSE THIS IS A G ZONE, WE ARE FOLLOWING THE MOST  
 11:13:24 RESTRICTIVE ADJACENT DEVELOPMENT USE WHICH IS RSF-E.  
 11:13:28 WE WILL BE FOLLOWING THE RESIDENTIAL SINGLE-FAMILY ESTATE  
 11:13:32 CRITERIA.  
 11:13:33 LIMITS HEIGHT TO 35 FEET.

11:13:35 CLUBHOUSE IS 34.  
11:13:36 ALL OF OUR SETBACKS ARE MUCH MORE THAN WHAT IS REQUIRED.  
11:13:41 THIS TINY LITTLE DOT IN THE MIDDLE OF THE SCREEN HERE IS  
11:13:46 WHERE THE CLUBHOUSE FACILITY IS ON THE NEARLY 300 ACRES THAT  
11:13:50 ARE OUT IN TOTAL FOR BOBBY JONES.  
11:13:52 AS WE ZOOM INTO THE SITE PLAN HERE, THANK YOU, YOU CAN SEE  
11:13:59 ALL THE PARKING LOT IMPROVEMENTS AROUND THE PERIMETER.  
11:14:02 THOSE ARE ALL EXISTING.  
11:14:03 THE GOLF COURSE AND EVERYTHING SURROUNDING IS ALL EXISTING.  
11:14:06 THE CLUBHOUSE ITSELF IS GETTING DROPPED IN RIGHT INTO THE  
11:14:09 MIDDLE OF THE SITE.  
11:14:10 I'D LIKE TO SPEND JUST A MOMENT KIND OF GOING OVER A VERY  
11:14:16 BROAD OVERVIEW OF THE ARCHITECTURE PLAN FOR THE CLUBHOUSE  
11:14:21 ITSELF.  
11:14:21 IN GENERAL, I WOULD LIKE TO THINK OF THIS BUILDING AS BEING  
11:14:26 IN KIND OF FOUR PARTS.  
11:14:28 THESE ARE TWO OF THE ELEVATIONS.  
11:14:33 THE NORTH AND SOUTH ELEVATIONS OF THE CLUBHOUSE.  
11:14:36 THE CLUBHOUSE HAS ESSENTIALLY FOUR PARTS, AS I MENTIONED.  
11:14:39 ON THE FRONT WING, KIND OF AS YOU COME IN FROM THE PARKING  
  
11:14:43 LOT AREAS ON THE GROUND FLOOR IS THE PRO SHOP.  
11:14:45 THAT'S WHERE YOU'LL CHECK IN FOR YOUR GOLF ACTIVITIES AS  
11:14:48 WELL AS PURCHASE ANY PROVISIONS THAT YOU NEED FOR THE DAY.  
11:14:53 UPSTAIRS OF THAT IS MEETING ROOMS AND OFFICE SPACE THAT ALSO  
11:14:57 INCLUDES A LARGE CONFERENCE ROOM THAT CAN BE UTILIZED BY THE  
11:14:59 PUBLIC FOR PUBLIC MEETINGS.  
11:15:01 THROUGH THE MIDDLE OF THIS BUILDING HERE IS A REALLY WIDE  
11:15:06 BREEZEWAY TO PROVIDE FOR WEATHER PROTECTION, SHADED AREAS,  
11:15:10 AS WELL AS ACCESS IN AND OUT OF THE BUILDING.  
11:15:12 WE'LL ALSO HAVE CART TRAFFIC THAT TRAVELS TO AND FRO ON THE  
11:15:16 GOLF COURSE OPERATIONS THROUGH THE GROUND LEVEL OF THIS  
11:15:19 BREEZEWAY.  
11:15:19 ON THE BACK HALF OF THE BUILDING IS THE PREDOMINANTLY MADE  
11:15:23 UP AND SIZE AND FOOTPRINT OF THAT IS DERIVED FROM THE GROUND  
11:15:27 FLOOR, WHICH IS ALL CART BARN AND CART STORAGE.  
11:15:30 WE ALSO HAVE WALK-UP FOOD SERVICE, FOOD AND DRINK SERVICE  
11:15:34 FOR GOLFERS THAT ARE COMING AT THE TURN AND ESSENTIALLY  
11:15:37 PLAYING, FINISHING THE 9th HOLE AND CONTINUING ON TO THE  
11:15:40 BACK NINE.  
11:15:41 UPSTAIRS IS THE RESTAURANT FACILITY, THE RESTAURANT INCLUDES  
11:15:44 INDOOR AND OUTDOOR SEATING AND ALSO INCLUDES THE FOOD AND  
11:15:48 PREP AREAS IN THE KITCHEN AS WELL AS A BAR THAT WILL HAVE  
11:15:51 INDOOR AND OUTDOOR BEVERAGE SERVICE OVERLOOKING THE 18th  
11:15:56 GREEN.  
11:15:56 BY FAR AND LARGE, THESE COMPONENTS ARE ALL CONSISTENT WITH  
  
11:16:00 WHAT THIS COMMISSION AND THOSE BEFORE YOU HAVE ELECTED TO  
11:16:05 PROCEED WITH.  
11:16:06 WE PRESENTED A VARIETY OF OPTIONS ON HOW THE BUILDING COULD  
11:16:10 LOOK AND FIT.  
11:16:13 GET TO MY SLIDE HERE.  
11:16:15 JUST A COUPLE OF RENDERINGS FOR THE RECORD, THIS IS A VIEW  
11:16:21 OF THE BACK HALF OF THE BUILDING, KIND OF LOOKING FROM THE

11:16:25 10th TEES.  
11:16:27 THIS IS IT LOOKING FROM NINTH GREEN, KIND OF THAT OPPOSITE  
11:16:30 END.  
11:16:31 AND THEN GIVE KIND OF AN OVERALL PERSPECTIVE HERE OF THE  
11:16:34 BUILDING WHICH AGAIN INCORPORATED A LOT OF THAT HISTORICAL  
11:16:37 REFERENCE TO THE ORIGINAL ARCHITECTURE THAT WAS ON-SITE WITH  
11:16:40 THE DORMERS AND SOME OF THE ARCHITECTURAL FEATURES AS WELL  
11:16:43 AS THAT WRAPAROUND BALCONY, WRAPAROUND PORCH THAT GOES ON  
11:16:47 THE BACK HALF OF THAT BUILDING WITH THE OUTDOOR SEATING  
11:16:50 OVERLOOKING ALL VIEWS OF THE GOLF COURSE, NORTH, SOUTH AND  
11:16:54 OUT EAST TO THE NATURE PARK AS WELL.  
11:16:57 WITH THAT, HAPPY TO ANSWER ANY OF YOUR ALL'S QUESTIONS.  
11:17:02 THANK YOU FOR YOUR TIME.  
11:17:03 >>Mayor Alpert: THANK YOU.  
11:17:04 DOES STAFF WANT TO MAKE A PRESENTATION OR SINCE WE'RE --  
11:17:09 >>Marlon Brown: STAFF IS COMING DOWN.  
11:17:11 >>Mayor Alpert: THANK YOU.  
11:17:30 >> GOOD MORNING.

11:17:32 FOR THE RECORD, NOAH FOSSICK, ACTING CHIEF PLANNER.  
11:17:36 I HAVE BEEN SWORN.  
11:17:37 TODAY WE'RE TALKING ABOUT BOBBY JONES GOLF COURSE  
11:17:39 RENOVATIONS.  
11:17:39 THE SUBJECT PROPERTY IS 261-ACRE PARCEL HOUSING THE BOBBY  
11:17:44 JONES GOLF COURSE LOCATED NORTHWEST OF CIRCUS BOULEVARD  
11:17:48 BETWEEN 17th STREET TO THE NORTH AND NORTH BENEVA ROAD TO  
11:17:53 THE SOUTH.  
11:17:53 SUBJECT SITE IS LOCATED WITHIN THE GOVERNMENTAL ZONE  
11:17:56 DISTRICT IN THE OPEN SPACE RECREATIONAL CONSERVATION FUTURE  
11:17:59 LAND USE CLASSIFICATION.  
11:18:01 THE APPLICANT IS REQUESTING SITE PLAN APPROVAL TO CONSTRUCT  
11:18:05 A 17,000 SQUARE FOOT CLUBHOUSE FOR THE GOLF COURSE WHICH  
11:18:08 WILL INCLUDE A RESTAURANT, CART BARN STORAGE AREA, PROSHOP  
11:18:13 AND OFFICES.  
11:18:14 THE FACILITY, INCLUDING THE RESTAURANT, WILL BE OPEN TO THE  
11:18:17 PUBLIC.  
11:18:17 PROJECTS PROPOSED WITHIN THE G ZONE ARE REQUIRED TO UTILIZE  
11:18:22 THE DEVELOPMENT STANDARDS OF THE MOST RESTRICTIVE ABUTTING  
11:18:25 ZONE DISTRICT.  
11:18:26 IN THIS CASE, THAT IS THE RESIDENTIAL SINGLE-FAMILY ESTATE  
11:18:29 ZONE DISTRICT, RSFE.  
11:18:33 PROJECT AS PROPOSED CONFORMS TO ALL DEVELOPMENT STANDARDS OF  
11:18:35 THE RSFE ZONE DISTRICT.  
11:18:38 VEHICULAR AND PEDESTRIAN ACCESS ARE PROVIDED VIA CIRCUS

11:18:40 BOULEVARD.  
11:18:41 300 SPACES ARE PROVIDED FOR THE GOLF COURSE, INCLUDING THE  
11:18:45 NATURE PARK AND CLUBHOUSE WHERE 283 ARE REQUIRED.  
11:18:49 THERE ARE NO TREES PROPOSED TO BE REMOVED WITH THIS PROJECT.  
11:18:53 THERE ARE 11 TREES WITHIN THIS PHASE PROPOSED TO REMAIN  
11:18:57 INCLUDING FIVE GRAND TREES.  
11:18:58 ADDITIONAL TREES WILL BE PLANTED AROUND THE CLUBHOUSE,  
11:19:02 INCLUDING SEVEN PALMS, SEVEN THREE-INCH CALIPER TREES AND 12  
11:19:06 ACCENT TREES.

11:19:07 THE PROJECT RECEIVED FULL DRC SIGN-OFF ON MARCH 7, 2024, AND  
 11:19:12 THE PLANNING BOARD RECOMMENDED APPROVAL UNANIMOUSLY, 5-0, AT  
 11:19:16 THEIR APRIL 10 REGULAR MEETING.  
 11:19:18 THE APPLICANT HAS BEEN FOUND TO MEET THE APPLICABLE  
 11:19:21 DEVELOPMENT STANDARDS OF THE ZONING CODE.  
 11:19:23 THEREFORE STAFF HAS PROVIDED A RECOMMENDATION OF APPROVAL  
 11:19:26 WITH THE ADDITIONAL CONDITIONS OUTLINED IN THE STAFF REPORT.  
 11:19:29 THANK YOU.  
 11:19:33 >>Mayor Alpert: THANK YOU.  
 11:19:33 ALL RIGHT.  
 11:19:34 WE DON'T HAVE ANY AFFECTED PERSONS.  
 11:19:35 WE HAVE TWO PEOPLE SIGNED UP TO SPEAK.  
 11:19:39 SO WE'LL CALL ON THEM.  
 11:19:43 ROB GRANT AND LEO FITZGERALD.  
 11:19:45 MR. GRANT.  
 11:20:02 >> GOOD MORNING, COMMISSIONERS.  
  
 11:20:04 MY NAME IS ROB GRANT.  
 11:20:05 I LIVE IN ARLINGTON PARK NEIGHBORHOOD AND I AM A GRADUATE OF  
 11:20:08 SARASOTA HIGH SCHOOL.  
 11:20:09 I'M HERE TODAY BECAUSE OF A RECENT DISCLOSURE THAT THE  
 11:20:13 CITY'S PARKS AND RECREATION DEPARTMENT, QUOTE, DOES NOT HAVE  
 11:20:17 THE \$347,500 NECESSARY TO MOVE FORWARD WITH THE DESIGN OF  
 11:20:23 THE BOBBY JONES NATURE PARK.  
 11:20:25 FROM THIS E-MAIL.  
 11:20:26 THE TIMELINE FOR THE DESIGN AND CONSTRUCTION WILL DEPEND ON  
 11:20:29 SECURING FUNDING, ACCORDING TO A RECENT E-MAIL BY PARKS AND  
 11:20:32 REC DIRECTOR JERRY FOGLE.  
 11:20:34 I'M NOT HERE TO BLAME STAFF OR DIRECTOR FOGLE FOR DOING AN  
 11:20:39 EXCEPTIONAL JOB AND ARE GREAT TO DEAL WITH.  
 11:20:41 INDEED, I THINK THIS BUDGET SITUATION ADDS TO THE ARGUMENT  
 11:20:44 FOR THE CREATION OF A SPECIAL PARKS DISTRICT DO PROPERLY  
 11:20:48 FUND THE MAINTENANCE OF OUR PARKS AND OPEN SPACE.  
 11:20:51 IF YOU'RE GOING TO BUILD NEW THINGS, YOU HAVE TO KNOW HOW TO  
 11:20:54 MAINTAIN THEM.  
 11:20:55 AFTER ALL THIS TIME OF WAITING FOR THE REOPENING OF BOBBY  
 11:20:57 JONES, NOW WE FIND OUT BECAUSE OF DEFERRED MAINTENANCE TO  
 11:21:00 THE CHILLERS AT THE ARLINGTON PARK REC CENTER, THOSE THAT  
 11:21:04 ENJOY THE NATURE PARK AND NOT THE GOLF COURSE ARE JUST SOL  
 11:21:07 WHEN IT COMES TO LONG PROMISED AMENITIES.  
 11:21:10 I DON'T KNOW ABOUT YOU, BUT I FEEL MISLED.  
 11:21:13 AS A TAXPAYER AND RESIDENT WHO WAITED YEARS FOR THE CITY TO  
  
 11:21:16 GET ITS ACT TOGETHER, I'M FRUSTRATED THAT THE CITY'S FUNDING  
 11:21:19 FOR THE NATURE PARK COMPONENT OF THE PUBLIC PARK WASN'T  
 11:21:22 GUARANTEED AND INCLUDED ALONG WITH THE GOLF COURSE.  
 11:21:24 I FIND THIS ESPECIALLY CONCERNING SINCE THE NATURE PARK  
 11:21:27 DESIGN IS NEEDED FOR FINALIZING THE FUNDING AGREEMENT FOR  
 11:21:30 THE CONSERVATION FOUNDATION, WHICH NOW COULD FACE THE BURDEN  
 11:21:33 OF HAVING TO RAISE THE FUNDS.  
 11:21:35 COMMISSIONERS, AS YOU CONSIDER THE SITE PLAN FOR A \$9  
 11:21:38 MILLION CLUBHOUSE FOR GOLFERS, I ASK THAT YOU ADJUST THE  
 11:21:42 BUDGET TO THIS COUNTRY CLUB LIKE FACILITY SO THAT THE  
 11:21:45 OVERALL DESIGN OF THE NATURE PARK CAN MOVE FORWARD AS

11:21:48 PROMISED.  
 11:21:48 IF YOU DON'T WANT TO LISTEN TO ME FOR WHATEVER REASON, I  
 11:21:51 WILL CLOSE WITH THE THOUGHT OF ANOTHER ONE OF YOUR  
 11:21:54 CONSTITUENTS, THE GOLFER WHO TOOK THE TIME TO WRITE AN  
 11:21:56 E-MAIL TO THE CITY MANAGER THAT APPEARED ON THE CITY'S  
 11:21:58 PUBLIC ACCESS E-MAIL SYSTEM.  
 11:22:00 QUOTE, INsofar AS THE CLUBHOUSE, IT IS THE GOLFING  
 11:22:04 EXPERIENCE THAT MATTERS.  
 11:22:06 IF THE COURSE FALLS APART, IT DOESN'T MATTER IF YOU HAVE A  
 11:22:09 TAJ MAHAL CLUBHOUSE.  
 11:22:10 IN THE END, BOBBY JONES IS A GOLF COURSE.  
 11:22:13 IT IS NOT A GOLF CLUB.  
 11:22:15 WHILE HAVING A \$9 MILLION CLUBHOUSE OVERLOOKING THE COURSE  
 11:22:18 SOUNDS TERRIFIC, GOLFERS WANT A PLACE TO SIT AROUND, TO SIT  
  
 11:22:22 AFTER AROUND TO SETTLE THEIR BETS, GRAB BEER AND A LUNCH.  
 11:22:25 WE WON'T BE DINING THERE WHEN YOU WON'T PRACTICE OR PLAY.  
 11:22:28 IT IS UNLIKELY IT WOULD EVER BECOME A DESTINATION UNTO  
 11:22:31 ITSELF.  
 11:22:32 COMMISSIONERS, I'M ASKING THAT YOU ADJUST THIS BUDGET.  
 11:22:35 DON'T APPROVE \$9 MILLION, AND PLEASE, FIND A WAY TO FUND THE  
 11:22:39 AMENITIES AT THE NATURE PARK THAT WE HEARD SO MUCH ABOUT AND  
 11:22:42 CONTINUE TO DURING THIS ELECTION SEASON.  
 11:22:44 THANK YOU.  
 11:22:45 HAVE A GREAT DAY.  
 11:22:46 I WILL BE WATCHING.  
 11:22:47 I'VE GOT TO GET BACK TO WORK, THOUGH.  
 11:22:49 THANK YOU.  
 11:22:50 >>Mayor Alpert: THANK YOU SO MUCH.  
 11:22:51 LEO FITZGERALD.  
 11:22:52 YOU DON'T HAVE TO WAIT UP HERE, ROB, IF YOU NEED TO GO.  
 11:22:59 >> LEO FITZGERALD, RESIDENT OF DISTRICT 3 IN THE CITY.  
 11:23:03 MADAM MAYOR, MADAM VICE MAYOR, COMMISSIONERS, MR. BROWN, MR.  
 11:23:06 ROBINSON, THANK YOU FOR YOUR TIME.  
 11:23:09 JUST TO REFLECT FOR A MOMENT ON HOW WE GOT HERE.  
 11:23:11 FOR THOSE OF YOU WHO WERE HERE FOR THE FULL RISE, I THANK  
 11:23:14 YOU FOR YOUR DETERMINATION AND PERSEVERANCE IN DOING WHAT  
 11:23:18 WAS BEST FOR THE CITY.  
 11:23:19 AT THE END OF THE DAY, IT WAS A SERIES OF CORRECT DECISIONS  
 11:23:21 CONVOLUTED THOUGH THEY WERE, THAT RESULTED IN THE HIRING OF  
  
 11:23:24 THE CORRECT GOLF COURSE ARCHITECT, THE HIRING OF THE CORRECT  
 11:23:27 CONTRACTOR, STRIKING THE CORRECT DEAL WITH S.W.F.W.M.D. AND  
 11:23:31 HIRING THE CORRECT MANAGEMENT TEAM TO RUN THE OPERATION AND  
 11:23:34 PRODUCE A PROFIT AFTER THE PAYMENT OF ALL EXPENSES,  
 11:23:37 INCLUDING THE BOND PAYMENT.  
 11:23:40 BUT ENOUGH OF A VICTORY LAP.  
 11:23:42 WE ARE NOW PRESENTED WITH A CLUBHOUSE WHICH IN MY OPINION IS  
 11:23:45 OUT OF SCALE WITH THE REST OF THE OPERATION.  
 11:23:47 IT IS A TRUISM IN THE RESTAURANT BUSINESS JUST AS IT IS IN  
 11:23:51 THE RETAIL BUSINESS.  
 11:23:54 SQUARE FOOTAGE WILL KILL YOU.  
 11:23:56 SQUARE FOOTAGE HAS TO BE LIGHTED, AIR HAS TO BE CONDITIONED,  
 11:23:59 CARPET HAS TO BE CLEANED, ALL OTHER ONGOING EXPENSES, ALL OF



11:24:03 THIS 24/7/365.  
 11:24:06 THE FATHERS OF THE BRIDES OR MORE OFTEN NOW THE HAPPY COUPLE  
 11:24:10 CAN EXPECT TO PAY A PREMIUM FOR THAT SPACE THAT THEY WILL  
 11:24:13 USE ONLY ONCE, BUT WE SHOULD BE MINDFUL WE DO NOT WANT TO  
 11:24:17 COMPETE WITH OURSELVES IN THE FORM OF OUR OTHER VENUE, THE  
 11:24:20 AUDITORIUM.  
 11:24:21 THEY ARE JUST ONE OF MANY VENUES VYING FOR THE SAME  
 11:24:25 BUSINESS, A BUSINESS WHICH DOES NOT APPEAR TO BE GROWING AS  
 11:24:28 BRIDES GET OLDER.  
 11:24:29 I WOULD URGE YOU TO CONSIDER A CLUBHOUSE APPROXIMATELY HALF  
 11:24:32 THE SIZE OF THE PROPOSED \$9 MILLION PLAN.  
 11:24:35 THE AREA TO SHRINK IS THE KITCHEN, BAR, AND RESTAURANT.

11:24:38 CONSIDER A RESTAURANT OPERATION WHICH IN SEASON WOULD SERVE  
 11:24:42 BREAKFAST, LUNCH AND DINNER, A BAR AREA OUTSIDE, A DINING  
 11:24:46 ROOM WHICH WOULD SEAT 60 TO 70 DINERS.  
 11:24:48 IT WOULD BE UP TO THE MANAGEMENT TEAM TO MARKET THE VENUE TO  
 11:24:52 THE SURROUNDING COMMUNITY, STAFF THE OPERATIONS SO THAT THE  
 11:24:54 PRODUCT PRESENTED IS ONE WE CAN ALL BE PROUD OF AND DO SO  
 11:24:58 PROFITABLY.  
 11:24:59 FINALLY, I WOULD NOT INCLUDE ANY, QUOTE, COMMUNITY SPACE OF  
 11:25:03 ANY SIZE.  
 11:25:03 TO MY THINKING, THIS TRANSLATES INTO FREE, AS IN OUR TAXES  
 11:25:07 PAID FOR THIS BUILDING, WHY SHOULD WE PAY TO USE SOME SPACE  
 11:25:11 IN IT?  
 11:25:12 IT IS A LOSING PROPOSITION.  
 11:25:14 THE FACT THAT BOBBY JONES GOLF COMPLEX IS OFF TO A GREAT  
 11:25:17 START SHOULD NOT DISTRACT US FROM ADDITIONAL SUBSTANTIAL  
 11:25:20 CAPITAL PROJECTS ON THE HORIZON, INCLUDING UPGRADES TO THE  
 11:25:24 GROUNDS MAINTENANCE FACILITY, REPLACING THE SHELL PATH WITH  
 11:25:27 CONCRETE AND CREATING A FUNDED DEPRECIATION ACCOUNT SO THAT  
 11:25:32 WE ARE ABLE TO REPLACE EQUIPMENT AS IT COMES TO THE END OF  
 11:25:35 ITS USEFUL LIFE.  
 11:25:37 I THANK YOU FOR YOUR TIME.  
 11:25:39 >>Mayor Alpert: THANK YOU VERY MUCH.  
 11:25:40 THEN WE HAVE REBUTTAL, IF ANY, BY MR. FOSSICK.  
 11:25:54 >>Noah Fossick: STAFF HAS NO REBUTTAL.  
 11:25:57 THANK YOU.

11:25:58 >>Mayor Alpert: AND MR. CIANFAGLIONE.  
 11:26:04 >> WE HAVE NO REBUTTAL TO THAT COMMENT.  
 11:26:06 ANSWER ANY QUESTIONS YOU MIGHT HAVE.  
 11:26:10 >>Mayor Alpert: COMMISSIONER ARROYO.  
 11:26:12 >>Erik Arroyo: THANK YOU FOR YOUR PRESENTATION AND TO  
 11:26:14 EVERYONE THAT SPOKE.  
 11:26:16 WHAT WAS THE ORIGINAL BUDGET FOR THIS?  
 11:26:20 IT WAS ABOUT 2.5 MILLION, RIGHT?  
 11:26:25 >>Marlon Brown: CORRECT.  
 11:26:28 >>Erik Arroyo: YOU KNOW, I UNDERSTAND THAT THE INCREASE CAME  
 11:26:32 AS A RESULT OF THE WISHES AND DESIRES OF THE COMMISSION,  
 11:26:39 WHICH ARE INFINITE, AND WE'VE ARRIVED AT THIS NUMBER WHICH  
 11:26:47 IS 9 MILLION.  
 11:26:48 WHEN THIS WAS BROUGHT BACK TO US LAST TIME, I REMEMBER THAT  
 11:26:55 THERE WAS A VERY -- YOU KNOW -- A DESIGN THAT WE DIDN'T

11:26:58 LIKE, WHICH WAS ON THE LOWER END.  
11:27:00 ONE THAT WE LIKED, MORE IN LINE WITH WHAT THIS IS, AND THEN  
11:27:05 ANOTHER DESIGN WHICH YOU CALLED THE EXPENSIVE ONE, WHICH WAS  
11:27:09 MILLIONS AND MILLIONS MORE THAN THIS ONE.  
11:27:13 AND THE DIRECTION FROM OUR COMMISSION I REMEMBER WAS, ONE OF  
11:27:17 THE COMMISSIONERS WANTED THE OLD FLORIDA, OLD STYLE.  
11:27:22 OTHERS WANTED MORE GLAZING, MORE GLASS, WHICH IS NOT SEEN IN  
11:27:27 THIS LATEST RENDITION OF IT.  
11:27:29 BUT, UM, I SEE THAT --  
11:27:33 >>Marlon Brown: COULD I STOP FOR A MINUTE?

11:27:36 WE'RE DEALING WITH THE SITE PLAN.  
11:27:37 WE'RE NOT DEALING WITH THE BUILDING ITSELF.  
11:27:39 I KNOW IT'S DIFFICULT TO DISTINGUISH BETWEEN THE TWO.  
11:27:44 I DON'T KNOW, MR. FOURNIER, IF YOU CAN EXPLAIN WHAT'S BEFORE  
11:27:48 THE COMMISSION.  
11:27:50 I KNOW THERE'S BEEN A LOT OF CONVERSATION ABOUT THE COST OF  
11:27:52 THE BUILDING AND HOW THE BUILDING LOOKS.  
11:27:54 YOU'RE REALLY DEALING WITH THE SITE PLAN TODAY.  
11:27:56 >>Robert Fournier: THAT'S CORRECT.  
11:27:56 >>Erik Arroyo: DOESN'T THE SITE PLAN KIND OF -- INTO THE  
11:28:03 PRICE IN A WAY?  
11:28:05 >>Mayor Alpert: NOT THE DESIGN.  
11:28:07 >>Marlon Brown: NO.  
11:28:07 YOU CAN APPROVE THE SITE PLAN, BUT WHEN THE CONTRACT COMES  
11:28:10 BACK TO YOU, BRING BACK THE DESIGN TO YOU, YOU CAN CUT THAT  
11:28:14 BUILDING DOWN IN HALF OR -- THE DESIGN IS GOING TO COME BACK  
11:28:18 TO YOU EVENTUALLY, COMMISSIONERS, FOR YOU TO MAKE A DECISION  
11:28:21 AS TO WHETHER YOU WANT TO PROCEED WITH 17,000 SQUARE FOOT,  
11:28:25 \$9 MILLION BUILDING.  
11:28:26 >>Robert Fournier: YOU'RE SAYING THERE'S AN OPPORTUNITY TO  
11:28:29 REVISIT THE COST WHEN THE CONTRACT COMES BACK.  
11:28:31 BUT WHAT YOU ARE ASKING, I THINK, FROM ME, IS THAT THE  
11:28:34 APPLICABLE CRITERIA THAT ARE IN THE ZONING CODE FOR SITE  
11:28:36 PLAN APPROVAL OR WHAT YOU HAVE TO JUDGE THIS APPLICATION BY  
11:28:40 TODAY.

11:28:40 I THINK YOU CAN EXPRESS ANY CONCERNS OR THOUGHTS YOU MIGHT  
11:28:45 HAVE ABOUT THE BUDGET OR THE COST, BUT REALLY, THIS IS JUST  
11:28:48 A SITE PLAN THAT WAS PRESENTED IN ACCORDANCE WITH THE PRIOR  
11:28:53 APPROVAL OF THE BUDGETED AMOUNT, RIGHT.  
11:28:55 THEN WOULD YOU EVALUATE IT JUST BY THE CRITERIA IN THE CODE.  
11:28:59 >>Erik Arroyo: YEAH, WELL, YOU KNOW, I MEAN, THE CRITERIA  
11:29:01 NUMBER FOUR, THERE ARE OTHER WAYS THE CONFIGURATION OF THE  
11:29:05 DEVELOPMENT IN TERMS OF DENSITY, SCALE, BUILDING SIZE, MASS,  
11:29:07 BULK, HEIGHT AND ORIENTATION, LOT COVERAGE CAN BE AMENDED  
11:29:12 SLIGHTLY.  
11:29:13 I THINK THE STORAGE OF THE CARTS CONSUMES ALMOST THE ENTIRE  
11:29:22 BOTTOM OF THE FACILITY.  
11:29:24 WE CAN STILL BE WITHIN THE INTENT OF WHAT THIS COMMISSION  
11:29:28 WANTED IN TERMS OF WANTING AN ELEVATION, A VIEW, GLAZING,  
11:29:33 OLD FLORIDA, BY BASICALLY, YOU KNOW, ELIMINATING A LOT OF  
11:29:37 WHAT WAS ADDED ON THERE AND ELIMINATING THAT STORAGE PART ON  
11:29:42 THE BOTTOM AND KIND OF PUTTING THAT SECOND HALF OF THAT

11:29:46 BUILDING, INSTEAD OF MAKING IT LONGER, JUST PUTTING THAT IN  
11:29:49 THE BOTTOM UNDERNEATH, MAKING IT HAVE LESS OF A FOOTPRINT.  
11:29:56 WHAT ARE YOUR THOUGHTS ON THAT AND HOW THAT WOULD IMPACT  
11:29:59 PRICE?  
11:30:01 >> IF I UNDERSTOOD YOUR QUESTION CORRECTLY, YOU'RE  
11:30:03 SUGGESTING THAT THE CARTS WOULD NOT BE STORED WITHIN THIS  
11:30:07 BUILDING.  
11:30:07 >>Erik Arroyo: YES.

11:30:08 >> I THINK WHAT THAT WOULD DO, THAT WOULD TAKE THAT SQUARE  
11:30:11 FOOTAGE AND WE WOULD DUPLICATE IT BECAUSE NOW WE HAVE TO  
11:30:15 STORE THEM SOMEWHERE.  
11:30:16 SO WE WOULD BE --  
11:30:17 >>Erik Arroyo: LET'S SAY IT'S NOT UP TO YOU TO STORE THEM  
11:30:20 AND WE'RE JUST TALKING ABOUT THIS ONE BUILDING.  
11:30:23 >> I DON'T THINK IT WOULD CHANGE THE BUILDING FOOTPRINT AT  
11:30:25 ALL BECAUSE WE WOULD MAKE THAT SECOND WING ONE STORY INSTEAD  
11:30:29 OF TWO OR MAYBE YOU'RE COMPRESSING IT INTO TWO LEVELS FOR A  
11:30:33 RESTAURANT FACILITY WHICH WOULD BE EFFICIENT FROM A  
11:30:36 RESTAURANT -- INEFFICIENT FROM A RESTAURANT AND BUILDING  
11:30:39 DESIGN.  
11:30:39 BUT FROM THE GOLF PROGRAM PERSPECTIVE, WE DO HAVE TO STORE  
11:30:45 THE CARTS SOMEWHERE, EVEN IF THEY WERE IN A PREFABRICATED  
11:30:49 METAL BUILDING, STILL BE SPACE AND PLACE AND COST TO DO SO.  
11:31:01 >>Erik Arroyo: MR. BROWN, HOW DID WE COME UP WITH THIS  
11:31:05 TIERING LEVEL, THIS LEVEL OF PRIORITIZATION WHEN IT COMES TO  
11:31:11 THE GOLF COURSE?  
11:31:12 WAS IT THE GOLF COURSE AND THE PARK AND WE STOP HALFWAY IN  
11:31:15 THE MIDDLE OF THE BUILD-OUT OF THE PARK AND THEN COME AND DO  
11:31:23 -- IT WOULD MAKE SENSE AS MENTIONED IN PUBLIC COMMENTS TO  
11:31:26 LEAVE THIS PART FOR LAST.  
11:31:28 HOW DID WE COME UP WITH THE ORDER OF HOW THINGS WERE GOING  
11:31:31 TO BE CONSTRUCTED?  
11:31:34 HOW DID WE COME TO THAT ORDER OF HOW THINGS WERE GOING TO BE  
  
11:31:41 CONSTRUCTED?  
11:31:41 WE WENT AND BUILD OUT A LOT OF THE PARK AND LET'S STOP PARK  
11:31:45 AND WE'RE BUILD THE CLUBHOUSE, HOW DID THAT COME ABOUT?  
11:31:51 >>Marlon Brown: IN TERMS OF BUILDING -- THEN THE CLUBHOUSE  
11:31:55 AFTERWARDS.  
11:31:55 >>Erik Arroyo: YEAH, INSTEAD OF LIKE, WE BUILT SOME TRAILS.  
11:31:58 WE DID SOME STUFF, ON THE NATURE PARK SIDE, AND THEN WE  
11:32:02 STOPPED AND WE'RE SAYING WE'LL BUILD THIS BEFORE WE COMPLETE  
11:32:05 THAT, HOW DID THAT COME ABOUT?  
11:32:07 >>Marlon Brown: THEY ARE TWO DIFFERENT PROJECTS.  
11:32:09 NATURE PARK IS A DIFFERENT PROJECT THAN THE GOLF COURSE.  
11:32:12 IF YOU RECALL IN THE EXTENSION OF THE SURTAX, WE HAD MONEY  
11:32:19 ALLOCATED FOR BOTH BOBBY JONES, FOR THE NATURE PARK, AND WE  
11:32:26 WERE IN THE CONVERSATION WITH THE CONSERVATION FOUNDATION  
11:32:29 ABOUT CREATING A FUND-RAISING AGREEMENT AS PART OF THE WHOLE  
11:32:33 EFFORT FOR A NATURE PARK.  
11:32:35 IT'S TWO SEPARATE ITEMS, COMMISSIONER ARROYO.  
11:32:38 NOT THE ONE JOINTLY FUNDED.  
11:32:41 \$20 MILLION THAT WE BORROWED WAS STRICTLY FOR THE GOLF

11:32:43 COURSE, NOT THE NATURE PARK.  
11:32:46 JUST ONE THING, COMMISSIONERS, AND PROBABLY NEED HELP FROM  
11:32:50 STAFF AND MR. FOURNIER FROM THIS.  
11:32:53 I'M HEARING THE COMMISSION TALK ABOUT THE DESIGN, THE SIZE  
11:32:56 OF THE PROJECT AND THE SITE PLAN IN FRONT OF YOU.  
11:33:00 MY QUESTION TO MR. FOURNIER AND MS. PANICA, I WONDER IF

11:33:05 THERE'S ANY BENEFIT OF DELAYING ANY ACTION ON THE SITE PLAN  
11:33:08 UNTIL WE BRING THE DESIGN OF THE PROJECT BACK SO THAT WAY  
11:33:11 YOU ALL CAN DECIDE HOW BIG YOU WANT THE BUILDING, WHETHER  
11:33:15 YOU WANT TO SHRINK IT, WHETHER YOU WANT SOMETHING DIFFERENT  
11:33:17 AND THEN BRING THE SITE PLAN BACK.  
11:33:19 >>Erik Arroyo: I LIKE THAT IDEA.  
11:33:21 >>Marlon Brown: COMMISSIONERS, I'M HEARING --  
11:33:23 >>Mayor Alpert: YOU'RE ONLY HEARING IT FROM ONE PERSON.  
11:33:25 BUT, YOU KNOW.  
11:33:26 >>Marlon Brown: I'M SURE I'LL HEAR IT FROM OTHERS AS WELL.  
11:33:30 I HEAR IT'S COMING.  
11:33:36 MR. FOURNIER, IS THAT A POSSIBILITY?  
11:33:38 >>Robert Fournier: I THINK IT'S AN OPTION.  
11:33:39 IT'S UP TO THE COMMISSION IF YOU WANTED TO HEAR THEM ON THE  
11:33:43 SAME AGENDA OR CLOSER TOGETHER.  
11:33:45 IT'S ALSO POSSIBLE TO GO AHEAD AND APPROVE THIS.  
11:33:48 IF THE CONTRACT WAS REJECTED THEN, OF COURSE, IT WOULDN'T  
11:33:50 HAPPEN.  
11:33:51 EITHER WAY I THINK IS OKAY.  
11:33:52 IT'S UP TO THE COMMISSION TO DECIDE HOW THEY WOULD LIKE TO  
11:33:55 PROCEED.  
11:34:01 >>Mayor Alpert: COMMISSIONERS?  
11:34:03 >>Debbie Trice: MAY I ASK A QUESTION, BECAUSE I AM  
11:34:06 THOROUGHLY CONFUSED BETWEEN THE SITE PLAN AND THE DESIGN.  
11:34:12 I'M WONDERING WHETHER THE FOOTPRINT OF THE BUILDING IS PART

11:34:17 OF THE SITE PLAN OR NOT.  
11:34:20 >>Robert Fournier: I THINK YOU CAN RELATE THAT TO THE  
11:34:23 APPROVAL CRITERIA, YES.  
11:34:24 I THINK WHAT WE'RE SAYING IS THE EXPENSE REALLY ISN'T.  
11:34:26 IT IS JUST THE FACTORS IN THE ZONING CODE WHICH DON'T DEAL  
11:34:29 WITH HOW MUCH THE FACILITY OR THE BUILDING WOULD COST.  
11:34:35 >>Debbie Trice: I GUESS, WHAT I'M HEARING AND THINKING TO  
11:34:38 SOME EXTENT IS THERE MAY BE SOME QUESTION, IF THE FOOTPRINT  
11:34:42 OF THE BUILDING IS TOO LARGE IN SOME PEOPLE'S OPINION, WOULD  
11:34:50 NOT APPROVING, NOT LIKING THAT FOOTPRINT BE A REASON TO NOT  
11:34:55 APPROVE THE SITE PLAN?  
11:34:57 >>Robert Fournier: I THINK YOU COULD RELATE THAT TO THE SITE  
11:34:59 PLAN CRITERIA IF YOU THOUGHT FOR SOME REASON THAT WAS OUT OF  
11:35:03 SCALE, RELATED TO THE CRITERIA THAT ARE IN THE CODE.  
11:35:07 >> ONLY THING I MIGHT ADD, AS ALLOWED BY CODE WITH THE SITE  
11:35:11 PLAN REVIEW CRITERIA, THIS ZONE DISTRICT ALLOWS 25% BUILDING  
11:35:15 COVERAGE.  
11:35:15 ALL OF THE BUILDINGS ON-SITE, INCLUDING THIS PROPOSED  
11:35:17 BUILDING, WOULD PUT YOU AT .12% BUILDING COVERAGE.  
11:35:22 >>Debbie Trice: SO WE COULD APPROVE THE SITE PLAN AND THEN  
11:35:28 COME BACK WHEN THE DESIGN OF THE CLUBHOUSE CAME BACK TO US

11:35:33 TO SAY, BUT WE WANT IT TO BE A SMALLER FOOTPRINT THAN WAS  
11:35:37 APPROVED IN THE SITE PLAN.  
11:35:39 >> YES.  
11:35:39 >>Mayor Alpert: ALL RIGHT.

11:35:43 BEFORE WE MOVE ON, I HAVE SOME COMMENTS TO ADD TOO.  
11:35:50 ARE YOU DONE, COMMISSIONER ARROYO?  
11:35:52 VICE MAYOR, DO YOU WANT TO ADD ANYTHING OR YOU WANT TO JUST  
11:35:58 MOVE THIS ALTOGETHER OR GO AHEAD AND TALK ABOUT THE SITE  
11:36:02 PLAN AND TALK ABOUT THE BUILDING AT ANOTHER TIME.  
11:36:05 >>Vice-Mayor Ahearn-Koch: I WOULD PREFER TO GO WITH MR.  
11:36:08 BROWN'S SUGGESTION OF CONTINUING THIS UNTIL WE HAVE ALL THE  
11:36:11 INFORMATION WE NEED IN FRONT OF US BECAUSE THERE IS SOME  
11:36:16 INTERESTING CONVERSATION ABOUT WHAT IS PRESENTED BEFORE US  
11:36:19 TODAY AND ALSO WHAT HAS CHANGED IN ADDITION TO WHAT IS  
11:36:23 PRESENTED BEFORE US TODAY.  
11:36:25 SO I WOULD BE IN SUPPORT OF THAT SUGGESTION.  
11:36:29 >>Mayor Alpert: I'M FINE WITH THAT SUGGESTION AS WELL, BUT I  
11:36:33 DO WANT TO ADD, AS YOU'RE THINKING ABOUT THIS,  
11:36:36 COMMISSIONERS, WE WOULD HAVE AN OFFICE, CORRECT, FOR A GOLF  
11:36:44 COURSE?  
11:36:45 THEY WOULD NEED AN OFFICE.  
11:36:46 >>Marlon Brown: CORRECT.  
11:36:47 >>Mayor Alpert: WE WOULD NEED A PROSHOP, CORRECT?  
11:36:52 WE NEED A CART CAR BARN.  
11:36:55 THE SIZE OF THE CAR BARN THAT THEY ARE PROPOSING IS -- JUST  
11:37:03 HOLDS THE CARTS THEY HAVE.  
11:37:05 IT WOULD BE VERY CROWDED IN THERE.  
11:37:06 THERE IS NOT ROOM TO MAKE THE CAR BARN SMALLER.  
11:37:10 ALL WE'RE TALKING ABOUT IS THE SECOND FLOOR RESTAURANT.

11:37:12 THAT'S ALL WE'RE REALLY TALKING ABOUT.  
11:37:15 AND THE COMMISSION IS THE ONE WHO SAID WE WANT A SECOND  
11:37:18 FLOOR RESTAURANT.  
11:37:19 WE'RE GOING TO HAVE A SECOND FLOOR THAT SIZE IF WE'RE GOING  
11:37:24 TO HAVE A CAR BARN OR HAVE A METAL BUILDING AS A CAR BARN,  
11:37:28 DO WE REALLY WANT TO DO THAT?  
11:37:30 I REALLY THINK AS WE'RE PUTTING THIS ON HOLD AND COMING  
11:37:34 BACK, YOU KNOW, PLEASE CONSIDER THAT BECAUSE YOU STILL ARE  
11:37:38 GOING TO HAVE ALL THE OTHER THREE RESPECTS THAT YOU HAVE TO  
11:37:42 HOUSE SOMEWHERE ON THIS GOLF COURSE AND BETTER THAT IT BE  
11:37:47 ALL TOGETHER IN ONE BUILDING, TAKING UP LESS FOOTPRINT THAN  
11:37:51 IF WE HAVE MULTIPLE BUILDINGS FOR EVERYTHING.  
11:37:55 CAN I GET A MOTION TO CONTINUE THIS ITEM THEN?  
11:38:02 DO WE HAVE TO SET A TIME CERTAIN?  
11:38:05 >>Robert Fournier: YOU CAN.  
11:38:06 I THINK THAT WOULD BE DIFFICULT.  
11:38:08 PROBABLY JUST READVERTISE IT.  
11:38:09 >>Mayor Alpert: THANK YOU.  
11:38:10 >>Marlon Brown: MADAM MAYOR AND COMMISSIONERS, THIS WAS JUST  
11:38:13 A SUGGESTION OF MINE.  
11:38:14 YOU DON'T HAVE TO TAKE IT.  
11:38:15 YOU CAN MOVE FORWARD WITH THE SITE PLAN AND WAIT UNTIL THE  
11:38:19 DESIGN COMES BACK.

11:38:21 I WAS JUST GIVING AN OPTION.  
11:38:23 I'M NOT SAYING THAT MY SUGGESTION IS THE BEST.

11:38:25 >>Mayor Alpert: RIGHT.  
11:38:26 I UNDERSTAND THAT.  
11:38:27 BUT I THINK IT SEEMS LIKE AS FAR AS I CAN TELL, THERE IS  
11:38:32 CONSENSUS TO CONTINUE IT.  
11:38:34 >>Debbie Trice: I JUST AS SOON APPROVE THE SITE PLAN AND  
11:38:38 DEAL WITH THE OTHER STUFF AT A FUTURE MEETING.  
11:38:42 >>Vice-Mayor Ahearn-Koch: I WOULD RATHER CONTINUE IT.  
11:38:44 >>Mayor Alpert: SOMEBODY MAKE A MOTION ONE WAY OR THE OTHER.  
11:38:48 >>Vice-Mayor Ahearn-Koch: I WOULD MOVE TO CONTINUE.  
11:38:50 >>Erik Arroyo: UNTIL THE DESIGN.  
11:38:52 >>Vice-Mayor Ahearn-Koch: YES.  
11:38:53 >>Erik Arroyo: SECOND.  
11:38:54 >>Mayor Alpert: OKAY.  
11:38:56 DISCUSSION, COMMISSIONERS?  
11:38:56 IF THERE'S NO DISCUSSION, THEN LET'S PLEASE VOTE.  
11:39:04 IS THAT YOUR VOTE, COMMISSIONERS?  
11:39:09 OKAY.  
11:39:10 THE MOTION PASSES 5-0.  
11:39:12 THANK YOU VERY MUCH.  
11:39:13 THANK YOU, GUYS.  
11:39:14 OKAY.  
11:39:18 WE ARE AT 20 TILL 12.  
11:39:22 WE'LL BE TAKING A LUNCH BREAK AROUND NOON.  
11:39:26 DO WE WANT TO BREAK NOW AND GO INTO THE NEXT QUASI-JUDICIAL  
11:39:32 PUBLIC HEARING, ASSUMING THAT IT IS GOING TO PROBABLY TAKE A

11:39:36 WHILE OR DO YOU WANT TO MOVE INTO IT AND SEE HOW FAR WE GET.  
11:39:40 >>Vice-Mayor Ahearn-Koch: MOVE INTO IT AND SEE HOW FAR WE  
11:39:43 GET.  
11:39:43 >>Marlon Brown: OR TAKE THE NEW BUSINESS ITEM AND COME BACK  
11:39:46 TO THE COLSON ONE AFTER LUNCH.  
11:39:49 >>Debbie Trice: I WOULD SUGGEST SINCE THE APPLICANT'S  
11:39:52 REPRESENTATIVE IS HERE FOR THE NEW BUSINESS.  
11:39:56 >>Mayor Alpert: ALL RIGHT.  
11:39:56 I THINK THAT MAKES SENSE AND THEN WE'LL DO THE  
11:39:59 QUASI-JUDICIAL AFTER LUNCH.  
11:40:00 IF YOU ARE HERE FOR THE QUASI-JUDICIAL ITEM ON THE COLSON  
11:40:03 HOTEL --  
11:40:06 >>Shayla Griggs: NEED A CONSENSUS TO MAKE SURE EVERYBODY IS  
11:40:07 OKAY WITH MOVING IT.  
11:40:08 >>Mayor Alpert: EVERYBODY IS OKAY.  
11:40:10 YEAH.  
11:40:11 WE'LL BE BACK AT 1:00 FOR THAT.  
11:40:16 OKAY.  
11:40:19 MOVING ON TO NEW BUSINESS ITEM 12.1.  
11:40:22 AND THAT IS -- IT'S REGARDING A DIRECTION TO CONSIDER AN  
11:40:31 UNSOLICITED REQUEST REGARDING THE SALE OF A PORTION OF  
11:40:34 CITY-OWNED REAL PROPERTY.  
11:40:36 I'M GOING TO CALL ON COMMISSIONER TRICE TO MAKE A  
11:40:40 PRESENTATION.  
11:40:42 >>Debbie Trice: I'M GOING TO INVITE BRENDA PATTEN TO COME

11:40:45 AND TELL US WHAT HER CLIENT WOULD LIKE TO DO.  
11:40:57 >> IF I COULD HAVE THE OVERHEAD.  
11:40:59 THANK YOU.  
11:41:11 FOR THE RECORD, MY NAME IS BRENDA PATTEN.  
11:41:13 I'M A PARTNER WITH THE LAW FIRM OF BERLIN PATTEN AND EBLING.  
11:41:18 ALSO, THANK YOU, COMMISSIONER TRICE, FOR PUTTING THIS ITEM  
11:41:22 ON YOUR AGENDA.  
11:41:22 I REPRESENT RICK WILSON, WHO IS THE PRINCIPAL OWNER OF A  
11:41:26 HOMESITE ON THE LIDO BEACH SUBDIVISION.  
11:41:29 HE WOULD LIKE TO PURCHASE LOT 17 FROM THE CITY TO ALIGN HIS  
11:41:34 BACKYARD WITH THE BOUNDARIES OF THE NEIGHBOR'S YARDS TO THE  
11:41:38 SOUTH.  
11:41:38 I'VE SENT YOU A LOT OF MATERIALS, EVEN A FEW DAYS AGO.  
11:41:46 YOU CAN SEE LOT 17 HERE ON THIS MAP.  
11:41:48 THAT IS THE ONE HE WOULD LIKE TO PURCHASE.  
11:41:53 THIS IS NOT A GIVEAWAY.  
11:41:55 WE'RE NOT ASKING FOR ANYTHING FOR FREE.  
11:41:56 IT'S NOT A GIVEAWAY.  
11:41:58 MR. WILSON WILL, OF COURSE, PAY FOR THE LOT BASED ON THE  
11:42:02 APPRAISED VALUE.  
11:42:04 IN FACT, HE WILL EVEN PAY FOR THE APPRAISAL IF THIS COMES  
11:42:07 BACK TO YOU WITH A CONTRACT.  
11:42:09 ALL OF ARVIDA -- I MEAN ALL OF LIDO WAS ONCE OWNED BY  
11:42:15 ARVIDA.  
11:42:16 IN 1977, THEY DEEDED TO THE CITY ALL THE LOTS IN THAT ARVIDA  
  
11:42:21 SUBDIVISION THAT HAD NOT BEEN SOLD.  
11:42:23 UNFORTUNATELY, THAT CREATED A LITTLE BIT OF AN IRREGULAR  
11:42:26 BOUNDARY FOR MR. WILSON'S PROPERTY.  
11:42:28 YOU CAN SEE RIGHT HERE THAT PURPLE LINE IS HIS BACKYARD  
11:42:32 LINE.  
11:42:33 HIS NEIGHBORS GO OUT TO THE EDGE OF THE LOT BELOW.  
11:42:37 FOR MANY YEARS, THE PRIOR OWNERS OF THE WILSON PROPERTY  
11:42:44 THOUGHT THAT LOT 17 WAS PART OF THEIR BACKYARD, SO THEY  
11:42:49 MOWED IT.  
11:42:50 THEY CUT IT.  
11:42:51 THEY SODDED IT AND BASICALLY TREATED IT AS PART OF THEIR  
11:42:56 YARD.  
11:42:57 THE LOT, OF COURSE, LOT 17 IS OWNED BY THE CITY.  
11:43:01 IT'S NEVER BEEN MAINTAINED BY THE CITY.  
11:43:04 THE CITY HAS NEVER COME IN AND REMOVED ANY OF THE INVASIVE  
11:43:08 VEGETATION OR ANYTHING LIKE THAT.  
11:43:09 TODAY, LOT 17 IS A DEGRADED LOT CONSISTING MOSTLY OF SAND.  
11:43:17 AS YOU CAN SEE ALONG THERE, WHERE THE SOD HAS BEEN REMOVED.  
11:43:24 IT HAS INVASIVE BRAZILIAN PEPPERS, SOME SCRUBBY SHRUBS, AND  
11:43:31 I CALL THEM WEEDS.  
11:43:33 I DON'T KNOW THE TECHNICAL NAME FOR THEM.  
11:43:36 LET ME SHOW YOU.  
11:43:37 THIS IS AN AERIAL CLOSE-UP OF THE SAME PROPERTY.  
11:43:43 YOU CAN SEE THE PART THAT THE PRIOR OWNER'S MAINTAINED AS  
11:43:46 LAWN.  
  
11:43:47 THESE ARE TWO BRAZILIAN PEPPERS.

11:43:49 THAT IS THE PRIMARY VEGETATION THERE.  
11:43:51 IT'S ABOUT 900 FEET FROM THE GULF OF MEXICO.  
11:43:58 IT'S NOT CLOSE TO THE BEACH AT ALL.  
11:44:00 SO IT'S NOT USED BY TURTLES FOR NESTING, AND THERE'S SO MUCH  
11:44:04 HUMAN ACTIVITY THERE THAT IT'S NOT A SUITABLE HABITAT FOR  
11:44:09 ANIMALS.  
11:44:10 IN ORDER TO PROVIDE GREATER PUBLIC BENEFIT BACK TO THE CITY,  
11:44:15 IN ADDITION TO PAYING FOR THE LOT, MR. WILSON WILL DEED HIS  
11:44:20 INTEREST, HIS FEE SIMPLE INTEREST IN THE EMERSON DRIVE  
11:44:24 RIGHT-OF-WAY, WHICH IS NORTH OF HIS PROPERTY, RIGHT HERE,  
11:44:27 HE'LL DEED THAT TO THE CITY.  
11:44:31 I THINK THAT WILL BE MUCH MORE VALUABLE TO THE CITY THAN  
11:44:35 THIS DEGRADED LOT 17 BECAUSE THIS PARCEL TO THE NORTH THAT  
11:44:41 HE'LL DEED TO THE CITY IS THE BEGINNING OF THE NORTH LIDO  
11:44:44 BEACH PARK.  
11:44:48 AND IF IT'S DEEDED TO THE CITY, THE CITY ALREADY IS THE FEE  
11:44:52 SIMPLE OWNER TO THE NORTH, IF THEY WERE TO VACATE THE  
11:44:55 PROPERTY.  
11:44:56 AND THEN ALL OF THAT WOULD BELONG TO THE CITY.  
11:44:59 THEY CAN DO WHATEVER THEY WANT TO.  
11:45:01 MAKE IT A PART OF THE PARK OR WHATEVER.  
11:45:03 AGAIN, YOU DON'T HAVE TO MAKE A DECISION ON THE SALE TODAY.  
11:45:08 ALL I'M ASKING IS THAT YOU AUTHORIZE STAFF TO BRING BACK A  
11:45:12 DRAFT CONTRACT PLUS THE APPRAISAL WHICH MR. WILSON WILL PAY  
  
11:45:17 FOR SO YOU CAN CONSIDER AT A FUTURE DATE WHETHER YOU WANT TO  
11:45:20 SELL THIS LOT TO MR. WILSON.  
11:45:25 >>Mayor Alpert: WE DON'T HAVE ANYBODY SIGNED UP TO SPEAK.  
11:45:27 DO WE HAVE ANY COMMISSION QUESTIONS?  
11:45:30 >>Shayla Griggs: MAYOR, FOR THE RECORD, I DID HAVE A SIGN-UP  
11:45:33 SHEET FOR -- FORMER MAYOR FREDD ATKINS, BUT I DON'T SEE HIM  
11:45:38 IN THE AUDIENCE.  
11:45:40 I JUST WANTED TO ANNOUNCE THAT.  
11:45:42 WE CALLED HIS NAME AND HE'S NOT HERE.  
11:45:45 >>Mayor Alpert: SURE HE WAS SIGNED UP FOR THIS ONE --  
11:45:48 >>Shayla Griggs: YES.  
11:45:53 >>Mayor Alpert: IN ANY EVENT, COMMISSIONERS, DO YOU HAVE ANY  
11:45:56 QUESTIONS?  
11:45:56 I DON'T SEE ANYBODY SIGNED UP TO ASK A QUESTION.  
11:46:00 COULD WE GET A MOTION?  
11:46:04 >>Robert Fournier: MAYOR, COULD I ASK TWO QUICK QUESTIONS?  
11:46:08 WOULD THAT BE APPROPRIATE?  
11:46:10 I WANT TO CLARIFY.  
11:46:10 IS THE OFFER TO CONVEY EMERSON DRIVE, IS THAT UNVACATED NOW,  
11:46:18 SO IT WOULD BE A CONVEYANCE OF THE REVERTER RIGHT?  
11:46:22 >> YES.  
11:46:22 IT'S NOT VACATED.  
11:46:24 SO, AS YOU KNOW, THE ADJOINING OWNERS OWN FEE SIMPLE TITLE  
11:46:28 TO THE CENTER LINE.  
11:46:29 HE WOULD --  
  
11:46:29 >>Robert Fournier: REVERTER RIGHT IN THE EVENT OF VACATION.  
11:46:32 >> RIGHT, IN THE EVENT IN THE FUTURE IT IS VACATED BY THE  
11:46:35 CITY, THEN THEY WOULD OWN THE FEE SIMPLE TITLE TO ALL OF IT.



11:46:38 >>Robert Fournier: SECOND QUESTION, WOULD THE PROSPECTIVE  
11:46:42 BUYER HAVE AN ISSUE IN PREPARING THE CONTRACT TO PRESENT TO  
11:46:45 THE CITY AS AN OFFER?  
11:46:46 >> NO, WE WOULD BE HAPPY TO DO THAT.  
11:46:49 >>Robert Fournier: THANK YOU.  
11:46:51 >>Mayor Alpert: COMMISSIONER ARROYO.  
11:46:51 >>Erik Arroyo: I MOVE THAT WE DIRECT THE CITY ATTORNEY TO  
11:46:56 DRAFT THE PURCHASE AND SALE AGREEMENT TO BE CONSIDERED AT A  
11:47:00 FUTURE CITY COMMISSION MEETING.  
11:47:02 >>Mayor Alpert: I THINK --  
11:47:06 >>Robert Fournier: I ASKED IF THE BUYER --  
11:47:07 >>Mayor Alpert: THE BUYER JUST SAID THEY WOULD.  
11:47:10 I GUESS WE WANT AN AUTHORIZATION TO BRING FORWARD A PURCHASE  
11:47:18 AND SALE AGREEMENT.  
11:47:19 >>Erik Arroyo: I MOVE THAT WE AUTHORIZE THE POTENTIAL BUYER  
11:47:25 TO BRING FORWARD A DRAFT PURCHASE AND SALE AGREEMENT TO BE  
11:47:28 CONSIDERED AT A FUTURE CITY COMMISSION MEETING.  
11:47:30 >>Debbie Trice: I'D SECOND.  
11:47:32 >>Mayor Alpert: ANY DISCUSSION?  
11:47:36 >>Marlon Brown: THAT WOULD BE AFTER AN APPRAISAL HAS BEEN  
11:47:38 DONE.  
11:47:39 >>Mayor Alpert: YES, YES.

11:47:40 THAT WOULD BE INCLUDED.  
11:47:42 ALL RIGHT, IF THERE'S NO DISCUSSION, COMMISSIONERS, IF YOU  
11:47:44 WANT TO VOTE.  
11:47:45 IS THAT YOUR VOTE, COMMISSIONERS?  
11:47:49 THE MOTION PASSES 4-1.  
11:47:53 THANK YOU VERY MUCH.  
11:47:54 ALL RIGHT.  
11:47:55 IT'S QUARTER TO 12.  
11:47:57 WE SAID WE WOULD COME BACK AT 1:00 FOR THE QUASI-JUDICIAL  
11:48:02 HEARING.  
11:48:03 SO WE'RE IN RECESS UNTIL 1:00.  
11:48:05 [ SOUNDING GAVEL ]  
11:48:06 [LUNCH RECESS]

01:06:25 [ SOUNDING GAVEL ]  
01:06:26 >>Mayor Alpert: OKAY.  
01:06:27 THE REGULAR CITY COMMISSION MEETING OF TUESDAY, SEPTEMBER  
01:06:31 3rd, 2024, IS BACK IN SESSION.  
01:06:35 WE'RE STARTING WITH ITEM 11.2, THE QUASI-JUDICIAL PUBLIC  
01:06:43 HEARING ON THE PRESERVATION BOARD'S DECISION TO DENY  
01:06:48 DEMOLITION OF THE COLSON HOTEL.  
01:06:53 IF YOU ARE JUST JOINING US OR JUST WATCHING THIS ON VIDEO  
01:06:56 AND YOU DIDN'T SEE, WE TOOK ITEM 12.1 BEFORE LUNCH.  
01:07:05 SO WE FINISHED WITH THAT, SO WE WON'T BE GOING TO THAT AFTER  
01:07:09 THIS QUASI-JUDICIAL PUBLIC HEARING.

01:07:11 WE'LL GO DIRECTLY TO CITIZENS' INPUT ON NON-AGENDAED ITEMS.  
01:07:16 ALL RIGHT.  
01:07:19 SO I'M GOING TO OPEN THE PUBLIC HEARING ON THE APPEAL OF THE  
01:07:25 HISTORIC PRESERVATION BOARD 5-0 VOTE TO DENY 24-FMSF-39 AND  
01:07:32 CALL UPON THE CITY AUDITOR AND CLERK TO READ THE TITLE.

01:07:36 >>Shayla Griggs: THERE IS NO TITLE.  
01:07:43 >>Mayor Alpert: ALL RIGHT.  
01:07:43 SO IF THE CITY ATTORNEY WOULD, AGAIN, EXPLAIN THE  
01:07:46 QUASI-JUDICIAL PROCESS AND THE TIME LIMITATIONS FOR THE  
01:07:51 APPLICANTS.  
01:07:51 >>Robert Fournier: ALSO TO EXPLAIN THE LACK OF A TITLE TO  
01:07:53 READ.  
01:07:54 WHAT WE WOULD HAVE TO DO IS WHEN A DECISION IS MADE TO  
01:07:57 MEMORIALIZE IT IN A RESOLUTION THAT WOULD COME BACK AFTER  
01:08:00 THE FACT.  
01:08:01 AS YOU HAVE NOTED, THE DECISION OF WHETHER OR NOT TO GRANT A  
01:08:04 CERTIFICATE OF APPROVAL TO ALLOW THE DEMOLITION OF THE  
01:08:08 COLSON HOTEL IS A QUASI-JUDICIAL DECISION.  
01:08:12 AND THEREFORE THE DECISION HAS TO BE BASED ON COMPETENT,  
01:08:15 SUBSTANTIAL EVIDENCE THAT THE RELEVANT CRITERIA ARE  
01:08:19 SATISFIED.  
01:08:20 THE COLSON HOTEL IS NOT A LOCALLY DESIGNATED HISTORIC  
01:08:24 STRUCTURE UNDER THE CITY'S HISTORIC PRESERVATION ORDINANCE.  
01:08:27 SO YOU WILL NOT BE APPLYING THE SAME CRITERIA AS YOU DID IN  
01:08:31 THE MOST RECENT HEARING ON A SIMILAR REQUEST FOR DEMOLITION  
  
01:08:36 FOR THE McALPIN HOUSE.  
01:08:37 THE RELEVANT CRITERIA HERE FOUND IN SECTION ROMAN NUMERAL  
01:08:41 4-823 B OF THE ZONING CODE AND THAT'S BECAUSE THE STRUCTURE  
01:08:46 IS ON THE FLORIDA MASTER SITE FILE OF HISTORIC PLACES AND  
01:08:50 HAS BEEN FOUND ELIGIBLE FOR LOCAL HISTORIC DESIGNATION, AND  
01:08:54 IT IS A CONTRIBUTING STRUCTURE TO THE NATIONAL HISTORIC  
01:08:56 DISTRICT, THE OVERTOWN HISTORIC DISTRICT.  
01:08:59 I'M SURE DR. SMITH WILL ELABORATE ABOUT THAT.  
01:09:01 BECAUSE THE CRITERIA IN THE ZONING CODE MORE GENERALIZE THEY  
01:09:05 HAVE TO BE UNDER THESE CIRCUMSTANCES BECAUSE THEY WILL VARY  
01:09:08 FROM STRUCTURE TO STRUCTURE.  
01:09:10 I DID PREPARE A MEMO AND I WANT TO READ THE TWO CRITERIA  
01:09:14 FROM THE MEMO THAT I THINK ARE THE MOST IMPORTANT FOR YOU TO  
01:09:16 CONSIDER.  
01:09:17 FIRST, ARE THERE REASONABLE MEASURES THAT COULD BE  
01:09:21 UNDERTAKEN BY THE CURRENT OWNER TO PRESERVE THE STRUCTURE  
01:09:24 ON-SITE.  
01:09:24 SECOND, ARE THERE REASONABLE MEASURES THAT COULD BE  
01:09:27 UNDERTAKEN BY THE CURRENT OWNER TO SELL OR TRANSFER THE REAL  
01:09:30 PROPERTY ON WHICH THE STRUCTURE IS LOCATED TO SOMEONE WHO IS  
01:09:33 WILLING TO PRESERVE THE STRUCTURE ON-SITE?  
01:09:35 IF YOU ANSWER THOSE QUESTIONS YES, THEN THAT WOULD BE  
01:09:41 JUSTIFICATION FOR DENIAL.  
01:09:43 IF THE ANSWER IS NO, THAT WOULD BE A JUSTIFICATION FOR  
01:09:46 APPROVAL OF THE REQUEST TO DEMOLISH.  
  
01:09:49 I ANTICIPATED A QUESTION ON WHAT THE WORD REASONABLE WOULD  
01:09:53 MEAN IN THIS CONTEXT OF REASONABLE MEASURES THAT COULD BE  
01:09:55 UNDERTAKEN TO PRESERVE THE STRUCTURE.  
01:09:58 SO THE BEST I COULD COME UP WITH TO TELL YOU AT THE OUTSET  
01:10:01 HERE IS REASONABLE IN THIS CONTEXT MEANS FAIR AND SENSIBLE  
01:10:05 AND IT MEANS APPROPRIATE UNDER THE CIRCUMSTANCES.  
01:10:09 I DID MEET WITH THE CITY MANAGER AND PLANNING STAFF LAST

01:10:12 WEEK, AND DR. SMITH HAD ONE CONCERN WE TALKED ABOUT WHICH  
01:10:16 WAS THE CRITERIA THAT'S IN THE OTHER SECTION ABOUT THE  
01:10:19 HISTORIC SIGNIFICANCE OR THE HISTORIC IMPORTANCE OF THE  
01:10:21 STRUCTURE.  
01:10:23 I SAID I WOULD CLARIFY THAT.  
01:10:25 I DID NOT MEAN TO SAY THAT WAS NOT RELEVANT AT ALL.  
01:10:28 IT IS RELATED TO WHAT IS REASONABLE.  
01:10:30 IN OTHER WORDS, THE MORE HISTORICALLY IMPORTANT OR  
01:10:33 HISTORICALLY SIGNIFICANT THE STRUCTURE IS, THE GREATER  
01:10:36 EFFORT WOULD BE CONSIDERED A REASONABLE EFFORT TO PRESERVE  
01:10:40 IT.  
01:10:40 SO IT'S RELATED IN THAT SENSE.  
01:10:42 I JUST WANTED TO MAKE SURE THAT WAS ON THE RECORD.  
01:10:45 AS FAR AS THE TIME LIMITS ARE CONCERNED, I THINK -- NOW,  
01:10:48 THESE ARE MAXIMUMS.  
01:10:50 THEY DON'T HAVE TO BE MET, BUT THEY SHOULD BE AVAILABLE IF  
01:10:53 NEEDED.  
01:10:53 THE APPLICANT I WOULD RECOMMEND 30 MINUTES AND STAFF FOR 30  
  
01:10:57 MINUTES.  
01:10:58 WE HAVE NO AFFECTED PERSONS OR NO REQUESTS FOR AFFECTED  
01:11:01 PERSON STATUS.  
01:11:02 SO THE GENERAL PUBLIC WOULD GET THREE MINUTES APIECE.  
01:11:05 I WOULD RECOMMEND 20 MINUTES FROM REBUTTAL, AND I SPOKE TO  
01:11:09 THE MAYOR BEFORE THE AFTERNOON SESSION OF THE MEETING.  
01:11:13 WE HAD AN E-MAIL FROM LORRIE MULDOWNY, THE IMMEDIATE PAST  
01:11:17 PRESIDENT OF THE SARASOTA ALLIANCE FOR HISTORIC  
01:11:19 PRESERVATION.  
01:11:20 THEY ARE A GROUP OF INDIVIDUALS THAT HAVE REQUESTED TO SPEAK  
01:11:22 IN A PARTICULAR ORDER.  
01:11:27 THE MAYOR HAS THAT LIST.  
01:11:28 I RECOMMENDED THAT THAT REQUEST BE APPROVED OR BE HONORED  
01:11:30 BECAUSE IF THEY WENT TO THE TROUBLE TO COORDINATE THE  
01:11:34 PRESENTATION THAT WAY, IT WOULD BE A COURTESY TO ALLOW THEM  
01:11:37 TO PRESENT IN THE ORDER THAT THEY REQUEST.  
01:11:39 I ALSO REMIND THE COMMISSIONERS TO -- YOU HAVE TO DISCLOSE  
01:11:43 ON THE RECORD BEFORE THE HEARING STARTS ANY EX PARTE  
01:11:46 COMMUNICATIONS THAT YOU MIGHT HAVE HAD WITH ANYONE ABOUT THE  
01:11:50 MERITS OF THE APPLICATION OUTSIDE OF THIS HEARING.  
01:11:53 JUST ONE WORD OF CAUTION I ALSO WANT TO SHARE IS CAUTION TO  
01:11:58 YOU WAIT TO SHARE ANY PERSONAL FEELINGS THAT YOU MIGHT HAVE  
01:12:02 ABOUT THE APPLICATION UNTIL THE CLOSE OF THE PUBLIC HEARING  
01:12:05 WHEN YOU'VE HEARD ALL THE EVIDENCE PRESENTED AND THEN, OF  
01:12:08 COURSE, YOU'RE FREE TO DO THAT.  
  
01:12:09 IT'S USUALLY BETTER IN THESE CASES TO NOT REVEAL ANY OF YOUR  
01:12:14 PERSONAL FEELINGS TOO EARLY.  
01:12:16 WITH THAT SAID, MAYOR, THAT'S ALL I HAVE TO SAY.  
01:12:18 YOU CAN PROCEED TO ASK FOR THE EX PARTE DISCLOSURES.  
01:12:21 >>Mayor Alpert: THANK YOU.  
01:12:22 ANY EX PARTE DISCLOSURES?  
01:12:23 VICE MAYOR.  
01:12:25 >>Vice-Mayor Ahearn-Koch: YES.  
01:12:27 I HAD A CONVERSATION WITH ERIN DiFAZIO ABOUT -- ACTUALLY

01:12:36 SEVERAL CONVERSATIONS ABOUT THIS EFFORT WITH HER OVER THE  
01:12:39 LAST COUPLE OF WEEKS AND MONTHS.  
01:12:41 I'VE ALSO HAD CONVERSATIONS WITH OTHER INVOLVED FOLKS, SUCH  
01:12:46 AS ANAND PALLEGAR, BUT THAT WAS MUCH MORE ON A SURFACE  
01:12:51 LEVEL, FACTS AND SO ON.  
01:12:54 NOT NECESSARILY ANYTHING THAT WAS TOO SUBSTANTIVE THAT WOULD  
01:13:00 I WOULD FEEL NECESSARY TO SHARE WITH YOU ALL.  
01:13:02 I, OF COURSE, RESPONDED TO HUNDREDS OF E-MAILS, BUT IT WAS  
01:13:07 NOT A DIRECT CONVERSATION.  
01:13:09 IT WAS THEM E-MAILING ME AND ME RESPONDING AND THAT BEING  
01:13:12 PRETTY MUCH THE END OF THE CONVERSATION.  
01:13:14 I ATTENDED THE HISTORIC PRESERVATION BOARD MEETING.  
01:13:19 I WANTED TO PUT THAT ON THE RECORD BECAUSE IT IS REFERENCED  
01:13:23 IN OUR BACKUP MATERIAL.  
01:13:25 BUT THERE'S NOT MUCH SUBSTANCE THERE.  
01:13:28 I DID WANT TO SAY FOR THE RECORD I ATTENDED THE FULL  
  
01:13:30 HISTORIC PRESERVATION BOARD MEETING.  
01:13:33 AND THAT IS SUBSTANCE TO ME.  
01:13:37 >>Mayor Alpert: ALL RIGHT.  
01:13:40 >>Erik Arroyo: I'VE SPOKEN WITH STAFF.  
01:13:43 I'VE SPOKEN WITH A FEW OTHER INDIVIDUALS WHO E-MAILED IN  
01:13:48 PASSING, LIKE MS. FURMAN, WHO IS A CANDIDATE FOR LOCAL  
01:13:52 OFFICE.  
01:13:53 AND JUST IN PASSING.  
01:13:54 I HAVEN'T SPOKEN TO THE APPLICANT.  
01:13:58 THIS HAS BEEN GOING ON FOR QUITE SOME TIME, SO IT'S  
01:14:01 DIFFICULT TO REMEMBER EXACTLY WHO MAY HAVE MENTIONED, BUT WE  
01:14:04 RECEIVED, LIKE COMMISSIONER AHEARN-KOCH -- VICE MAYOR  
01:14:07 AHEARN-KOCH, HUNDREDS OF E-MAILS AND THE TOPIC HAS BEEN  
01:14:13 CIRCULATING IN THIS COMMUNITY FOR SOME TIME.  
01:14:18 >>Mayor Alpert: COMMISSIONER TRICE.  
01:14:18 >>Debbie Trice: I WENT TO THE HISTORIC PRESERVATION ADVISORY  
01:14:22 BOARD MEETING ALSO.  
01:14:23 AND I HAVE HAD COUNTLESS CONVERSATIONS, WHICH MR. FOURNIER  
01:14:27 SAID, NO, THEY WERE REALLY NOT SUBSTANTIVE FOR THESE  
01:14:31 PURPOSES.  
01:14:31 SO --  
01:14:34 >>Mayor Alpert: COMMISSIONER BATTIE.  
01:14:34 >>Kyle Battie: YES.  
01:14:35 I'VE HAD A NUMBER OF CONVERSATIONS WITH MR. ANAND PALLEGAR  
01:14:41 REGARDING THIS MATTER AND ALSO WITH THE APPLICANT, SPOKE  
  
01:14:45 WITH HIM AT LENGTH THIS WEEKEND AND EARLIER TODAY AND STAFF.  
01:14:54 >>Mayor Alpert: I THINK, YOU KNOW, SOME MONTHS AGO MR.  
01:14:59 PALLEGAR MENTIONED IT.  
01:15:00 IT WAS NOTHING SUBSTANTIAL.  
01:15:03 BRIEFLY SPOKE WITH DAVID LOUGH YESTERDAY.  
01:15:06 AGAIN, NOT ABOUT ANY SUBSTANTIAL.  
01:15:10 JUST SAYING IT WAS A TOUGH DECISION BASICALLY.  
01:15:14 AND I DIDN'T ATTEND THE HISTORIC PRESERVATION BOARD MEETING,  
01:15:17 BUT I DID WATCH IT IN ITS ENTIRETY.  
01:15:21 >>Robert Fournier: MAYOR, I SHOULD COMMENT THAT IN THE EVENT  
01:15:23 THE APPLICANT OR STAFF, THE TWO PARTIES WANT TO ASK ANY

01:15:26 QUESTIONS ABOUT THOSE COMMUNICATIONS, THAT IS IN ORDER.  
01:15:29 >>Mayor Alpert: YES.  
01:15:32 THANK YOU.  
01:15:33 COMMISSIONERS, WE NEED A DECISION CONCERNING THE RECOMMENDED  
01:15:39 TIME LIMITATIONS AS OUTLINED BY MR. FOURNIER.  
01:15:44 >>Vice-Mayor Ahearn-Koch: THAT WOULD INCLUDE --  
01:15:46 >>Robert Fournier: I THINK YOU CAN DO THAT BY CONSENSUS.  
01:15:49 >>Mayor Alpert: EVERYBODY IS GOOD?  
01:15:50 OKAY.  
01:15:50 >>Vice-Mayor Ahearn-Koch: THAT WOULD INCLUDE THE REQUEST  
01:15:53 MADE OF YOU FOR, I DON'T KNOW, PUBLIC SPEAKING.  
01:15:56 >>Robert Fournier: THAT WOULD BE INCLUDED TO TAKE THOSE  
01:15:58 SPEAKERS IN ORDER.  
01:15:59 >>Mayor Alpert: YEAH, AND I'M GOING TO DO THAT.

01:16:02 JUST SO YOU KNOW, TWO OR THREE OF THOSE PUBLIC SPEAKERS ARE  
01:16:09 ON ZOOM.  
01:16:09 SO WE'LL GO FROM IN-PERSON TO THE ZOOM AND THEN BACK SO THAT  
01:16:16 IT CAN GO IN THE ORDER THAT THEY WANTED TO DO THEIR  
01:16:20 PRESENTATION.  
01:16:23 I JUST WANTED TO MAKE THAT CLEAR TO EVERYBODY, SO IF YOU  
01:16:25 WONDER WHY WE'RE DOING THAT, THAT'S WHY.  
01:16:28 ALL RIGHT.  
01:16:30 YOU SAID THERE IS NO AFFECTED PERSONS?  
01:16:35 >>Robert Fournier: NO REQUESTS, NO.  
01:16:37 >>Mayor Alpert: GOING TO CALL UPON, THEN, THE MAXIMILIAN  
01:16:44 VOLLMER OF JDMAX DEVELOPMENT, LLC, TO MAKE A PRESENTATION.  
01:17:01 >> ALSO HAVE JOEL WITH ME AND HE'S GOING TO START BEFORE I  
01:17:05 DO MY PRESENTATION.  
01:17:08 >> GOOD MORNING TO ALL.  
01:17:13 >>Mayor Alpert: SAY YOUR NAME FOR THE RECORD.  
01:17:14 >> YES, MA'AM.  
01:17:14 MY NAME IS JOSEPH LOVETT.  
01:17:16 MANAGING MEMBER OF JDMAX DEVELOPMENT.  
01:17:19 GOOD MORNING TO ALL.  
01:17:22 TO THE DISTINGUISHED PERSONNEL ALONG WITH THE LADIES AND  
01:17:25 GENTLEMEN TODAY, WE COME IN PEACE ALONG WITH ONE AGENDA, AND  
01:17:28 THAT IS TO FIND A WIN-WIN SITUATION.  
01:17:32 NOW, WE JDMAX ARE BEYOND OPEN TO SELL THIS PROPERTY AND GET  
01:17:37 IT IN THE HANDS OF THE RIGHTFUL OWNER WHICH IS THE

01:17:40 COMMUNITY, BEING PARTIALLY REPRESENTED BY SARASOTA ALLIANCE  
01:17:42 FOR HISTORIC PRESERVATION AND OTHER INDIVIDUALS OF THE  
01:17:46 COMMUNITY.  
01:17:47 HOWEVER, AS WE KNOW, IT COSTS MONEY TO BUY LAND.  
01:17:51 LATELY WE HAVE HAD A LOT OF DISCUSSIONS WITH DIFFERENT  
01:17:54 GROUPS INDICATING THEIR INTEREST TO BUY THIS LANDMARK.  
01:17:57 BUT NO REAL CAUSE OF ACTION.  
01:17:59 THEREFORE, IT LEAVES ME PUZZLED BEING THAT I'M A BLACK MAN  
01:18:04 WHO BELIEVES IN BLACK HISTORY AND STAND BEHIND IT, I KNOW IF  
01:18:07 THERE'S SOMETHING WE WANT, WE MUST PAY FOR IT BECAUSE IT  
01:18:10 WON'T BE GIVEN.  
01:18:12 WHICH MY COMPANY, WHICH IS A SEPARATE JDMAX DEVELOPMENT, WE  
01:18:16 HAVE MYSELF PERSONALLY, I HAVE OFFERED TO ASSIST WITH

01:18:21 \$600,000 IN ASSISTANCE WITH THE PROPERTY BEING BOUGHT ON A  
01:18:27 90 DAY TERM WHICH WOULD BE SOMEWHAT OF A BRIDGE LOAN TO JUST  
01:18:31 ASSIST TO SHOW YOU OUR STANDPOINT IN ASSISTING THIS GOING  
01:18:36 FURTHER.  
01:18:37 HOWEVER, WITH THE 5% -- WITH NO INTEREST FOR THAT TERM.  
01:18:42 I'M NOT A BANK, WHICH THIS IS NOT THE MOST ATTRACTIVE TERMS  
01:18:47 OR SITUATION FOR THE COMMUNITY OR -- BUT THIS IS ME AS A  
01:18:51 PERSON UNDERSTANDING WHAT IT TAKES TO MAKE SOMETHING HAPPEN.  
01:18:54 I EXTEND MY HELPING HAND.  
01:18:56 BUT BY NO MEANS I'M UNDERSTANDING OF WHY ALL OF THESE  
01:19:00 DISTINGUISHED INDIVIDUALS AND GROUPS, ALONG WITH THE CITY,  
01:19:03 CANNOT RAISE THE ASKING PRICE OF THE 2,300,000 WHICH WE'RE

01:19:08 REQUESTING.  
01:19:09 IT IS LESS THAN ONE-TENTH OF THE FINISHED VALUE.  
01:19:12 BECAUSE WE HAVE MAX AND ANOTHER PARTNER OF MINE WHO HAVE  
01:19:17 DILIGENTLY WORKED THROUGH REAL ESTATE AND SOUGHT OUT THIS  
01:19:20 DEAL TO WHERE IT WOULD AFFECT THEM GREATLY IN THEIR  
01:19:23 ENDEAVORS THROUGHOUT LIFE, WHICH WE DIDN'T HAVE A CLEAR  
01:19:28 UNDERSTANDING OF THE SITUATION.  
01:19:33 WE WANT THE COLSON HOTEL IN THE BEST USE IF WE CANNOT COME  
01:19:39 TO AGREEMENT WITH THIS, WHICH TRULY MONEY IS VERY  
01:19:44 SIGNIFICANT, WHICH TRULY THE MONEY IS NOT VERY SIGNIFICANT  
01:19:47 TO THE LEGACY IT WILL LEAVE ON SARASOTA AS A WHOLE.  
01:19:52 I BELIEVE THE PROPER MARKETING WITH THE NONPROFIT  
01:19:55 ORGANIZATION AND THROUGH CITY GRANTS AND OTHER INDIVIDUALS,  
01:19:58 THIS CAN BE RAISED WITHIN 72 HOURS AND CLOSED IN ANOTHER 40  
01:20:02 HOURS.  
01:20:03 I'M ASKING LET'S GET THE DEAL DONE.  
01:20:06 OTHER THAN THAT, WE SHOULD BE ABLE TO MOVE FORWARD WITH THE  
01:20:10 PLANS BECAUSE AS IT IS NOW, THE BUILDING IS DILAPIDATED AND  
01:20:14 IT SHOWS NO DISTINGUISHED REPRESENTATION OF SOMETHING  
01:20:18 IMPORTANT BECAUSE IT HAS BEEN LEFT TO DIE.  
01:20:20 SO IF THE INTEREST OF SAVING THE BUILDING AND RESTORING IT  
01:20:24 IS WHERE WE ALL SAY THEIR HEART IS THEN LET'S STOP PLAYING  
01:20:27 THE GAME AND FIND THE MONEY BECAUSE I CAN ASSIST BEING JUST  
01:20:31 ONE PERSON, WHAT DO YOU THINK THESE ENTITIES AND INDIVIDUALS  
01:20:36 CAN DO?

01:20:37 A HUNDRED TIMES MORE THAN I CAN.  
01:20:39 SO LET'S STOP TALKING.  
01:20:41 LET'S MOVE FAST.  
01:20:42 AND IF NOT, LET'S MOVE ON WITH THIS AND ALLOW US TO DO THE  
01:20:48 NEW DEVELOPMENT TO GO FORTH TO BETTER SERVE THE COMMUNITY OF  
01:20:50 SARASOTA INSTEAD OF LETTING THE BUILDING ROT AND DILAPIDATE.  
01:20:54 BEING NOT OF THE BEST USE BECAUSE IT GENERATES A HUGE TAX  
01:21:00 REVENUE FOR THE CITY OF SARASOTA.  
01:21:01 WHEN WE PURCHASED IT, WE KNEW IT TO APPEAR AS A PLACE FOR  
01:21:06 SOMEONE TO JUST HANG OUT, TO DO DRUGS, TEMPORARY HOUSING.  
01:21:10 DUE TO BEING IN A STATE OF LACK, THE SARASOTA POLICE  
01:21:13 DEPARTMENT WAS DRIVING BY CONSTANTLY AND FOOT PATROLLING.  
01:21:19 WE EVEN PETITIONED THEM WITH THEIR HELP AND IDEAS WITH  
01:21:23 RESPECT TO MAKING THINGS BETTER FOR THE COMMUNITY AS A WHOLE  
01:21:26 AND LOCAL BUSINESSES.

01:21:27 BUT THE PLACE WAS FULL OF MOLD AND A VERY UNSOUND STRUCTURE.  
01:21:32 WE HAD TO DEMAND IT BE SHUT DOWN IMMEDIATELY UPON  
01:21:35 PURCHASING.  
01:21:36 THE BUILDING ALONE GIVEN THE PEOPLE WHO WERE THERE 90 DAYS  
01:21:40 TO MOVE OUT WITH THE UNDERSTANDING MOST DID NOT KNOW THEIR  
01:21:43 NEXT MOVE DUE TO THEIR SITUATION.  
01:21:44 SO OUR SYMPATHY AND EMPATHY, WE WENT OUT TO THEM BUT THERE  
01:21:50 WAS NO LOVE AND CARE TO THE BUILDING.  
01:21:52 THIS IS WHY I DIDN'T KNOW PERSONALLY AS A BLACK MAN THAT  
01:21:55 THIS WAS THE FIRST AFRICAN AMERICAN HOTEL IN SARASOTA.

01:22:00 SIMPLY IT HAS BEEN LEFT FOR DEAD AND IT WAS ESTABLISHED IN  
01:22:02 1926.  
01:22:05 WOW, THAT IS A LOT OF TIME, WE WOULD SAY.  
01:22:08 YEARS AGO, WHICH I WOULD SAY TO MAKE A MOVE ON THIS AS A  
01:22:12 COMMUNITY AND OTHER ORGANIZATIONS, I'M LEFT BAFFLED ON HOW  
01:22:16 WE HAVE LET ALL THIS TIME GO BY AND LEAVING THE BUILDING IN  
01:22:20 A DILAPIDATED STATE AND UNKEPT OVER THE YEARS, NOT EVEN NEW  
01:22:26 SOD, FRESH PAINT, NOTHING.  
01:22:27 JUST BEING USED AND ABUSED.  
01:22:29 FOR ME, SOMETHING I CARE ABOUT, I TRY AND TAKE CARE OF.  
01:22:33 I'M ASKING WE CONCLUDE THIS MEETING AND COME UP WITH THE  
01:22:35 FUNDS AND PURCHASE THE BUILDING IN A WEEK'S TIME USING  
01:22:40 VARIOUS ENTITIES AND INDIVIDUALS OR ALLOW THE LAND TO BE PUT  
01:22:43 IN BETTER USE INSTEAD OF BEING A DILAPIDATED BUILDING.  
01:22:47 PLEASE UNDERSTAND, THIS DOES NOT REPRESENT OUR BLACK  
01:22:50 HISTORY.  
01:22:50 WITH THE BUILDING BEING DILAPIDATED.  
01:22:56 I WOULD DEFER TO MAX TO CONCLUDE.  
01:22:58 >> THANK YOU, JOE.  
01:22:59 I'M BASICALLY GOING TO PRESENT WHAT I PRESENTED AS THE  
01:23:03 HISTORIC PRESERVATION BOARD BECAUSE IT IS PART OF THE  
01:23:05 EVIDENCE THAT WAS ASKED FOR IN THE FOUR CRITERIA POINTS.  
01:23:09 IT DOESN'T NECESSARILY MEAN -- FOR THE DEMOLITION.  
01:23:12 I WANT TO MAKE SURE THAT WE HAVE CONCLUDED ALL EVIDENCE TO  
01:23:15 PRESERVE THAT IF IT WAS POSSIBLE FOR US, NECESSARY TO

01:23:18 PRESERVE THE BUILDING ON-SITE.  
01:23:19 I'M GOING TO GO THROUGH REALLY QUICKLY.  
01:23:23 I THINK WE CAN SPEND MORE TIME ON DISCUSSING AFTERWARDS.  
01:23:25 I THINK EVERYONE KNOWS WHERE THE BUILDING IS LOCATED.  
01:23:30 I CAN SKIP THROUGH THAT.  
01:23:31 CURRENT PICTURES FOR THOSE THAT HAVE NOT BEEN PAST THE  
01:23:35 BUILDING YET.  
01:23:36 VISIBLE MOLD, WATER, TERMITE DAMAGE THROUGHOUT THE ENTIRE  
01:23:39 BUILDING, INTERIOR AND EXTERIOR.  
01:23:42 PROPERTY SURVEY.  
01:23:43 BUILDING IS LOCATED ON LOT 19 AND PARTIALLY ON LOT 20 OF  
01:23:46 THAT ALMOST HALF AN ACRE SITE THAT SITS ON 8th STREET AND  
01:23:51 COHEN WAY.  
01:23:52 BUILDING IS 5,310 SQUARE FOOT OVER TWO STORIES.  
01:23:56 CURRENT INTERIOR LAYOUT, IT'S PRETTY MUCH SMALL, MANY, MANY  
01:24:01 SMALL ROOMS WITH TWO OR THREE BATHROOMS.  
01:24:04 INTERIOR PICTURES OF CONDITIONS, HOW THE BUILDING LOOKS

01:24:10 INSIDE.  
01:24:10 AGAIN, WE HAVE EXCESSIVE BLACK MOLD, ROTTEN FLOORING,  
01:24:18 TERMITE AND WATER DAMAGE THROUGHOUT THE ENTIRE INTERIOR AND  
01:24:21 EXTERIOR OF THE BUILDING.  
01:24:22 WE ALSO HAVE CRACKS IN THE LOAD BEARING WALLS THAT HAVE  
01:24:26 STRUCTURAL IMPACTS TO THE ENTIRE BUILDING.  
01:24:28 AS JOE MENTIONED, I THINK IT'S NOT A SECRET, THIS WHOLE SITE  
01:24:33 ON THE CORNER HAS BEEN HISTORICALLY A PROBLEM AREA.

01:24:35 WE HAVE A LOT OF CRIME NEAR THE POLICE CONSISTENTLY TRYING  
01:24:40 TO FIGHT DRUG ABUSE AND ANY OTHER CRIMINAL ACTIVITIES ON  
01:24:44 THAT SITE.  
01:24:45 WE BELIEVE THAT OUR DEVELOPMENT REPURPOSING OF THE SITE WILL  
01:24:48 HAVE A POSITIVE IMPACT TO THE COMMUNITY AND NEIGHBORHOOD.  
01:24:51 INITIAL INTENTION WHEN WE BOUGHT THE PROPERTY WITHOUT  
01:24:53 KNOWING IT WAS HISTORIC, INITIAL INTENTION WAS TO HAVE AN  
01:24:56 IMPACT TO THE COMMUNITY, PRESERVE AND BUILD SOMETHING NEW,  
01:24:59 SO NEW RESIDENTS CAN COME IN AND ULTIMATELY THE WHOLE CORNER  
01:25:02 IN ALIGNMENT WITH THE DEVELOPMENT NEXT DOOR, LOFTS ON LEMON,  
01:25:06 I BELIEVE THIS IS A GREAT COMBINATION TO PUSH FURTHER  
01:25:09 DEVELOPMENT INTO DOWNTOWN AND ALLOW PEOPLE TO RESIDENT IN  
01:25:11 THAT PARTICULAR NEIGHBORHOOD.  
01:25:13 I'M ALSO THE OWNER OF THOSE TWO PARCELS ON 9th STREET.  
01:25:19 COLLECTIVE VISION FOR US.  
01:25:21 DEMOLISH A BUILDING TO DO 27 TOWNHOMES, THREE-STORY  
01:25:25 TOWNHOMES WITH ONE TO TWO GARAGE.  
01:25:29 OPEN ROOFTOP.  
01:25:30 SOME MIGHT ARGUE IT'S NOT AFFORDABLE.  
01:25:34 BUT INITIAL IDEA WAS TO MAKE IT MORE AFFORDABLE THAN WHAT IS  
01:25:37 OUT THERE FOR PURCHASE WITHIN THE ROSEMARY DISTRICT.  
01:25:40 WE HAVE CONDOS SELLING FOR THOUSAND SQUARE FOOT THAT DO NOT  
01:25:44 OFFER MORE AMENITIES, HIGHER QUALITY INTERIOR FINISHES.  
01:25:49 OFFER TOWNHOMES FOR RESIDENTIAL USE AND RESIDENTIAL LIVING  
01:25:52 FOR MUCH LOWER PRICE POINT TO ALLOW FOR DIFFERENT MARKET

01:25:56 SEGMENTATION TO COME INTO THIS PARTICULAR AREA.  
01:26:00 OBVIOUSLY WE CANNOT SELL IT.  
01:26:01 CONSTRUCTION COST IS NOT NECESSARILY.  
01:26:04 AFFORDABLE AS GIVEN BY CODE ALTHOUGH INTENTION WAS TO MAKE  
01:26:08 IT AS AFFORDABLE AS WE CAN.  
01:26:10 STILL, OBVIOUSLY, HELP AND ENGAGE IN IMPROVING THE  
01:26:13 COMMUNITY.  
01:26:14 INITIALLY BOUGHT THE BUILDING OUR INTENTION WAS TO RENOVATE  
01:26:21 THE HISTORIC BUILDING.  
01:26:22 FOR MANY, MANY MONTHS OUR INTENTION WAS NOT TO DEMOLISH THE  
01:26:25 BUILDING.  
01:26:25 OUR INTENTION WAS TO CONVERT IT INTO A SIX UNIT APARTMENT  
01:26:29 BUILDING AS WE'VE SHOWN IN HERE.  
01:26:32 HOYT ARCHITECTS HAS WORKED ON THE DESIGN AND HOW TO UTILIZE  
01:26:36 THE SPACE.  
01:26:36 5300 SQUARE FOOT.  
01:26:39 YOU CANNOT GET A TON OF UNITS IN THERE BUT ULTIMATELY TURNED  
01:26:42 OUT SIX UNITS WAS FEASIBLE.  
01:26:45 AS WE HAVE WORKED THROUGH CREATING THE PLANS FOR DOC AND THE



01:26:49 SITE NEXT DOOR, OUR DEVELOPMENT SITE, TAKING A LOT OF TIME  
01:26:53 TO UNDERSTAND WHAT IS POTENTIALLY HERE, HOW CAN WE MAKE THAT  
01:26:56 WORK.  
01:26:56 TOOK US MANY, MANY MONTHS TO GET THROUGH VARIOUS MEETINGS TO  
01:27:00 UNDERSTAND.  
01:27:01 ONCE WE HAD DIVISION IN PLACE, WE DECIDED TO NOW LOOK  
  
01:27:04 FURTHER INTO THE RENOVATION OF THE HISTORIC BUILDING BECAUSE  
01:27:06 THAT OBVIOUSLY IS THE SECOND PART, THE DEVELOPMENT HAS TO  
01:27:11 SOMEWHAT CONCLUDE AT THE SAME TIME.  
01:27:13 CREATED THE PLAINS AND SENT THEM FOR STRUCTURAL ENGINEERS,  
01:27:17 WE'VE HAD PEOPLE, EXPERTS BASICALLY MENTION TO US THIS IS  
01:27:20 NOT REASONABLE TO RENOVATE, WHICH WAS NOT NECESSARY KNOWN TO  
01:27:24 US INITIALLY WHEN WE BOUGHT IT UNTIL STRUCTURAL ENGINEERS  
01:27:27 HAVE LOOKED INTO THAT.  
01:27:29 LAST TIME I WAS AT THE HISTORIC PRESERVATION BOARD, I HAD  
01:27:35 MARK PENA JOIN ME AS LICENSED STRUCTURAL ENGINEER IN  
01:27:38 FLORIDA.  
01:27:39 ALSO A LOCAL STRUCTURAL ENGINEER, BOTH HAVE CONCLUDED  
01:27:42 EVIDENCE AND REPORTS SUBMITTED WITH MY HISTORIC PRESERVATION  
01:27:45 APPLICATION ON A SUMMARY OF BASICALLY THE STRUCTURE ITSELF.  
01:27:49 I'M GOING TO SUMMARIZE IT REALLY QUICK.  
01:27:52 MARK PENA WHO WAS HERE LAST TIME, MENTIONED THAT THE  
01:27:55 STRUCTURE HAS -- BEYOND POSSIBILITY OF REPAIR.  
01:28:00 ALL INTERIOR FRAMING WOULD NEED TO BE REMOVED LEAVING ONLY  
01:28:03 THE EXTERIOR WALLS.  
01:28:05 EXTERIOR WALLS WOULD NEED TO BE REPLACED, FRAMING -- THE  
01:28:11 FOUNDATION ALSO NEEDS TO BE ENLARGED.  
01:28:13 HIS SUMMARY WAS THE BUILDING IS UNFIT FOR RENOVATION AND  
01:28:15 SHOULD BE DEMOLISHED.  
01:28:17 BUILDING IS CURRENTLY UNSAFE AND NOT SUITABLE FOR OCCUPANCY  
01:28:19 AND POSSIBLE RENOVATION WOULD BE BEYOND REASONABLE  
  
01:28:24 ASSUMPTION.  
01:28:25 KARL HEES IS ALSO A STRUCTURAL ENGINEER LOCATED IN SARASOTA.  
01:28:30 HE GAVE US A SECOND OPINION TO LOOK AT THAT.  
01:28:33 HE WORKED IN HISTORIC BUILDINGS.  
01:28:35 HIS REPORT IS ALSO INCLUDED IN ATTACHMENT F ON THE  
01:28:38 APPLICATION I INITIALLY SUBMITTED.  
01:28:41 BUT TO SUMMARIZE IT, HE MENTIONED ALL WOODEN STRUCTURE HAS  
01:28:43 TERMITE DAMAGE AND WOOD ROT.  
01:28:45 FLOORING AND ROOFING IS UNSTABLE AND STRUCTURE IS NOT SAFE.  
01:28:54 THERE ARE NUMEROUS CRACKS IN LOAD-BEARING WALLS AND  
01:28:54 EXCESSIVE WATER DAMAGE THROUGH WOOD STRUCTURE AND ALL WALLS.  
01:28:59 ALSO EXCESSIVE MOLD DAMAGE THROUGHOUT THE ENTIRE BUILDING.  
01:29:01 HIS SUMMARY IS THAT THE BUILDING IS STRUCTURALLY NOT SOUND  
01:29:07 AND FAR EXCEED THE COST OF WHAT IS REASONABLE.  
01:29:09 ULTIMATELY WITH THAT DESIGN WE CREATED AND WITH THE  
01:29:15 STRUCTURAL REPORTS WE TRIED TO FIND VARIOUS CONTRACTORS TO  
01:29:20 PROVIDE BIDS AND HOW MUCH IT WOULD COST TO RENOVATE THE  
01:29:23 BUILDING.  
01:29:24 QUITE FRANKLY, MANY OF THESE -- THEY DIDN'T WANT TO TAKE ON  
01:29:27 THE RISK AND THE COMPLEXITY OF SUCH A STRUCTURE TO BE  
01:29:30 RENOVATED.

01:29:31 WE RECEIVED TWO BIDS WHICH ALSO INCLUDED IN MORE DEPTH HOW  
01:29:35 THE SCOPE OF WORK WAS LAID OUT.  
01:29:36 AS YOU GUYS CAN SEE HERE, BETWEEN 1.9 TO 2.2 MILLION TO  
01:29:41 RENOVATE AND RESTORE THE BUILDING INTO SIX-UNIT APARTMENT.

01:29:44 BOTH OF THESE QUOTES ALSO INCLUDED UNFORESEEN EXPENSES AND  
01:29:50 HIGH LIKELIHOOD FOR CHANGE ORDERS.  
01:29:51 ONCE YOU START CONSTRUCTION LIKE THIS, YOU CANNOT GUARANTEE  
01:29:54 THAT NOTHING IS GOING TO POP UP THAT'S GOING TO BE MORE  
01:29:56 EXPENSIVE.  
01:29:56 ULTIMATELY FOR US IT CAME BACK DOWN, IS IT FEASIBLE US TO DO  
01:30:03 THAT?  
01:30:03 WE ORDERED LOCAL APPRAISAL, ALSO INCLUDED IN ATTACHMENT.  
01:30:08 IT BASICALLY CAME IN AND LOOKED AT IT FROM HIGHEST AND BEST  
01:30:11 USE PERSPECTIVE.  
01:30:13 WE DID ANALYSIS ON IF THERE IS A DIFFERENT PURPOSE FOR THE  
01:30:15 BUILDING IT COULD INCREASE THE BUILDING LIKE HOTEL,  
01:30:19 RETAIL/OFFICE OR EVEN RESIDENTIAL SPACE TO UNDERSTAND WHAT  
01:30:22 IS THE HIGHEST AND BEST USE FOR US TO MAKE A RETURN.  
01:30:25 ULTIMATELY THE COST OF RENOVATION WOULD BE SIMILAR NO MATTER  
01:30:28 WHAT DIRECTION YOU'RE GOING.  
01:30:30 CBRE HAS DONE THAT MARKET ANALYSIS ROUGHLY A YEAR AGO.  
01:30:34 APPRAISAL ALSO INCLUDED PROPER MARKET ANALYSIS AND LOOKED  
01:30:37 INTO WHAT IS PHYSICALLY POSSIBLE, LEGALLY PERMISSIBLE,  
01:30:40 FINANCIALLY FEASIBLE AND WHAT IS THE MAXIMUM PRODUCTIVE USE  
01:30:44 OF THE PARTICULAR BUILDING.  
01:30:46 REPORT SHOWS COMPARABLE PROPERTY DATA AS WELL AS MARKET  
01:30:49 DATA.  
01:30:50 AGAIN INCLUDED IN THE ATTACHMENT FOR SUBMISSION IF YOU GUYS  
01:30:53 WOULD LIKE TO REVIEW.

01:30:54 BUT THE PROPERTY IS VALUED BASED ON THE INCOME APPROACH.  
01:30:57 INCOME PRODUCING AS 850-SQUARE-FOOT UNIT WITHIN THE DOWNTOWN  
01:31:01 MARKET IN SARASOTA AND VALUATION CAME BACK AT \$910,000,  
01:31:06 AGAIN, CANNOT GET ANY FINANCING FOR THIS BECAUSE THERE'S NO  
01:31:09 RETURN.  
01:31:10 COST TO RENOVATE IS HIGHER THAN THE VALUE WHICH IS NOT  
01:31:13 REASONABLE FOR US TO TAKE ON THAT KIND OF LIABILITY AND  
01:31:16 RESPONSIBILITY.  
01:31:16 WE ARE AWARE OF THE HISTORIC TAX CREDITS, AS MENTIONED  
01:31:23 MULTIPLE TIMES.  
01:31:24 WE HIRED A TAX CONSULTANT TO CONSULT US THROUGH WHAT IS  
01:31:29 POSSIBLE.  
01:31:29 RENOVATION OF HISTORIC STRUCTURE CAN QUALIFY FOR HISTORIC  
01:31:32 TAX CREDITS UNDER SECTION 47 OF THE TAX CODE.  
01:31:35 BUT IMPORTANT TO MENTION NOT ALL EXPENSES HAVE REASONABLE  
01:31:39 FEDERAL TAX CREDITS.  
01:31:40 CREDITS CAN ONLY BE TAKEN ON REAL PROPERTY.  
01:31:43 FLOORING LIKE CARPET, VINYL TILE WOULD NOT QUALIFY.  
01:31:47 ANY EXTERIOR EXPANSION, SIDEWALKS -- ET CETERA WOULD NOT  
01:31:52 QUALIFY FOR TAX CREDIT ULTIMATELY.  
01:31:55 SIGNIFICANTLY REDUCING THE POTENTIAL TAX CREDIT.  
01:31:58 CURRENTLY THERE'S NO STATE TAX CREDIT.  
01:32:00 SENATE BILL 1166 THAT HAS BEEN INTRODUCED BUT DIED IN

01:32:05 FINANCE AND TAX BACK IN MARCH OF THIS YEAR.  
01:32:07 EVEN IF YOU ASSUME THAT WE CAN RENOVATE THIS BUILDING FOR

01:32:11 1.9 MILLION, THERE'S NO CHANGE ORDERS.  
01:32:13 AND EVERYTHING IS REAL PROPERTY AND CAN BE DEDUCTED.  
01:32:17 WE BASICALLY CAN ASK FOR \$392,000 IN TAX CREDITS.  
01:32:21 20% TAX CREDIT THAT CAN BE APPLIED OVER FOUR YEARS -- EXCUSE  
01:32:24 ME, FIVE YEARS, 4% A YEAR.  
01:32:27 THAT MEANS YOU HAVE \$78,000 IN TAX CREDITS BY SPENDING \$2  
01:32:31 MILLION.  
01:32:33 THAT TAX CREDIT IS ALSO NONTRANSFERABLE AND ONLY REALLY BE  
01:32:37 HELPFUL IF THERE'S TAXABLE INCOME AT THE END OF THE DAY FOR  
01:32:39 US TO UTILIZE THE CREDIT WHICH IS NOT GUARANTEED.  
01:32:42 I CAN SKIP THROUGH THE SUMMARY HERE.  
01:32:48 IT WAS MORE TO PUT THE POINT ACROSS DURING THE LAST  
01:32:50 PRESENTATION.  
01:32:53 NOT NECESSARILY REASONABLE.  
01:32:54 EXPENSIVE TO PURCHASE THE LAND ITSELF.  
01:32:57 ALL THE EXPENSES WE HAD TO GET FROM PURCHASE TO HERE AND  
01:33:00 ONGOING EXPENSES TO EVEN GET PLANS APPROVED AND THE BUILDING  
01:33:07 STARTED.  
01:33:08 EXPECTED LOSS OF ROUGHLY \$1.5 MILLION.  
01:33:11 IF YOU WOULD TAKE ON THAT RENOVATION COMPARED TO THE  
01:33:15 APPRAISED VALUE OF THE LAND, OBVIOUSLY NOT REASONABLE FOR  
01:33:19 US.  
01:33:19 CAME IN INITIALLY HERE FOR THE DEMOLITION BUT ALSO OPEN TO  
01:33:23 DISCUSSING OTHER WAYS TO WORK TOGETHER AS A COMMUNITY AND  
01:33:25 PRESERVE THE BUILDING, BUT IT CANNOT BE ASKED FOR ON THE

01:33:29 DEVELOPER TO COME IN AND TAKE ON A HUGE AND SIGNIFICANT  
01:33:32 LOSS.  
01:33:32 ONE THING THAT I MENTIONED AND AS WE ARE READY TO MAKE ANY  
01:33:39 SORT OF AGREEMENT WITH WHOEVER IS WILLING TO TAKE ON THE  
01:33:42 RESPONSIBILITY, ALSO GOING TO BE ONGOING ISSUES THAT HAVE TO  
01:33:45 BE EXPLORED.  
01:33:47 OBVIOUSLY, WE HAVE HURRICANES PRETTY MUCH EVERY YEAR.  
01:33:50 THE WAY THE BUILDING STANDS RIGHT NOW, IF THERE IS A  
01:33:52 HURRICANE, THERE IS A HIGH CHANCE THIS BUILDING IS ALSO NOT  
01:33:55 GOING TO LAST UNTIL IT IS RENOVATED.  
01:33:57 ALSO, WHAT HAPPENS DURING A RENOVATION, SUBCONTRACTORS COME  
01:34:00 IN AND THE BUILDING COLLAPSES, WHO WILL BE RESPONSIBLE FOR  
01:34:04 THAT.  
01:34:05 OBVIOUSLY I WON'T GO INTO THOSE MUCH IN DETAIL, BUT ONE  
01:34:08 THING TO ADDRESS DRAINAGE ISSUES, WHICH BASICALLY TO BE CODE  
01:34:13 COMPLIANT FOR THE DEVELOPMENT NEXT DOOR, WE HAVE TO FOLLOW  
01:34:16 CERTAIN UNDERGROUND ENGINEERING REQUIREMENTS AND IT CAUSES  
01:34:21 ISSUES BECAUSE THE BUILDING ITSELF IS EXTREMELY LOW.  
01:34:23 AND OUR ENGINEER LOOKED INTO THIS IN MORE DETAIL AND  
01:34:26 BASICALLY SUMMARIZED THAT THE DRAINAGE ON THE WEST SIDE OF  
01:34:29 THE BUILDING WOULD NEED TO BE DIVERTED 180 DEGREES SOUTH  
01:34:33 INSTEAD OF NORTH IF YOU PRESERVE THE BUILDING AND ALSO BUILD  
01:34:37 NEXT DOOR.  
01:34:38 THE WATER CANNOT GO ANYWHERE AND BASICALLY CREATE FLOODING  
01:34:42 IN THE BUILDING.

01:34:43 EXISTING SIDEWALK AND CURB NEEDS TO BE RAISED TO BE CODE  
01:34:46 COMPLIANT WHICH ALSO MAKES THEM HIGHER THAN THE BUILDING  
01:34:49 FLOOR ELEVATION AND ULTIMATELY BLOCKS THE STORMWATER FROM  
01:34:51 FLOWING AWAY FROM THE BUILDING WHICH WOULD CREATE FLOODING  
01:34:54 ISSUES AGAIN.  
01:34:55 WATER WILL COME INTO THE BUILDING.  
01:34:56 DEVELOPMENT NEXT DOOR RAISED, BLOCK -- THERE IS NO OPTION TO  
01:35:04 AVOID DRAINAGE CONCERNS FOR THE OLD BUILDING.  
01:35:07 TO MAKE THIS MORE UNDERSTANDING, PUT THE SITE PLAN.  
01:35:15 HISTORIC BUILDING IS THE BLOCKED OUT BOX.  
01:35:18 EVERYTHING NOT IN THE BOX IS GOING TO BE RAISED.  
01:35:21 ULTIMATELY IF YOU CONTINUE THAT SIDEWALK TOWARDS CENTRAL  
01:35:25 AVENUE, THIS WILL ALSO BE RAISED.  
01:35:26 YOU PRETTY MUCH HAVE THAT BUILDING SITTING IN A DITCH.  
01:35:30 I'M NOT SURE WHAT THE SOLUTION WOULD BE TO AVOID ANY KIND OF  
01:35:33 DRAINAGE ISSUES HERE.  
01:35:35 THIS IS SOME OF THE COST THAT HAS TO BE FACTORED IN, WHOEVER  
01:35:38 WOULD LIKE TO TAKE THIS ON OR SIDE AGAINST IT AND SAY  
01:35:42 THERE'S NO REASON, NO REASONABLE WAY FOR US TO RESTORE THAT  
01:35:45 BUILDING.  
01:35:46 THE STRUCTURE CANNOT BE RELOCATED.  
01:35:51 WE HAVE LOOKED INTO THIS TO ANSWER THE SECOND OR THIRD  
01:35:57 CRITERIA ON THE MEMO.  
01:35:58 WE'VE HAD A LOCAL RELOCATION COMPANY LOOK INTO THIS AND THEY  
01:36:03 BASICALLY, REPORT -- MENTIONED STRUCTURE IN THIS CURRENT  
  
01:36:07 CONDITION IS NOT ABLE TO BE RELOCATED.  
01:36:09 IF IT WOULD BE POSSIBLE, IT WOULD FAR EXCEED THE COST OF \$1  
01:36:12 MILLION TO RELOCATE THE STRUCTURE.  
01:36:14 MAJOR ISSUES ARE DUE TO LOCATION, PROPERTY LOCATED RIGHT NOW  
01:36:18 BECAUSE ULTIMATELY DOWNTOWN.  
01:36:20 HUGE BUILDING.  
01:36:21 IF YOU MOVE IT, WE HAVE TO FACTOR IN STREET DIMENSIONS,  
01:36:25 POWER POLES, TRAFFIC LIGHTS.  
01:36:27 IT'S NOT STRAIGHTFORWARD IN HOW TO MOVE A HUGE STRUCTURE  
01:36:30 LIKE THAT.  
01:36:31 AND FINDING A RECEIVING SITE IS EXTREMELY COMPLICATED AS  
01:36:34 WELL FOR A BUILDING THAT SIZE AND WITH THE ZONING THAT IT  
01:36:37 HAS AND HOW TO RESTORE THAT BUILDING SOMEWHERE ELSE.  
01:36:41 ULTIMATELY IF YOU RELOCATE IT, YOU STILL HAVE TO RENOVATION  
01:36:45 WHICH GOES BACK TO THE INITIAL COST OF RENOVATION.  
01:36:48 COULD THE BUILDING BE LIFTED ON-SITE TO AVOID THE DRAINAGE  
01:36:53 ISSUE AND ALLOW FOR THE DEVELOPMENT NEXT DOOR TO HAPPEN?  
01:36:57 IN MY OPINION ALSO DEPENDS FROM THE MOVING COMPANY IF THE  
01:37:00 BUILDING CANNOT BE MOVED, IT CANNOT BE LIFTED.  
01:37:03 ULTIMATELY CREATING CONCERNS THAT THE BUILDING WILL  
01:37:06 COLLAPSE.  
01:37:07 BUT IF IT WILL BE POSSIBLE, WE LOOKED INTO BIDS ON HOW MUCH  
01:37:10 IT WOULD COST TO BUILD A STORMWATER RETENTION SYSTEM, INFILL  
01:37:14 DIRT, PLUMBING, TO BASICALLY LIFT THE PROPERTY, 283,000.  
01:37:19 ESTIMATE FROM BUILDING COMPANY WAS LIFTING THE BUILDING  
  
01:37:21 ON-SITE AND THE EQUIPMENT NEEDED PLUS LABOR WOULD BE ROUGHLY

01:37:24 355 TO 400 THOUSAND, ADDING ADDITIONAL EXPENSE OF 638,000 ON  
 01:37:30 TOP OF RENOVATION COST, IF IT WOULD BE POSSIBLE.  
 01:37:34 WE ALSO LOOKED INTO THE SALVAGE ASSESSMENT, JESSE WHITE FROM  
 01:37:39 SARASOTA ARCHITECTURE SALVAGE.  
 01:37:41 HIS PROFESSIONAL OPINION OF THE INVESTIGATION, THERE'S  
 01:37:43 NOTHING TO MAYBE SALVAGE FROM THE SUBJECT PROPERTY.  
 01:37:51 TO SUMMARIZE, EVERY CONCEIVABLE MEASURE HAS BEEN PROPERLY  
 01:37:59 EXPLORED AND ALL FACTORS CONSIDERED, ASSESSING THE  
 01:38:02 INTERCONNECTEDNESS OF THE VARIOUS ELEMENTS INVOLVED AND  
 01:38:05 BECOME CLEAR MOST VIABLE CAUSE OF ACTION IS APPROVE THE  
 01:38:07 DEMOLITION OF THE EXISTING STRUCTURE TO PAVE THE WAY FOR THE  
 01:38:10 PROPOSED EXPANSION OF THE REDEVELOPMENT PROJECT.  
 01:38:13 RECAP, THE BUILDING IS STRUCTURALLY UNSOUND.  
 01:38:17 NOT A CANDIDATE FOR RELOCATION ON OR OFF-SITE.  
 01:38:21 COST FOR RENOVATION IS UNREASONABLE.  
 01:38:25 FLOODING ISSUES DUE TO LOWER ELEVATION.  
 01:38:29 NO EXEMPLARY ARCHITECTURE AND NOTHING TO SALVAGE WITH THE  
 01:38:32 BUILDING ITSELF.  
 01:38:33 ONLY SIGNIFICANCE OF THE BUILDING IS OBVIOUSLY HISTORY,  
 01:38:36 WHICH IS SIGNIFICANT BUT CANNOT REALLY BE REPURPOSED AND  
 01:38:40 USED, HISTORIC MARKET COULD PRESERVE THE HISTORY AND EDUCATE  
 01:38:44 FUTURE RESIDENCE IF YOU DECIDE TO DEMOLISH THE BUILDING.  
 01:38:48 LAST POINT OF THE CRITERIA GIVEN FOR THIS PRESENTATION  
 01:38:53 TODAY, IF THE DEMOLITION GETS APPROVED, WE WOULD BE WILLING  
  
 01:38:57 TO LOOK INTO VARIOUS WAYS TO MITIGATE THE LOSS.  
 01:39:01 ONE OF THE THINGS WE'VE LOOKED INTO IS THE HISTORIC MARKER.  
 01:39:06 SARASOTA COUNTY HISTORIC MARKER PROGRAM.  
 01:39:08 DETAILS ON HOW TO APPLY FOR HISTORIC MARKER AND FEE SCHEDULE  
 01:39:12 FOR HISTORIC MARKER OPTIONS.  
 01:39:14 ALSO WILLING TO CHANGE THE NAME NEXT DOOR TO COLSON  
 01:39:17 TOWNHOMES OR EVEN WORKING WITH THE COMMUNITY TO DO SOME  
 01:39:20 CREATIVE ARTWORK ON THE TOWNHOMES TO REPURPOSE AND ALLOW FOR  
 01:39:24 THE WHOLE CORNER SITE TO BE REPURPOSED, INCLUDING THE  
 01:39:27 HISTORIC MARKER.  
 01:39:28 ULTIMATELY, FIRST THREE POINTS IN THE CRITERIA GIVEN, WE  
 01:39:38 BASICALLY CAN ANSWER NO.  
 01:39:39 THE ONLY CRITERIA THAT WOULD ALLOW FOR THIS DEMOLITION TO BE  
 01:39:43 DENIED IS THE SALE OR TRANSFER WHICH WE'RE WILLING TO  
 01:39:47 DISCUSS TODAY.  
 01:39:47 LOOKING INTO THIS FURTHER, ULTIMATELY IT HAS TO BE  
 01:39:53 REASONABLE FOR BOTH SIDES.  
 01:39:55 LIKE TO REALLY MAKE SOMETHING WORK.  
 01:39:57 THE PATH OF LEAST RESISTANCE, ULTIMATELY TAKING THE BUILDING  
 01:40:00 AS IT IS RIGHT NOW, APPLIED FOR BOUNDARY ADJUSTMENT.  
 01:40:04 BASICALLY THE BOX THAT YOU GUYS CAN SEE IS CODE COMPLIANT  
 01:40:07 BOX.  
 01:40:07 WE APPLIED FOR LOT SPLIT.  
 01:40:09 WE WOULD BE PROVIDING A SHARED EASEMENT AGREEMENT, SHARED  
 01:40:12 TRASH AND ALSO SIX PARKING SPACES ON THE DEVELOPMENT NEXT  
  
 01:40:16 DOOR TO SUIT THE HISTORIC BUILDING ONCE IT IS RENOVATED.  
 01:40:20 PATH OF LEAST RESISTANCE BECAUSE CURRENT TOWNHOME PROJECT IS  
 01:40:23 BASICALLY DRC APPROVED AND WORKING ON FINALIZING EVERYTHING,

01:40:27 GETTING THIS INTO THE PERMIT STAGE.  
01:40:29 SPENT A LOT OF TIME ON THIS.  
01:40:31 IF PRESERVATION IS REALLY THE GOAL, THEN THIS IS A WAY TO  
01:40:34 PRESERVE THE BUILDING.  
01:40:35 UNDERSTAND THERE IS A LOT OF PEOPLE IN THE COMMUNITY THAT  
01:40:38 WOULD LIKE TO OBTAIN MORE LAND FOR THEIR VISION AND  
01:40:40 REPURPOSING OF THAT SITE WHICH IS SOMETHING WE HAVE TO AGREE  
01:40:44 ON WHAT IS REASONABLE BECAUSE EVERY TIME YOU TAKE AWAY LAND,  
01:40:48 IT WILL IMPACT THE DEVELOPMENT NEXT DOOR.  
01:40:52 WHAT IS NOT FAIR FOR US TO GO THROUGH HARDSHIPS IN OUR  
01:40:55 DEVELOPMENT NEXT STAIR PROVIDING AN OPPORTUNITY THAT IS  
01:40:57 REASONABLE RIGHT NOW THAT IS ABSOLUTELY REASONABLE AS IT IS  
01:41:00 PRESENTED RIGHT NOW FOR PEOPLE TO GO AND PRESERVE THE  
01:41:03 BUILDING, BUT ALSO IF I MAY INVITE ANAND PALLEGAR DOWN HERE  
01:41:09 TO JOIN ME TO TALK OVER THE SECOND PROPOSAL AS WELL, IF THAT  
01:41:13 IS FINE.  
01:41:19 >>Mayor Alpert: YOU CAN PRESENT HOWEVER YOU WANT.  
01:41:28 >> MAYOR, VICE MAYOR, COMMISSIONERS, CITY MANAGER, MY NAME  
01:41:31 IS ANAND PALLEGAR.  
01:41:33 I AM A CITY RESIDENT AND HAVE BEEN INVOLVED IN THE ROSEMARY  
01:41:38 DISTRICT FOR THE BETTER PART OF THE PAST 15 YEARS OR SO.  
01:41:41 I'VE BEEN TALKING TO THE TWO GENTLEMEN TO MY LEFT FOR THE  
  
01:41:47 PAST YEAR TRYING TO FIND TERMS TO BRING FORWARD A PROPOSAL  
01:41:52 THAT MAY MAKE SENSE.  
01:41:55 AS SOME OF YOU MAY KNOW OR MAY NOT KNOW, TOGETHER WITH MY  
01:42:00 BUSINESS PARTNER, WE HAVE RESTORED AND RENOVATED A NUMBER OF  
01:42:03 IMPORTANT PROPERTIES THAT ARE SIMILAR TO THE CRITERIA FOR  
01:42:07 THIS PROJECT.  
01:42:08 I'LL SHOW YOU THIS ONE AS ONE EXAMPLE.  
01:42:10 AME CHAPEL BASICALLY JUST FOUR WALLS AND HAS OBVIOUSLY BEEN  
01:42:17 RESTORED AND IS FUNCTIONING TODAY AS AN OFFICE BUILDING,  
01:42:21 COMMUNITY GATHERING SPACE.  
01:42:23 AGAIN, IT WAS A COMPLETELY DECREPIT STRUCTURE THAT THE CITY  
01:42:27 AT THE TIME TRIED TO DEMOLISH TWICE.  
01:42:30 PUT A BALL LED THE WORK OF BUILDING A STEEL STRUCTURE INSIDE  
01:42:35 OF THAT TO HOLD THAT SITE TOGETHER.  
01:42:38 THROUGH THIS PROCESS, THERE ARE A COUPLE OF OTHER BUILDINGS.  
01:42:41 ACE THEATER AND PAYNE AME CHAPEL -- SORRY, NOT THE CHAPEL --  
01:42:47 HORNS GROCERY, BOTH OF WHICH HAVE UNDERGONE SIGNIFICANT  
01:42:51 RENOVATION.  
01:42:52 THIS IS CURRENTLY THE OFFICES OF THE EDUCATION FOUNDATION  
01:42:56 AND PREVIOUS TO THAT WAS HORNES GROCERY AND MARKET.  
01:43:05 THEN THE ACE THEATER, WHICH TODAY IS PROJECT COFFEE.  
01:43:11 WHAT I APPROACHED THE TWO GENTLEMEN ABOUT WAS POTENTIALLY  
01:43:16 BREAKING OUT THIS SITE, THE SITE THAT IS IN A PINK BOX AND  
01:43:20 ESSENTIALLY ALLOWING THAT TO BE MOVED FORWARD AS AN  
01:43:25 OPPORTUNITY TO PRESERVE THROUGH THE JOURNEY IN THIS  
  
01:43:27 COMMUNITY, I HAVE LEARNED THE PRESERVATION IS REALLY A  
01:43:32 PRIVILEGE.  
01:43:33 WE HAVE A RESPONSIBILITY TO PROTECT AND PRESERVE THESE  
01:43:35 BUILDINGS, WHICH IS WHY I HAVE PERSONALLY BEEN PASSIONATE  
01:43:38 ABOUT IT SINCE WE FIRST LEARNED IT HAD CHANGED HANDS.

01:43:42 THE CHALLENGE WITH THE SITE IS TO WHAT MAX JUST SHARED,  
01:43:47 THERE ARE PHYSICAL ATTRIBUTES TO THE LAYOUT, THE ELEVATION,  
01:43:50 ET CETERA.  
01:43:51 THIS IS A HUNDRED-YEAR-OLD SITE.  
01:43:53 THIS PROPERTY WAS DESIGNED FROM A HUNDRED YEARS AGO, CODE  
01:43:57 COMPLIANCE, WHICH IS OBVIOUSLY CHANGED WITH TODAY'S UPDATES  
01:44:01 AND IMPROVEMENTS.  
01:44:03 THE CHALLENGE WE HAVE IS THAT OBVIOUSLY THE ELEVATION OF THE  
01:44:06 SITE IS A HUGE ISSUE.  
01:44:08 SO THE ONLY WAY WE COULD REALLY LOOK AT POTENTIALLY  
01:44:11 RESTORING IT ON THIS SITE WOULD BE TO HAVE SOME SORT OF  
01:44:16 VARIANCE OR WORK WITH THE CITY TO FIND A WAY TO MAKE BOTH OF  
01:44:20 THESE PROJECTS WORK, WHICH I DON'T KNOW WHETHER IT'S  
01:44:24 FEASIBLE.  
01:44:24 BUT I JUST WANT TO SHARE AS WELL IT'S REALLY THROUGH WHAT'S  
01:44:29 HAPPENED THROUGH THE PROCESS IS A GROUP OF STAKEHOLDERS HAVE  
01:44:31 COME TOGETHER AND VARIOUS DIFFERENT ORGANIZATIONS, SARASOTA  
01:44:37 ALLIANCE FOR HISTORIC PRESERVATION, SARASOTA AFRICAN  
01:44:40 AMERICAN CULTURAL ORGANIZATION.  
01:44:42 GULF COAST COMMUNITY FOUNDATION AND OURSELVES TO TRY AND  
  
01:44:45 FIGURE OUT A WAY TO DO THIS.  
01:44:47 AND WE THINK THERE IS A WAY THAT WE CAN RESTORE THE COLSON  
01:44:51 INTO SOMETHING THAT WOULD BE REMARKABLE TO THE COMMUNITY IF  
01:44:58 WE COULD FIND A WAY TO ESSENTIALLY GET THIS SITE --  
01:45:01 >>Marlon Brown: MR. PALLEGAR, HOLD ON A SECOND.  
01:45:03 WE MISSED ONE OF THE OVERHEADS.  
01:45:05 IF STAFF IN THE BACK CAN SHOW THE OVERHEAD.  
01:45:11 >> ESSENTIALLY GET THE COLSON BACK AND RESTORE IT TO WHAT  
01:45:15 IT'S ORIGINAL GLORY WAS.  
01:45:18 SEVERAL USES PROPOSED, BUT TODAY IN PUBLIC COMMENT YOU'RE  
01:45:21 GOING TO HEAR FROM A WOMAN WHO HAS TAKEN HISTORIC STRUCTURES  
01:45:23 LIKE THIS AND TURN THEM BACK INTO HOTELS.  
01:45:26 WOULDN'T IT BE REMARKABLE TO RETURN A SITE LIKE THIS BACK TO  
01:45:29 ITS ORIGINAL HISTORIC USE.  
01:45:33 THIS IS, AGAIN, A TOP-DOWN VIEW OF HOW THAT COULD WORK.  
01:45:37 BUT THE HEIGHT VARIANCE IS WHAT'S CREATING THE ISSUE HERE.  
01:45:40 IT'S GOING TO OBVIOUSLY AFFECT THE FUTURE OF THEIR  
01:45:44 DEVELOPMENT PLANS.  
01:45:46 ULTIMATELY I THINK AS A COMMUNITY, SEEING SOMETHING LIKE  
01:45:49 THIS ON THAT SITE IS WHAT IS GOING TO INVITE THE PUBLIC TO  
01:45:52 COME AND CHECK IT OUT, TO VISIT IT.  
01:45:55 IF IT COULD BE RESTORED BACK TO THE ORIGINAL INTENT AND  
01:45:59 PURPOSE, THAT WOULD BE A TREMENDOUS STORY TO TELL FOR THE  
01:46:03 NEXT HUNDRED YEARS AND THE NEXT GENERATION AHEAD OF US.  
01:46:07 I THINK THE OTHER PART THAT'S REALLY IMPORTANT HERE IS WE  
  
01:46:10 RECOGNIZE THE SIGNIFICANCE OF AFRICAN AMERICAN CULTURE AND  
01:46:13 AFRICAN AMERICAN OWNERSHIP OF THIS SITE.  
01:46:15 SO TOGETHER WITH PARTNERS, WHAT WE ARE DOING IS TRYING TO  
01:46:19 NEGOTIATE THIS TO FIND A WAY TO GET A VIABLE WORKING SITE  
01:46:24 AND ULTIMATELY BRING THE COMMUNITY TOGETHER AROUND IT TO  
01:46:29 ENVISION WHAT CAN BE DONE WITH IT AND ULTIMATELY PASS  
01:46:32 OWNERSHIP FORWARD IN A MEANINGFUL WAY.

01:46:35 ALMOST A HUNDRED YEARS AGO NOW, THE CITY -- THE COMMUNITY AS  
01:46:41 A WHOLE HAD THE VISION, THE CORE APTITUDE TO ALLOW THIS TO  
01:46:47 HAPPEN.  
01:46:48 AND A HUNDRED YEARS LATER, HERE WE ARE AND WE HAVE TO DO IT  
01:46:51 AGAIN.  
01:46:52 THAT'S KIND OF WHY WE'RE HERE AND I'VE SPOKEN TO BOTH THESE  
01:46:57 GENTLEMEN AND I THINK WE HAVE A POTENTIAL WAY TO SALVAGE  
01:46:59 THIS.  
01:47:00 HOWEVER, IT'S GOING TO REQUIRE SOME HELP FROM THE CITY IN  
01:47:04 ORDER TO BE ABLE TO MAKE THIS PINK BOX A VIABLE SITE WITH  
01:47:10 THE NEW DEVELOPMENT THAT'S GOING TO BE AUGMENTING IT OVER ON  
01:47:14 THE RIGHT WHICH I BELIEVE MAX IS GOING TO STILL CONTINUE ON  
01:47:18 AND DEVELOP.  
01:47:19 AND THIS IS THEIR CURRENT APPROVED SITE PLAN, CORRECT?  
01:47:38 >> YES.  
01:47:39 THAT IS THE CURRENT VERBALLY CONFIRMED AND APPROVED SITE  
01:47:42 PLAN FROM THE DRC.  
01:47:43 ULTIMATELY THE ONE ISSUE WE'RE FACING IS THAT THESE ARE  
  
01:47:48 INTERCONNECTED FOR THE LAST YEAR AND A HALF.  
01:47:50 THERE IS A SHARED EASEMENT.  
01:47:52 SHARED TRASH.  
01:47:54 ULTIMATELY SOMEWHAT DEPEND ON EACH OTHER.  
01:47:57 THE ONLY WAY TO INDEPENDENTLY WORK ON THIS AND MAKE IT  
01:48:01 REASONABLE IS FOR 9th STREET, 13 TOWNHOMES, RESIDENTIAL  
01:48:05 TOWNHOMES TO BE ALLOWED TO UTILIZE THE OLD CODE REQUIREMENT  
01:48:08 TO PUT INDIVIDUAL TRASH CANS ON THE ROADS.  
01:48:11 DUMPSTER CREATES ISSUES BECAUSE A DUMPSTER TRUCK HAS TO  
01:48:15 DRIVE THROUGH FROM 8th TO 9th STREET AND COLLECT THE  
01:48:18 DUMPSTER.  
01:48:19 ONE THING TO ASK FOR AND GIVE THE PINK BOX, NOT JUST THE  
01:48:24 BUILDING, 9th NEEDS TO BE INDEPENDENT SO CAN GO AHEAD AND  
01:48:29 START THIS PROJECT BECAUSE 8th STREET IS TO BE REDESIGNED.  
01:48:32 BASICALLY NEED TO GO BACK TO THE DRAWING BOARD.  
01:48:34 LOSING TEN MONTHS HERE AND REDESIGN EVERYTHING TO BE IN  
01:48:37 ALIGNMENT WITH THE GUYS NEXT DOOR SO THE DEVELOPMENT CAN  
01:48:40 HAPPEN.  
01:48:45 >>Mayor Alpert: HOW MUCH MORE TIME DO YOU NEED?  
01:48:47 >> A MINUTE.  
01:48:48 8th STREET ITSELF, AS WE'RE LOSING UNITS THERE, I WOULD  
01:48:52 LIKE TO ASK TO TRANSFER THE ENTIRE DENSITY OF THAT SITE OVER  
01:48:55 TO MY SIDE TO ALLOW FOR MORE THAN SEVEN UNITS TO BE  
01:48:59 DEVELOPED ULTIMATELY TO UNDERSTANDING HOW MUCH PARKING I  
01:49:02 HAVE ACCESSIBLE, BUT SOME OF IT 12 TO 14 UNITS IS PROBABLY  
  
01:49:06 REALISTIC FOR A PARKING PERSPECTIVE.  
01:49:08 I WOULD LIKE TO BRING FOUR TO FIVE STORY STRUCTURE ON THERE  
01:49:12 AS A SMALLER RESIDENTIAL AFFORDABLE CONDOS TO BE DEVELOPED  
01:49:15 THERE INSTEAD OF TOWNHOMES WHICH I HAVE TO REDESIGN TO BE  
01:49:20 CODE COMPLIANT.  
01:49:21 THE TRASH WILL BE AN ISSUE ULTIMATELY FOR THE COLSON SITE.  
01:49:29 ONCE RENOVATE, HOW DO WE HANDLE TRASH.  
01:49:32 TRASH DUMPSTER IS NOT ATTRACTIVE.  
01:49:35 DOING IT, BUT BY CODE DUMPSTER TRUCK CAN'T BACK OUT.



01:49:39 EASEMENT TO BOTH SIDES TO MAKE THEM SOMEWHAT CONNECTED.  
01:49:42 ANY SORT OF VARIANCE THAT WE CAN GET.  
01:49:44 NUMBER TWO, OBVIOUSLY GETTING THE DENSITY TRANSFERRED OVER  
01:49:48 SO IF I'M GIVING UP A SIGNIFICANT PORTION OF THAT PARTICULAR  
01:49:51 PIECE OF PROPERTY, I DO NOT HAVE TO LOSE IN ANY KIND OF WAY,  
01:49:55 USING THE DENSITY THAT IS PROVIDED BY THE PIECE OF LAND  
01:50:01 BASED ON THE ROSEMARY DISTRICT CODE.  
01:50:08 >>Mayor Alpert: THANK YOU.  
01:50:09 NEXT WE HAVE SENIOR PLANNER SMITH WITH HIS PRESENTATION.  
01:50:11 THANK YOU ALL.  
01:50:33 >>Clifford Smith: WE NEED TO CHANGE THE PRESENTATION ON THE  
01:50:36 SCREEN TO STAFF PRESENTATION.  
01:50:37 IN THE INTERIM, THANK YOU ALL.  
01:50:40 DR. CLIFFORD SMITH, SENIOR PLANNER FOR THE CITY OF SARASOTA.  
01:50:43 COMMISSIONERS, MAYOR, VICE MAYOR, APPRECIATE YOUR TIME ON  
01:50:49 THIS.

01:50:52 MILES WILL BE PUTTING THESE SLIDES UP ON YOUR SCREEN  
01:50:56 SHORTLY.  
01:50:57 IN THE INTERIM, LET ME JUST SAY I APPRECIATE THE CITY  
01:51:01 ATTORNEY GIVING YOU A BRIEFING ON THE CRITERIA THAT YOU'RE  
01:51:06 GOING TO BE USING FOR THIS AND EXPLAINING HOW THERE IS A  
01:51:10 NEXUS BETWEEN SIGNIFICANCE AND REASONABLENESS BECAUSE WE DO  
01:51:15 HAVE A DESIGNATED HISTORIC SITE HERE.  
01:51:18 SO WHAT WE'RE GOING TO DO IS GO TO THE NEXT SITE.  
01:51:23 IT'S NATIONALLY DESIGNATED AS CONTRIBUTING STRUCTURE TO THE  
01:51:26 OVERTOWN HISTORIC DISTRICT.  
01:51:29 I THINK YOU'RE ALL FAMILIAR WITH THE LOCATION AND THE BASIC  
01:51:33 FACADE OF THE COLSON HOTEL.  
01:51:36 THIS IS ON THE FLORIDA MASTER SITE FILE.  
01:51:39 THAT'S WHY WE ARE, IN FACT, HERE TODAY.  
01:51:42 AND IT IS CONSTRUCTED HOLLOW CLAY TILE.  
01:51:47 SO THIS MASONRY BLOCK CONSTRUCTION IS THE EXTERIOR OF THE  
01:51:52 BUILDING.  
01:51:54 AND IT'S BEEN -- ORIGINALLY IT WAS THE FIRST HOTEL BUILT IN  
01:52:00 THE CITY FOR PEOPLE OF AFRICAN AMERICAN HERITAGE TO BE  
01:52:04 ALLOWED BECAUSE WE WERE IN JIM CROW PERIOD SEGREGATION.  
01:52:10 THIS ALLOWED FOR PEOPLE TO HAVE A SAFE AND WELCOMING PLACE  
01:52:14 TO STAY IN THE CITY.  
01:52:16 IT'S UNDER CRITERIA A, ETHNIC HERITAGE, COMMUNITY PLANNING  
01:52:21 AND DEVELOPMENT IS ONE OF THE CRITERIA THAT THIS IS ELIGIBLE  
01:52:25 FOR.

01:52:32 LISTED IN THE GREEN BOOK, A TRAVEL GUIDE FOR AFRICAN  
01:52:36 AMERICAN PEOPLE WHEN THEY WERE TRAVELING TO FIND SAFE PLACES  
01:52:40 TO GO.  
01:52:40 I DON'T BELIEVE THE COLSON HOTEL WAS, IN FACT, LISTED IN THE  
01:52:44 GREEN BOOK BECAUSE THEY WEREN'T LISTING PLACES ON THE  
01:52:48 SOUTHWEST COAST OF FLORIDA AT THE TIME.  
01:52:50 EVIDENCE PROVIDED TO THE HISTORIC PRESERVATION BOARD IS YOU  
01:52:55 HAD CRITERIA THAT THE STRUCTURAL ENGINEERS HAD LOOKED AT.  
01:53:01 WHAT I ALWAYS TELL PEOPLE, YOU HAVE TO REMEMBER THAT THE  
01:53:06 BUILDING IS HISTORIC, WHICH MEANS IT DOESN'T COME UNDER  
01:53:09 CHAPTER 4 OF THE FLORIDA BUILDING CODE.

01:53:13 IT COMES UNDER CHAPTER 12, WHICH IS A LOT MORE FLEXIBLE.  
 01:53:18 THE APPLICANT, TO THEIR CREDIT, HAD DONE TWO PROPOSALS WITH  
 01:53:23 CONTRACTORS TO DO THE RENOVATION OF THIS BUILDING.  
 01:53:27 ONE CAME IN AT 2.2 MILLION.  
 01:53:29 THE OTHER ONE CAME UNDER 2 MILLION.  
 01:53:34 AND THEY ACTUALLY DEVELOPED FLOOR PLANS FOR THIS BUILDING  
 01:53:40 WITH HOYT ARCHITECTURE.  
 01:53:42 YOU SEE THAT THE QUESTION BECOMES CAN THE BUILDING BE SAVED?  
 01:53:49 YES OR NO.  
 01:53:50 IF IT CAN BE SAVED, IS IT REASONABLE?  
 01:53:54 IS IT A REASONABLE ASK THAT THIS BUILDING BE SAVED?  
 01:53:58 BY RENOVATING THE STRUCTURE, THEY CAME UP WITH A BUDGET OF  
 01:54:04 APPROXIMATELY 2 MILLION AND THEY SHOW SIX UNITS IN THAT  
 01:54:08 BUILDING.  
  
 01:54:08 THE COST OF THEIR LAND WAS REPORTED AT 550,000.  
 01:54:16 SO IF YOU DO THE MATH AND THEY HAD APPROXIMATELY 16 UNITS TO  
 01:54:22 19 UNITS, DEPENDING ON WHICH PLAN YOU'RE LOOKING AT.  
 01:54:25 SO THE LAND VALUE PER UNIT WAS APPROXIMATELY 34,000.  
 01:54:31 AND IF YOU LOOK AT THE COST TO ACTUALLY DO THESE UNITS, IT  
 01:54:36 WAS ABOUT 367,000 WAS YOUR ALL-IN COST PER UNIT, INCLUDING  
 01:54:43 THE VALUE OF THE LAND.  
 01:54:44 WE HAVE APPRAISALS AND STUFF LIKE THAT.  
 01:54:50 I LIKE APPLES TO APPLES TO BE AN APPRAISAL.  
 01:54:54 I LOOK FOR A HISTORICALLY DESIGNATED BUILDING WITH A  
 01:54:59 ONE-ONE.  
 01:55:00 ONE BEDROOM, ONE BATH SITUATION IN SARASOTA, IN THE DOWNTOWN  
 01:55:09 AREA.  
 01:55:10 FRANCES COLSON APARTMENTS, WHICH ARE OVER ON PALM, THEY ARE  
 01:55:14 SELLING A ONE-ONE UNIT RIGHT NOW FOR \$495,000.  
 01:55:19 IF YOU LOOK AT THE DIFFERENCE BETWEEN 495,000 AND 367,000,  
 01:55:29 THAT'S APPROXIMATE PROFIT OF \$126,000 PER UNIT.  
 01:55:34 IF YOU DID THE RENOVATIONS ON IT AT THE PRICES THE DEVELOPER  
 01:55:39 ACTUALLY PROPOSED.  
 01:55:40 I THINK, YOU KNOW, THE QUESTION OF HIGHEST AND BEST USE IS  
 01:55:48 USED CONSISTENTLY AS THE ARGUMENT.  
 01:55:50 HISTORIC PRESERVATION DOESN'T REQUIRE THAT YOU FIND THE  
 01:55:54 HIGHEST AND BEST USE.  
 01:55:57 IT'S NEVER INTENDED FOR HIGHEST AND BEST USE.  
 01:56:00 YOU'RE LOOKING AT PROPERTIES IN HISTORIC DISTRICTS THAT ARE  
  
 01:56:04 ONE AND TWO STORY STRUCTURES.  
 01:56:06 THE ZONING CODE MAY ALLOW FIVE OR MORE STORIES.  
 01:56:11 SO YOU CAN'T COMPARE ONE TO THE OTHER.  
 01:56:15 WHAT YOU DO HAVE HERE WHICH IS VERY HELPFUL AND THE  
 01:56:20 APPLICANT BROUGHT IT UP IS THE TAX CREDITS, WHICH ARE 20%  
 01:56:26 RETURN.  
 01:56:26 AND NOW THEY ARE OVER A FIVE-YEAR PERIOD.  
 01:56:29 THAT'S 4% A YEAR.  
 01:56:31 THE OTHER THING YOU HAVE IS ROSEMARY, OF ALL THE DISTRICTS  
 01:56:35 IN THE CITY, HAS TRANSFER OF DEVELOPMENT RIGHTS ALREADY IN  
 01:56:39 PLACE.  
 01:56:40 THAT IS AVAILABLE FOR BOTH DENSITY AND HEIGHT.  
 01:56:47 YOU HAVE A TWO-STORY BUILDING HERE.

01:56:50 THE ROSEMARY DISTRICT IS -- THE ZONING IS FIVE STORIES.  
01:56:55 YOU HAVE DENSITY THAT YOU CAN TRANSFER DEPENDING ON HOW MUCH  
01:57:00 OF THE AREA OF THE LAND YOU'RE ACTUALLY USING.  
01:57:04 AND YOU'D HAVE TO FIGURE OUT THE SQUARE FOOTAGE OF THE  
01:57:07 COLSON HOTEL AND HOW MUCH YOU WERE TRANSFERRING OVER OR IF  
01:57:11 YOU SEGMENT THE LAND IN HALF AS THE DEVELOPER AND ANAND WAS  
01:57:17 SHOWING, YOU WOULD BE ABLE TO TAKE THAT HALF OF THE  
01:57:19 PROPERTY, THE DEVELOPMENT RIGHTS FOR BOTH THE HEIGHT AND THE  
01:57:24 DENSITY AND TRANSFER IT.  
01:57:26 IF THE PROPERTY WAS, IN FACT, TWO DIFFERENT PROPERTIES, I  
01:57:32 BELIEVE THE APPLICANT ALSO OWNS PROPERTY ON 9th STREET.  
01:57:36 AND THAT WOULD BE POSSIBLE TO TRANSFER THOSE DEVELOPMENT  
  
01:57:39 RIGHTS, THE HEIGHT AND DENSITY ON THOSE PROPERTIES AS WELL  
01:57:43 BECAUSE THEY ARE A DIFFERENT PARCEL ID.  
01:57:45 I THINK THERE ARE A LOT OF OPTIONS OPEN FOR THIS DEVELOPER  
01:57:50 TO MAXIMIZE -- GETTING OUT OF THE LAND AND OUT OF THE  
01:57:58 STRUCTURES AND I THINK THIS IS PART OF THE NEGOTIATION.  
01:58:02 THEY MAY WORK WITH ANAND OR SOMEONE ELSE.  
01:58:05 I'M VERY HEARTENED TO HEAR THEM WORKING TOGETHER ON A PLAN  
01:58:13 THAT COULD WORK.  
01:58:14 THAT'S PHENOMENAL.  
01:58:15 THEY HAVE COME TO A CONCLUSION THAT THEY CAN MAKE THIS WORK.  
01:58:19 I THINK THE HEIGHT, DENSITY, YOU HAVE TDR THERE, I THINK  
01:58:23 THAT WILL TAKE CARE OF A LOT OF THOSE QUESTIONS.  
01:58:28 AS FAR AS THE VARIANCE, THAT'S ANOTHER QUESTION.  
01:58:32 THIS IS HISTORIC.  
01:58:33 AS HISTORIC, IF IT WAS LOCALLY DESIGNATED YOU'D BE ABLE TO  
01:58:38 GO TO HISTORIC PRESERVATION BOARD WITH COA AND GET A  
01:58:41 VARIANCE THROUGH THE HISTORIC PRESERVATION BOARD.  
01:58:44 I'M REALLY EXCITED THAT THEY HAVE BEEN WORKING TOGETHER AND  
01:58:49 LOOKING FORWARD TO A WAY TO SAVE THIS BUILDING.  
01:58:52 I THINK IT'S VERY SIGNIFICANT.  
01:58:54 I THINK IT PROVES ITS VALUE.  
01:58:56 I CAN ANSWER ANY QUESTIONS, I WOULD BE GLAD TO.  
01:59:02 >>Mayor Alpert: WE'LL COME BACK TO THAT.  
01:59:03 >>Clifford Smith: THANK YOU.  
01:59:04 ONE OTHER POINT I JUST WANT TO MAKE, BECAUSE I THINK IT IS  
  
01:59:08 SIGNIFICANT, HISTORIC BUILDINGS HAVE A TRACK HISTORY OF  
01:59:15 HAVING ENHANCED VALUE COMPARED TO THE SAME SIZE UNIT AS A  
01:59:22 NONHISTORIC BUILDING.  
01:59:23 THEY APPRECIATE AT A BETTER RATE.  
01:59:25 THANK YOU.  
01:59:25 >>Mayor Alpert: THANK YOU VERY MUCH.  
01:59:26 WE DECIDED THERE'S NO AFFECTED PERSONS, CORRECT?  
01:59:31 >>Robert Fournier: YES.  
01:59:33 >>Mayor Alpert: ALL RIGHT.  
01:59:34 THEN I'LL GO TO THE PEOPLE SIGNED UP TO SPEAK.  
01:59:38 I'M GOING TO FIRST ALL THE PEOPLE SPEAKING ON THEIR OWN.  
01:59:46 THEN I WILL GO TO THE GROUP WITH LORRIE MULDOWNY AND ALL  
01:59:51 THE PEOPLE FOLLOWING HER.  
01:59:53 I'LL CALL YOU UP FIVE AT A TIME.  
02:00:00 WE DIDN'T READ THE PLEDGE OF PUBLIC CONDUCT WHEN WE CAME

02:00:05 BACK.

02:00:06 MS. GRIGGS, COULD YOU READ THAT BEFORE WE GO INTO THIS?

02:00:08 >>Shayla Griggs: WE WILL BE -- SORRY.

02:00:12 WE MAY DISAGREE BUT WE WILL BE RESPECTFUL TO ONE ANOTHER.

02:00:16 WE WILL DIRECT ALL COMMENTS TO ISSUES.

02:00:18 WE WILL NOT ENGAGE IN PERSONAL ATTACKS.

02:00:20 ALSO, IF THERE'S ANYONE WHO HASN'T TAKEN THE OATH TO SPEAK

02:00:24 AT THIS PUBLIC HEARING, COULD YOU PLEASE STAND AND TAKE THIS

02:00:27 OATH?

02:00:28 IF YOU PLAN ON SPEAKING AT ANY PUBLIC HEARING TODAY, PLEASE

02:00:33 STAND.

02:00:33 DO --

02:00:41 >>Mayor Alpert: GOOD THING YOU ASKED.

02:00:42 >>Shayla Griggs: DO YOU SWEAR OR AFFIRM THAT THE EVIDENCE OR

02:00:45 FACTUAL REPRESENTATIONS WHICH YOU ARE ABOUT TO GIVE OR

02:00:47 PRESENT TO THIS COMMISSION DURING ANY PUBLIC HEARING HELD

02:00:49 THIS 3rd DAY OF SEPTEMBER 2024 ARE TRUTHFUL?

02:00:55 >> YES.

02:00:56 >>Shayla Griggs: THANK YOU.

02:00:57 >>Mayor Alpert: ALL RIGHT.

02:00:58 JUST ONE OTHER HOUSEKEEPING THING, IF YOU HAVE A CELL PHONE,

02:01:02 BE SURE TO TURN IT OFF OR TURN IT TO SILENT.

02:01:05 THANK YOU.

02:01:05 I'LL CALL YOU -- THREE MINUTES AND I WILL CALL YOU FIVE AT A

02:01:10 TIME.

02:01:11 DR. WASHINGTON HILL.

02:01:13 FREDD ATKINS.

02:01:15 MARCELLA LEVIN.

02:01:18 SHARON -- I THINK IT'S HOWARD.

02:01:23 AND WALTER GILBERT.

02:01:27 ALL RIGHT.

02:01:39 DR. HILL.

02:01:41 >> GOOD AFTERNOON, COMMISSIONERS AND THOSE WHO ARE WATCHING.

02:01:47 I AM DR. WASHINGTON HILL, BOARD CHAIR OF THE SARASOTA

02:01:50 AFRICAN AMERICAN CULTURE COALITION OR BETTER KNOWN AS SAACC.

02:01:57 WE HAVE BEEN BEFORE YOU BEFORE DISCUSSING OTHER ISSUES

02:02:01 IMPORTANT TO US AND WE'LL BE BACK.

02:02:03 TODAY WE ARE HERE AS PART OF OUR MISSION, PRESERVE,

02:02:06 CELEBRATE, AND SHARE THE CULTURE, ARTISTIC AND HISTORICAL

02:02:09 HERITAGE OF AFRICAN AMERICANS IN SARASOTA AND BEYOND.

02:02:12 THAT IS WHAT WE DO AND WHY WE EXIST.

02:02:17 WHAT WE ARE DOING AT THE HISTORIC LEONARD REID HOUSE AT

02:02:20 CENTRAL AVENUE AND DR. MARTIN LUTHER KING, JR. WAY, WE

02:02:22 INVITE YOU HERE IN THE CHAMBER AND IN TV LAND TO COME BY.

02:02:27 SAACC AND OTHER LIKE-MINDED FOLKS AND ORGANIZATIONS WILL BE

02:02:29 SPEAKING OUT LOUD AND CLEAR TODAY AGAINST THE DEMOLITION AND

02:02:34 DESTROYING OF THIS PART OF HISTORY, THE COLSON HOTEL.

02:02:38 THERE HAS TO BE A BETTER WAY AND OPTION.

02:02:42 TO SAVE THE HOTEL, SAACC ASKS THE CITY COMMISSION AND

02:02:45 DEVELOPER TO LOOK CLOSELY AT ALL POSSIBLE OPTIONS, WHICH CAN

02:02:49 AVOID DESTRUCTION BY PRESERVING IT, SELLING IT TO A GROUP

02:02:53 FOR RENOVATION AND PRESERVATION, MOVING IT TO ANOTHER

02:02:57 LOCATION LIKE WHAT WAS DONE WITH THE LEONARD REID HOUSE OR  
02:03:00 LESSENING IN SOME WAY THE IMPACT OF DEMOLITION.  
02:03:03 OTHER CITIES IN FLORIDA HAVE LOST THEIR IMPORTANT AFRICAN  
02:03:08 AMERICAN AND CITY HISTORY AS DEVELOPERS MOVED IN.  
02:03:11 WE MUST NOT LET THAT HAPPEN TO THE HISTORIC COLSON HOTEL,  
02:03:16 WHICH HAS BEEN THERE FOR A HUNDRED YEARS.  
02:03:18 FACING DEMOLITION, THE COLSON IS ONE OF THE CITY'S MOST  
02:03:22 IMPORTANT BUILDINGS RELATED TO AFRICAN AMERICAN AND SARASOTA  
  
02:03:25 HISTORY.  
02:03:26 BUILT TO PROVIDE A PLACE WHERE RESIDENTS AND VISITING  
02:03:30 AFRICAN AMERICANS TO STAY BECAUSE THEY COULD NOT STAY AT  
02:03:33 WHITE SARASOTA HOTELS.  
02:03:35 IT WAS ALSO POPULAR FOR BLACK TOURISTS AND RESIDENTS.  
02:03:38 NOW UNDER THREAT OF DEMOLITION BY A DEVELOPER, IT MUST BE  
02:03:43 PRESERVED FOR FUTURE GENERATIONS.  
02:03:45 SAACC URGES THE CITY COMMISSION AND DEVELOPER TO WORK  
02:03:48 TOGETHER TO PRESERVE, NOT DEMOLISH, THIS BUILDING.  
02:03:53 COMMISSIONERS, AS YOU REVIEW THE GENERAL QUESTIONS BEFORE  
02:03:56 YOU, PLEASE CONSIDER THE REQUEST OF THE CITIZENS HERE, OF  
02:04:02 SAACC, AND THE SARASOTA ALLIANCE FOR HISTORIC PRESERVATION  
02:04:05 AND OTHERS AND FIND A WAY TO SAVE THE COLSON, NOT DEMOLISH  
02:04:09 IT.  
02:04:10 THE SARASOTA AFRICAN AMERICAN CULTURE COALITION BELIEVES THE  
02:04:14 CITY COMMISSION AND THE DEVELOPER NEED TO DO ALL THAT IS  
02:04:19 POSSIBLE AND FIND A WAY TO PRESERVE THIS PART OF SARASOTA'S  
02:04:23 HISTORY, THE COLSON HOTEL.  
02:04:26 THANK YOU VERY MUCH FOR YOUR ATTENTION AND FOR YOUR  
02:04:28 CONSIDERATION.  
02:04:28 >>Mayor Alpert: THANK YOU.  
02:04:29 FREDD ATKINS.  
02:04:33 >> GOOD DAY.  
02:04:34 I DON'T HAVE TO GIVE MY NAME AND ADDRESS ANYMORE.  
02:04:36 >>Mayor Alpert: JUST GIVE YOUR NAME AND WHETHER YOU ARE A  
  
02:04:38 CITY RESIDENT.  
02:04:39 EVERYBODY IS THE SAME.  
02:04:45 >> I'M FREDD ATKINS.  
02:04:47 I'M A CITY RESIDENT NOW.  
02:04:49 I'M TRULY GLAD TO TAKE THIS OPPORTUNITY TO TALK TO YOU,  
02:04:56 MAYORS AND DAIS AND THE GREATER SARASOTA BECAUSE THIS IS AN  
02:05:01 OPPORTUNITY FOR THE CITY OF SARASOTA TO SHINE ONE MORE TIME.  
02:05:06 THE CITY OF SARASOTA CAN TAKE ON THIS RELATIONSHIP WITH THIS  
02:05:11 DEVELOPER.  
02:05:14 HE COMES IN.  
02:05:15 HE'S NOT ALL BRIGHT AND SHINY WITH ARMOR.  
02:05:19 HE COMES IN WITH HIS GAME PLAN TOO.  
02:05:22 I WAS GLAD TO SEE THAT HE TALKED TO SOME PEOPLE AROUND HERE  
02:05:27 THAT HAVE REALLY DONE SOME THINGS AS IT RELATES TO AFRICAN  
02:05:30 AMERICAN PRESERVATION THROUGHOUT THE OVERTOWN AREA.  
02:05:33 THAT'S GOING TO BE VITALLY IMPORTANT.  
02:05:35 YOU HAVE TO UNDERSTAND THAT HERE WE ARE WITH AN OPPORTUNITY  
02:05:41 TO PRESERVE A BUILDING THAT HAVE A LEGACY THAT, YOU KNOW,  
02:05:47 WITHOUT ANY DOUBT HAD BEEN NEGLECTED, DILAPIDATED AND

02:05:52 BASICALLY A FLOPHOUSE FOR VAGRANTS AND ADDICTS.  
02:05:57 BUT NOW WE HAVE AN OPPORTUNITY TO REVITALIZE IT, PUT IT BACK  
02:06:01 INTO A WORKABLE CONDITION AND THE CITY OF SARASOTA CAN WALK  
02:06:05 AROUND WITH THE PRIDE THAT ONLY A FEW COMMUNITIES IN THE  
02:06:09 STATE OF FLORIDA HAS, THAT THEY HAVE BEEN ABLE TO PRESERVE  
02:06:14 ONE MORE FACILITY THAT MEETS THE LEGACY.

02:06:17 I LIVE IN A HOUSE THAT WAS BUILT IN 1929.  
02:06:21 THIS FACILITY WAS BUILT IN 1926.  
02:06:25 THAT'S A TRADITION THAT DESERVES THE OPPORTUNITY TO BE  
02:06:29 PRESERVED.  
02:06:31 I KNOW THAT THE CITY OF SARASOTA WITH ITS DEEP POCKETS CAN  
02:06:37 ALWAYS FIND A WAY TO WORK WITH DEVELOPERS AND WITH ALL THE  
02:06:40 PLANS THAT THIS GUY GOT, HE ALREADY BOUGHT -- TORE DOWN BAR  
02:06:48 LAST WEEK.  
02:06:49 ALL KINDS OF THINGS THAT'S HAPPENING AROUND THIS PROPERTY  
02:06:51 THAT HE OWNS.  
02:06:53 AS A MATTER OF FACT, HE APPROACHED NEXT DOOR TRYING TO BUY  
02:06:57 THEIR HOUSE.  
02:06:58 [DISTORTED AUDIO]  
02:07:01 SO THE DEAL IS WE CAN WORK WITH THIS DEVELOPER AND WITH THIS  
02:07:06 HISTORICAL PRESERVATION GROUP AND WITH BALL WHO DID A  
02:07:14 TREMENDOUS JOB IN THE OVERTOWN AREA.  
02:07:18 I THINK THAT IT IS POSSIBLE.  
02:07:20 I THINK IT IS DOABLE.  
02:07:21 AND ALL YOU ALL HAVE TO DO IS DECIDE THAT IT CAN BE DONE AND  
02:07:25 YOU CAN WORK IT OUT.  
02:07:26 HE'S OPEN.  
02:07:27 HE ALREADY LAID THE PLAN FOR HOW HE CAN GET AS MUCH AS  
02:07:31 POSSIBLE HE CAN GET OUT OF US BEFORE HE MOVE ON TO  
02:07:34 ALLEVIATING SOME OF OUR CONCERNS.  
02:07:37 SO LET'S TAKE A LONG, GOOD LOOK AT IT BECAUSE IT WOULD BE

02:07:43 WORTH OUR EFFORT.  
02:07:44 I BELIEVE THAT JUST PRESERVING THE OLD COLSON HOTEL WHICH IS  
02:07:48 AT THE BOTTOM OF BLACK BOTTOM WOULD BE A SPECIAL PLACE FOR  
02:07:53 ETERNITY.  
02:07:55 >>Mayor Alpert: THANK YOU VERY MUCH.  
02:07:56 MARCELLA LEVIN.  
02:07:57 >> MY NAME IS MARCELLA LEVIN.  
02:07:59 I AM A CITY OF SARASOTA RESIDENT.  
02:08:01 ONCE A BUILDING IS DEMOLISHED, IT'S GONE.  
02:08:09 I BELIEVE THAT THIS BUILDING SHOULD BE PRESERVED FOR THE  
02:08:14 HISTORY IT REPRESENTS, AND I STAND WITH MY COMMUNITY IN  
02:08:19 SUPPORTING IT.  
02:08:21 THANK YOU.  
02:08:22 >>Mayor Alpert: THANK YOU VERY MUCH.  
02:08:24 SHARON HOWARD.  
02:08:27 >> HELLO.  
02:08:28 THANK YOU FOR THE PRIVILEGE OF BEING ABLE TO SPEAK HERE  
02:08:31 TODAY.  
02:08:31 I'M SPEAKING HERE TODAY BECAUSE I BELIEVE I OWE IT TO MY  
02:08:36 ANCESTOR TO SHARE MY THOUGHTS ABOUT THE COLSON HOTEL, THE  
02:08:41 HISTORICAL SIGNIFICANCE OF THE BUILDING IS IMPORTANT.

02:08:48 TAKING AWAY OR DESTROYING THE COLSON HOTEL IS ELIMINATING A  
02:08:53 SPACE THAT PROVIDED SAFETY TO BLACK TRAVELERS IN THE CITY  
02:08:56 DURING SEGREGATION.  
02:08:58 THIS IS A VALUABLE PIECE OF REAL ESTATE THAT HOLDS THE  
  
02:09:02 STORIES OF MY ANCESTORS WITHIN ITS WALLS.  
02:09:06 THIS IS A PLACE WHERE THEY FELT A SENSE OF COMFORT, RELIEF,  
02:09:11 AND IT HELPED PRESERVE THEIR DIGNITY WHILE ALLOWING THEM A  
02:09:16 PLACE OF REST.  
02:09:17 IT IS IMPORTANT THAT THE COLSON HOTEL IS PRESERVED AS A  
02:09:22 LIVING LANDMARK, A TESTAMENT TO THE PEOPLE IT SERVED, HOW  
02:09:27 THEY FOUND WAYS TO COPE, SURVIVE AND NAVIGATE THE INJUSTICES  
02:09:33 IMPOSED ON THEIR LIVES.  
02:09:35 PLEASE SAVE THE COLSON HOTEL.  
02:09:38 >>Mayor Alpert: THANK YOU.  
02:09:39 SHARON, ARE YOU A CITY RESIDENT?  
02:09:42 >> NO.  
02:09:43 RESIDENT OF THE COUNTY.  
02:09:44 >>Mayor Alpert: THANK YOU.  
02:09:44 WALTER GILBERT, IS HE NOT HERE?  
02:09:47 I DON'T SEE HIM.  
02:09:50 OKAY.  
02:09:50 WE'VE GOT TWO MORE -- I DON'T WANT TO CALL IT THE RANDOM  
02:09:57 GROUP.  
02:10:01 FLO ENTLER AND ANAND PALLEGAR.  
02:10:05 ANAND, YOU ALREADY SPOKE.  
02:10:12 IT'S JUST YOU, MS. ENTLER.  
02:10:14 STATE YOUR NAME AND IF YOU ARE A CITY RESIDENT.  
02:10:20 >> MY NAME IS FLO ENTLER, 35-YEAR CITY RESIDENT.  
02:10:25 I'M REPRESENTING MYSELF.  
  
02:10:26 THE COLSON, SARASOTA'S FIRST BLACK HOTEL IS ONE OF THE LAST  
02:10:31 REMAINING BLACK LANDMARKS IN THE CITY OF SARASOTA.  
02:10:34 BUILT IN 1925 BY OWEN BURNS, THE HOTEL WAS NAMED AFTER  
02:10:38 COMMUNITY LEADER REVEREND LEWIS COLSON.  
02:10:40 LEWIS COLSON WAS THE FIRST FREE AFRICAN AMERICAN TO SETTLE  
02:10:44 IN SARASOTA.  
02:10:45 LEWIS WAS A SURVEYOR WITH THE FLORIDA MORTGAGE AND  
02:10:48 INVESTMENT COMPANY AND HELPED MAP OUT THE TOWN OF SARASOTA.  
02:10:52 HE DROVE THE FIRST STAKE AT FIVE POINTS.  
02:10:54 HE WAS THE FIRST BLACK MAN TO REGISTER TO VOTE IN MANATEE  
02:10:57 COUNTY.  
02:10:58 HE BECAME A MINISTER AND HE AND HIS WIFE IRENE FOUNDED THE  
02:11:02 FIRST BLACK CHURCH IN SARASOTA.  
02:11:04 THE COLSONS WERE THE FIRST AND ONLY BLACK RESIDENTS BURIED  
02:11:08 IN HISTORIC ROSEMARY CEMETERY.  
02:11:10 I WOULD SAY REVEREND LEWIS COLSON IS A VERY IMPORTANT PART  
02:11:16 OF SARASOTA HISTORY.  
02:11:17 ACCORDING TO DR. CLIFFORD SMITH, A COMMUNITY HISTORY GIVES A  
02:11:23 CITY DISTINCTIVE CHARACTER.  
02:11:25 COLSON HOTEL WAS A WELCOMING PLACE FOR BLACK TRAVELERS TO  
02:11:28 STAY DURING THE JIM CROW DAYS IN THE SEGREGATED SOUTH.  
02:11:32 IT WAS THE ONLY HOTEL IN SARASOTA THAT ALLOWED AFRICAN  
02:11:35 AMERICANS TO STAY THERE.

02:11:36 THE HOTEL IS A CONTRIBUTING RESOURCE TO THE OVER-TOWN  
02:11:41 HISTORIC DISTRICT, IS LISTED IN THE NATIONAL REGISTER OF  
  
02:11:43 HISTORIC PLACES.  
02:11:44 UNTIL RECENTLY, THIS LANDMARK PROVIDED AFFORDABLE HOUSING TO  
02:11:48 THE COMMUNITY.  
02:11:49 IT CAN STILL BE REMODELED AND REUSED AS AFFORDABLE HOUSING  
02:11:53 OR IT CAN BE USED AS A CULTURAL CENTER FOR THE COMMUNITY.  
02:11:57 IT SHOULD NOT BE REPLACED BY MILLION-DOLLAR TOWNHOMES FOR  
02:12:01 THE WEALTHY.  
02:12:01 THE COLSON HOTEL HAS BEEN HERE FOR ALMOST A HUNDRED YEARS.  
02:12:06 IT HAS BECOME AN IMPORTANT LANDMARK OF LOCAL AFRICAN  
02:12:08 AMERICAN HISTORY AND SHOULD NOT BE DESTROYED.  
02:12:11 IN 2023, IT WAS ONE OF THE HISTORICAL STRUCTURES NOMINATED  
02:12:15 BY THE SARASOTA ALLIANCE FOR HISTORIC PRESERVATION SIX TO  
02:12:19 SAVE LIST.  
02:12:20 THE SARASOTA CITY CODE AND HISTORIC PRESERVATION WEBSITE  
02:12:25 STATE, IT SHALL BE THE GOAL OF THE CITY OF SARASOTA TO  
02:12:29 IDENTIFY, DOCUMENT, PROTECT, AND PRESERVE ALL CULTURAL,  
02:12:33 HISTORIC AND ARCHITECTURAL RESOURCES OF THE CITY.  
02:12:36 IT IS INCUMBENT ON THE COMMISSION TO FULFILL THIS DUTY.  
02:12:40 THE 5-0 VOTE MADE BY HISTORIC PRESERVATION BOARD SHOULD BE  
02:12:43 UPHELD.  
02:12:44 THIS STRUCTURE IS TOO HISTORICALLY SIGNIFICANT TO LOSE.  
02:12:49 I URGE YOU TO DENY THE DEVELOPER'S APPEAL TO DEMOLISH THE  
02:12:52 COLSON HOTEL.  
02:12:53 AND NOW, SINCE WE SAW WHAT THEY JUST PRESENTED, PLEASE LET'S  
02:12:59 MAKE THE PAINT BOX HAPPEN.  
  
02:13:01 THANK YOU.  
02:13:03 >>Mayor Alpert: ALL RIGHT.  
02:13:04 I WILL CALL YOU IN ORDER.  
02:13:13 AGAIN -- I'LL CALL UP FIVE OF YOU, BUT IT WILL BE  
02:13:17 INTERSPERSING IT WITH SOME ZOOM PEOPLE.  
02:13:20 LORRIE MULDOWNNEY.  
02:13:21 KRISTEN KITCHENS.  
02:13:24 GLENN DARLING OR ROBERT CONNOR.  
02:13:28 THEY ARE NOT HERE.  
02:13:29 VICKIE OLDHAM.  
02:13:32 BABER.  
02:13:36 ERIN DiFAZIO.  
02:13:42 OKAY.  
02:14:00 MS. MULDOWNNEY.  
02:14:01 >> THANK YOU FOR ALLOWING US TO SPEAK IN ORDER.  
02:14:05 THERE ARE A COUPLE OF MEMBERS THAT ARE ON ZOOM.  
02:14:09 >>Mayor Alpert: YES.  
02:14:10 I WILL BE INTERSPERSING THEM.  
02:14:12 >> OKAY.  
02:14:12 THANK YOU AGAIN.  
02:14:13 GOOD AFTERNOON.  
02:14:14 MY NAME IS LORRIE MULDOWNNEY.  
02:14:17 I AM THE IMMEDIATE PAST PRESIDENT OF THE SARASOTA LIFE  
02:14:19 EXPECTANCY FOR HISTORIC PRESERVATION.  
02:14:21 AS WELL AS AN HISTORIC PRESERVATIONIST WITH 30 YEARS OF



02:14:25 EXPERIENCE IN THE FIELD AND ADVANCED DEGREES IN ARCHITECTURE  
02:14:28 AND URBAN PLANNING.  
02:14:29 THE PRESERVATION OF THE COLSON HOTEL IS PARTICULARLY  
02:14:33 EXCITING BECAUSE IT MEETS AT THE INTERSECTION OF PLANNING  
02:14:37 AND ARCHITECTURE BECAUSE IT IS BOTH THE STORY OF PRESERVING  
02:14:41 AN IMPORTANT HISTORIC BUILDING AND A STORY ABOUT THE  
02:14:44 IMPORTANCE OF PRESERVING AN EARLY AFRICAN AMERICAN COMMUNITY  
02:14:47 CALLED OVER TOWN, A COMMUNITY WHERE VERY FEW BUILDINGS  
02:14:51 REMAIN TODAY TO TELL THE STORY OF A VITAL AFRICAN AMERICAN  
02:14:55 PLACE THAT WAS ESTABLISHED IN THE EARLY 1900s AND IS NOW  
02:14:59 LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES.  
02:15:02 I'M HERE TODAY AS THE FIRST SPEAKER OF SEVERAL TO ADDRESS  
02:15:07 WHETHER REASONABLE MEASURES EXIST AND HAVE BEEN TAKEN BY THE  
02:15:11 COLSON HOTEL PROPERTY OWNER TO AVOID DEMOLITION OF THE  
02:15:15 HOTEL.  
02:15:15 I BELIEVE THAT AFTER HEARING THE TESTIMONY OF THE SPEAKERS  
02:15:20 THAT FOLLOW, YOU WILL BE CONVINCED THAT THERE IS A  
02:15:23 REASONABLE PATH FORWARD FOR PRESERVATION OF THIS SITE.  
02:15:27 THE SPEAKERS ARE MEMBERS OF A COMMITTEE THAT WAS ESTABLISHED  
02:15:30 TO EXPLORE OPTIONS FOR PRESERVING THE COLSON.  
02:15:33 THE COMMITTEE WAS CHAIRED BY ME REPRESENTING THE ALLIANCE  
02:15:36 FOR PRESERVATION AND VICKIE OLDHAM, THE DIRECTOR OF THE  
02:15:40 SARASOTA AFRICAN AMERICAN CULTURAL CENTER.  
02:15:43 MEMBERS OF BOTH ORGANIZATIONS AND THE BROADER NEWTOWN AND  
02:15:46 SARASOTA COMMUNITIES HAVE CONDUCTED ECONOMIC ANALYSIS,  
  
02:15:50 HISTORICAL RESEARCH, DESIGN WORK.  
02:15:53 WE'VE EXPLORED GRANTS AND PROGRAMS THAT COULD BENEFIT THE  
02:15:57 PRESERVATION OF THE HOTEL.  
02:15:58 WE HAVE WRITTEN NUMEROUS LETTERS OF INQUIRY TO LOCAL, STATE,  
02:16:01 AND FEDERAL OFFICIALS.  
02:16:03 WE HAVE ALSO ENGAGED THE MEDIA TO SHARE INFORMATION WITH THE  
02:16:07 BROADER COMMUNITY ON THIS IMPORTANT TOPIC.  
02:16:09 WE MET A LOT.  
02:16:10 WE MET WEEKLY FOR SIX MONTHS AND DEVELOPED A PRESERVATION  
02:16:14 PLAN WHICH WAS COMPLETED IN AUGUST AND SHARED WITH CITY  
02:16:18 OFFICIALS AS WELL AS THE DEVELOPERS.  
02:16:19 THE PLAN WAS CREATED TO GUIDE STAKEHOLDERS IN CRITICAL  
02:16:24 DECISIONS ABOUT THE FUTURE OF THE HOTEL AND OUTLINE  
02:16:28 REASONABLE MEASURES THAT COULD BE UNDERTAKEN BY THE  
02:16:31 DEVELOPER TO PRESERVE IT.  
02:16:32 ALSO INCLUDED IN THE PLAN IS THE IDENTIFICATION OF MEASURES  
02:16:35 THAT COULD BE TAKEN BY A PUBLIC/PRIVATE PARTNERSHIP TO  
02:16:39 PRESERVE THE HOTEL.  
02:16:40 THIS PLAN HAS BEEN SHARED WITH THE OWNERS OF THE COLSON  
02:16:43 HOTEL AND NUMEROUS CONVERSATIONS HAVE BEEN CONDUCTED ON THE  
02:16:46 TOPIC.  
02:16:47 AS OF TODAY, WE DO NOT HAVE AN AGREEMENT FOR PRESERVING THE  
02:16:51 HOTEL, BUT WE ARE STILL HOPEFUL THAT SOMETHING WILL BE  
02:16:54 REACHED.  
02:16:54 I HOPE THAT THE INFORMATION THAT FOLLOWS WILL HELP TO SHOW  
  
02:16:58 US THE PATH FORWARD.

02:17:00 THANK YOU VERY MUCH.  
02:17:00 >>Mayor Alpert: ALL RIGHT.  
02:17:01 THANK YOU.  
02:17:02 MS. KITCHENS.  
02:17:03 >> HELLO.  
02:17:03 MY NAME IS KRISTEN KITCHEN.  
02:17:05 I AM THE OWNER OF SOJOURN HERITAGE.  
02:17:10 WE'VE BEEN IN HISTORIC PRESERVATION AND HOSPITALITY SPACE  
02:17:13 FOR OVER 20 YEARS.  
02:17:15 MY FIRST PROJECT WAS IN CINCINNATI, OHIO, AND I DIDN'T HAVE  
02:17:19 A LOT OF EXPERIENCE.  
02:17:20 I JUST HAD THE PASSION TO SAVE HISTORY.  
02:17:24 PART OF THE UNDERGROUND RAILROAD.  
02:17:26 I CAME TO THE HOUSE WHEN I WAS IN HIGH SCHOOL AND AFTER  
02:17:29 THAT, IT FELL TO RUINS AND WAS SITTING THERE VACANT.  
02:17:34 I CRAWLED INTO ONE OF THE WINDOWS ON MY WAY HOME FROM CHURCH  
02:17:37 ONE DAY AND THERE WAS ALL OF THIS ANCESTRAL ENERGY SPEAKING  
02:17:40 TO ME AND TELLING ME THAT I NEEDED TO RESTORE THAT HOUSE SO  
02:17:45 THAT HOUSE COULD RESTORE THE PROPERTY.  
02:17:47 WE'RE -- WE'LL HAVE OUR 20-YEAR ANNIVERSARY NOVEMBER 1st  
02:17:50 THIS YEAR.  
02:17:51 I BELIEVE THAT THE COLSON CAN DEFINITELY BE SAVED BECAUSE  
02:17:55 THERE'S SOMETHING BEYOND ALL OF THE PHYSICAL REASONS WHY  
02:17:58 SOMETHING CAN'T BE SAVED.

02:18:00 WHEN YOU HAVE THE PASSION AND THE DESIRE TO RESTORE YOUR OWN  
02:18:04 COMMUNITIES AND YOUR OWN HISTORY AND SAVE THAT FOR YOUR  
02:18:08 CHILDREN THEN ANYTHING CAN BE SAVED.  
02:18:11 I CURRENTLY HAVE A HOTEL IN MIAMI.  
02:18:13 IT'S 15 ROOMS.  
02:18:15 IT'S MADE OUT OF THIS MASONRY STRUCTURE.  
02:18:18 WE GUTTED IT.  
02:18:19 WE TOOK A 25-ROOM HOTEL AND TURNED IT INTO A BEAUTIFUL SEXY  
02:18:24 BOUTIQUE HOTEL THAT'S NOW 15 ROOMS.  
02:18:26 VERY SIMILAR, THERE WERE SEVERAL THINGS, THE STRUCTURE  
02:18:30 NEEDED TO BE STABILIZED.  
02:18:32 EVERYTHING YOU'RE SPEAKING ABOUT WITH REGARDS TO THE COLSON  
02:18:35 WE DID THAT IN MIAMI AND WE'RE IN OUR FIFTH YEAR RIGHT NOW.  
02:18:38 THE HISTORY FOR ME, THE TRACK RECORD FOR US, SIX ACRES HAD  
02:18:43 TO BE LIFTED.  
02:18:44 TOOK SIX MONTHS TO RAISE THE HOUSE SLOWLY WITH JACKS.  
02:18:49 OUR PROPERTY IN CHARLOTTE WAS MORGAN AND WELLS.  
02:18:51 IT HAD TO BE MOVED.  
02:18:53 ALL OF THESE EXPERIENCES THAT WE'RE SPEAKING ABOUT ARE  
02:18:56 OPTIONS FOR THE COLSON.  
02:18:58 AGAIN, THEY CAN BE DONE WHEN YOU HAVE THE PASSION AND THE  
02:19:00 DESIRE AND THE COMMITMENT TO SAVE THE HISTORY OF A COMMUNITY  
02:19:04 AND SAVE THE HISTORY OF BLACK AMERICA.  
02:19:07 THANK YOU VERY MUCH.  
02:19:09 >>Mayor Alpert: THANK YOU.

02:19:10 WE'LL GO TO A ZOOM SPEAKER.  
02:19:12 BARRY PRESTON.  
02:19:18 >> HI, EVERYBODY.

02:19:19 CAN YOU HEAR ME?  
02:19:21 >>Mayor Alpert: WE CAN.  
02:19:22 MY NAME IS BARRY PRESTON.  
02:19:26 I'M A SARASOTA RESIDENT.  
02:19:29 I'M WITH THE SARASOTA ALLIANCE FOR HISTORIC PRESERVATION.  
02:19:32 I COME TO SPEAK ABOUT THE IMPORTANCE OF SAVING THE COLSON  
02:19:35 HOTEL AND RESTORING IT TO BRICK IT BACK INTO THE LIFE OF THE  
02:19:39 NEIGHBORHOOD.  
02:19:40 >>Mayor Alpert: YOU COULD SPEAK UP A LITTLE BIT MORE, MR.  
02:19:43 PRESTON.  
02:19:43 THAT'S ALL RIGHT.  
02:19:45 KEEP TALKING LOUDLY ENOUGH.  
02:19:49 THANK YOU.  
02:19:51 >> I COME TO SPEAK OF PRESERVING AN IMPORTANT PIECE OF  
02:19:54 SARASOTA'S HISTORY AND ESPECIALLY THE HISTORY OF ITS BLACK  
02:19:59 COMMUNITY.  
02:19:59 I COME TO SPEAK OF A CREDIBLE AND AVAILABLE PLAN TO RESTORE  
02:20:03 AND REUSE THE PROPERTY AND I COME TO URGE THE COMMISSION NOT  
02:20:07 TO ALLOW THE OWNER TO DEMOLISH THE HOTEL BUT ALSO TO WORK  
02:20:10 WITH THE OWNER TO MAKE THE SUBDIVISION POSSIBLE AND RELATED  
02:20:16 VARIANCES THAT WILL PERMIT THE RESTORATION OF THE HOTEL AS  
02:20:21 WELL AS THE OWNER'S DESIRE TO DEVELOP THE REST OF HIS  
  
02:20:25 PROPERTY.  
02:20:25 I'VE BEEN IN THE BUSINESS OF RESTORING HISTORIC PROPERTIES  
02:20:29 FOR THE LAST 38 YEARS.  
02:20:31 I CAN TELL YOU THAT WE RESTORED PROPERTIES IN MUCH WORSE  
02:20:34 SHAPE THAN THE COLSON HOTEL.  
02:20:37 WE FORMED A COMMUNITY PARTNERSHIP TO PURCHASE THE COLSON  
02:20:40 HOTEL PROPERTY WITH A CREDIBLE PLAN TO ACQUIRE THE PROPERTY  
02:20:42 AND RESTORE THE BUILDING.  
02:20:43 IF OUR COMMUNITY PARTNERSHIP IS ABLE TO ACQUIRE THE COLSON  
02:20:47 HOTEL BUILDING AND SUFFICIENT LAND AROUND IT, WE HAVE THE  
02:20:51 CAPABILITY, THE FINANCES, AND THE EXPERIENCE TO BE ABLE TO  
02:20:53 RESTORE THE PROPERTY AND BRING IT BACK INTO THE LIFE OF THE  
02:20:57 COMMUNITY.  
02:20:57 IN ADDITION, THERE IS A CAPABLE AND EXPERIENCED BUSINESS  
02:21:02 WOMAN WHO YOU JUST HEARD FROM WHOSE BUSINESS IS RESTORING  
02:21:07 AND OPERATING HISTORIC HOTELS -- RESTORING AND REOPENING THE  
02:21:13 COLSON AS A HOTEL.  
02:21:14 IF WE'RE ABLE TO ACQUIRE THE HOTEL PROPERTY, WE WILL FIRST  
02:21:18 ENGAGE THE BLACK COMMUNITY AND THE LARGER COMMUNITY TO  
02:21:21 DETERMINE THE VERY BEST WAY FORWARD FOR THE COLSON PROPERTY.  
02:21:26 IN SUM, THERE IS AN ALTERNATIVE TO DEMOLITION.  
02:21:29 IT'S A GOOD ALTERNATIVE THAT WOULD SAVE AN IMPORTANT PART OF  
02:21:32 SARASOTA'S DISTINGUISHED HISTORY.  
02:21:34 ACCORDINGLY, WE URGE THE COMMISSION TO DENY THE DEVELOPER'S  
02:21:38 APPEAL FROM THE DECISION OF THE HISTORIC COMMISSION TO DENY  
  
02:21:41 A DEMOLITION PERMIT AND TO WORK WITH THE OWNER AND THOSE TO  
02:21:49 RESTORE THE HOTEL TO ALLOW THE SUBDIVISION AND VARIANCES  
02:21:52 THAT MAY BE NECESSARY TO PERMIT BOTH PROJECTS TO GO FORWARD.  
02:21:56 THANK YOU.  
02:21:57 >>Mayor Alpert: THANK YOU.

02:21:58 VICKIE OLDHAM.  
02:22:01 >> HELLO, EVERYBODY.  
02:22:04 THE REID HOUSE, HISTORIC LEONARD REID HOUSE OPENED AS AN  
02:22:08 ARTS AND HISTORY CENTER EIGHT MONTHS AGO.  
02:22:11 WE WELCOMED MORE THAN 1400 VISITORS WHO HAVE DISCOVERED  
02:22:14 AFRICAN AMERICAN HISTORY THAT THEY NEVER KNEW.  
02:22:17 SIMILAR TO THE REID HOUSE, THE COLSON HOTEL HAS THE  
02:22:22 POTENTIAL TO FINANCIALLY BENEFIT SARASOTA WHILE ELEVATING  
02:22:25 AFRICAN AMERICAN HISTORY IN A COMMUNITY THAT NEEDS TO TELL  
02:22:32 THE FULL STORY TO THE WORLD.  
02:22:34 THIS IS THE STORY THAT I WANT TO TELL AS I LEAD TROLLEY  
02:22:38 TOURS.  
02:22:39 I WANT TO SAY THAT WE SAVED AN IMPORTANT PIECE OF BLACK  
02:22:44 HISTORY AND BLACK INVESTORS TEAMED WITH FOUNDATIONS AND  
02:22:48 OTHERS IN OUR COMMUNITY TO HELP SAVE IT.  
02:22:51 THAT IS WHAT HAPPENED WITH THE REID HOUSE.  
02:22:55 WE CAME TOGETHER TO RENOVATE, TO REVIVE IT AND TO REUSE IT.  
02:23:00 IT'S IMPORTANT THAT YOU KNOW ABOUT THE PREVIOUS  
02:23:02 CONVERSATIONS I HAD WITH THE COLSON'S OWNER, PREVIOUS OWNER  
02:23:07 MICHAEL DIFFLEY ABOUT ACQUIRING AND PRESERVING THAT  
  
02:23:11 STRUCTURE.  
02:23:11 WE BEGAN OUR CONVERSATIONS AUGUST 2019 WHEN IN SEARCH OF A  
02:23:17 PLACE FOR THE HISTORY CENTER.  
02:23:21 FORMER MAYOR WILLIE SHAW SUGGESTED I CALL HIM TO ASK HIM  
02:23:25 WHETHER HE WOULD ALLOW US TO PURCHASE IT AND TURN THE  
02:23:29 BUILDING INTO AN ART CENTER AND MUSEUM.  
02:23:30 I CALLED HIM.  
02:23:31 WE TOURED THE FACILITY.  
02:23:34 THE LOBBY.  
02:23:35 I TOOK PICTURES AND I ASKED HIM WHAT HE THOUGHT ABOUT MY  
02:23:38 MUSEUM IDEA.  
02:23:39 MR. DIFFLEY SAID THE ROOMING HOUSE WAS MAKING MONEY AND HE  
02:23:45 WAS NOT INTERESTED IN SELLING AT THE TIME.  
02:23:48 HE SAID, I'LL GIVE IT TO THE CITY BEFORE I DIE.  
02:23:52 DURING TROLLEY TOURS WHEN I WOULD SEE MR. DIFFLEY'S CAR AT  
02:23:56 THE COLSON, I STOPPED TO TALK WITH HIM.  
02:23:58 I'D -- I ASKED HIM TO JUMP ON THE TROLLEY AND SHARE THE  
02:24:02 HISTORY OF THE BUILDING, AND HE SAID YES.  
02:24:05 THE TROLLEY PASSED THE COLSON AND I WOULD WAVE.  
02:24:10 YEARS PAST I DID NOT HOUND MR. DIFFLEY ABOUT SELLING HIS  
02:24:15 BUILDING TO SAACC.  
02:24:16 BUT I NOTICED THAT HIS CAR WAS NOT THERE.  
02:24:21 A TENANT WHO LIVED AT THE COLSON TOLD ME WHAT HAD HAPPENED.  
02:24:28 HE SAID THAT THE TENANTS HAD GOTTEN A LETTER, A NEW LEASE  
02:24:34 SAYING THEY WOULD BE KICKED OUT.  
  
02:24:35 THE BUILDING HAD ALREADY BEEN SOLD, AND IT WOULD BE TORN  
02:24:40 DOWN.  
02:24:42 HE SAID MICHAEL DIFFLEY DIED AND HIS BROTHER SOLD THE PLACE  
02:24:46 QUICKLY.  
02:24:46 I SHARED THESE E-MAILS WITH MY PRESERVATION COLLEAGUES.  
02:24:50 ONE OF THE LETTERS, THE E-MAILS I SHOULD SAY THAT THE TENANT  
02:24:55 SENT TO ME SAID, THE NEW OWNER IS JDMAX DEVELOPMENT, LLC.

02:25:01 THEY GAVE THE ADDRESS IN ST. PETERSBURG.  
02:25:03 HE SAID THAT'S THE ADDRESS ON THE LEASE, AND THEY ARE TRYING  
02:25:06 TO GET THE TENANTS TO SIGN IT --  
02:25:08 >>Mayor Alpert: THANK YOU.  
02:25:09 TOM McCARDLE.  
02:25:12 THIS IS ANOTHER ZOOM.  
02:25:18 >> YES.  
02:25:19 HELLO, GOOD AFTERNOON.  
02:25:20 THANK YOU FOR GIVING ME THE OPPORTUNITY TO SPEAK VIA ZOOM  
02:25:27 AND TALK ABOUT THE PRESERVATION OF THE COLSON HOTEL.  
02:25:30 MY NAME IS TOM McCARDLE, RESIDENT OF SARASOTA COUNTY.  
02:25:34 I AM SECRETARY TO THE BOARD OF THE SARASOTA ALLIANCE FOR  
02:25:36 HISTORIC PRESERVATION.  
02:25:37 MY BACKGROUND IS IN FINANCE.  
02:25:40 SO I WOULD LIKE TO ADDRESS THE REASONABLE MEASURES TEST FROM  
02:25:44 A FINANCIAL PERSPECTIVE AND TALK ABOUT THE FINANCIAL ASPECTS  
02:25:50 OF PRESERVING THE COLSON FROM MY POINT OF VIEW.  
02:25:52 THE ALLIANCE AND THE SARASOTA AFRICAN AMERICAN CULTURAL  
  
02:25:57 COALITION HAVE EXPENDED MANY VOLUNTEER HOURS AND MADE  
02:26:01 EXTRAORDINARY EFFORTS TO CREATE A PRESERVATION PLAN FOR THE  
02:26:04 COLSON.  
02:26:04 WE DISCUSSED IT WITH -- TECHNICAL ADVICE TO JDMAX ON HOW  
02:26:10 THEY COULD UTILIZE THE NUMEROUS FINANCIAL INCENTIVES  
02:26:12 AVAILABLE TO INCORPORATE THE COLSON INTO ITS PLANS.  
02:26:16 AND WE FOUND TWO POTENTIAL BUYERS WHO HAVE THE RESOURCES,  
02:26:22 COMMITMENT, AND VISION TO BUY THE COLSON AND PRESERVE IT.  
02:26:29 [INDISCERNIBLE]  
02:26:29 \$2.3 MILLION PRICE TAG THAT THE DEVELOPER HAS BEEN --  
02:26:32 SEEKING UNDERCUTS THEIR ABILITY TO SATISFY THE REASONABLE  
02:26:39 MEASURES TEST THAT THE DEVELOPER MUST PASS.  
02:26:41 I ASK YOU WHY.  
02:26:43 NOW, FROM MY PERSPECTIVE, THEY PAID A BELOW MARKET PRICE OF  
02:26:47 550,000 FOR THE COLSON IN MARCH OF '23.  
02:26:51 INTENDING TO DEMOLISH IT.  
02:26:56 HOW DO I KNOW IT WAS BELOW MARKET?  
02:26:58 THE TAX ASSESSOR AT THE FIRST OPPORTUNITY RAISED THE LAND  
02:27:01 VALUE TO A MILLION DOLLARS.  
02:27:02 JDMAX REALIZED THE COLSON'S HISTORIC SIGNIFICANCE AND THAT  
02:27:06 THE DEMOLITION WOULD BE FOUGHT, THEY DID EXPRESS A  
02:27:10 WILLINGNESS TO SELL IT, BUT FOR NOW LESS THAN A 400% PROFIT  
02:27:15 IN 17 MONTHS.  
02:27:16 SO YET IF THEY SOLD JUST THE PORTION OF THE SITE ALLOCATED  
02:27:21 TO JUST THE COLSON FOR WHAT THEY BOUGHT THE ENTIRE  
  
02:27:25 21,500-SQUARE-FOOT SITE FOR, THEY WOULD REDUCE THE LAND  
02:27:30 BASIS FOR THEIR ADJACENT SEVEN UNIT TOWNHOME DEVELOPMENT TO  
02:27:35 LESS THAN ZERO.  
02:27:36 ANY OF THE COSTS BEYOND THE 550,000 THEY REFERRED TO IN  
02:27:41 THEIR PRESENTATION ARE USUAL DEVELOPMENT COSTS, NOT LAND  
02:27:45 COSTS.  
02:27:45 SO IT WOULD BE NICE FOR THEM TO SHARE A SMALL PORTION OF  
02:27:48 THEIR WINDFALL AND PROFITS WITH THE COMMUNITY AND BE GOOD  
02:27:53 NEIGHBORS AND EVEN DONATE SOME OF THEIR PROFITS FROM THE \$21

02:27:56 MILLION DEVELOPMENT WITH THE COLSON AND USEFUL PIECE OF  
02:28:02 LAND.  
02:28:02 THE SECOND THING I WANTED TO MENTION, TOO, IS THAT I DO NOT  
02:28:08 THINK IT WAS REASONABLE FOR THE DEVELOPER TO GET THE DRC TO  
02:28:12 APPROVE THE SITE PLAN IN MARCH OF '24.  
02:28:16 WHILE THE COMMUNITY WAS ATTEMPTING TO BUY IT, RENOVATE IT  
02:28:22 AND RESTORE IT AS AN ASSET TO THE COMMUNITY.  
02:28:24 >>Mayor Alpert: THANK YOU.  
02:28:25 WE COME BACK TO LIVE HERE, DAVE BABER.  
02:28:34 >> THANK YOU FOR HEARING ME.  
02:28:36 DAVE BABER.  
02:28:37 CURRENT PRESIDENT OF THE SARASOTA ALLIANCE FOR HISTORIC  
02:28:40 PRESERVATION.  
02:28:40 I'M ADDRESSING CRITERIA ONE AS LAID OUT BY THE CITY  
02:28:43 ATTORNEY.  
02:28:43 IT STATES, ARE THERE REASONABLE MEASURES THAT COULD BE  
  
02:28:47 UNDERTAKEN BY THE CURRENT OWNER TO PRESERVE THE STRUCTURE  
02:28:50 ON-SITE?  
02:28:51 THERE ARE CERTAINLY REASONABLE MEASURES THAT THE CURRENT  
02:28:54 OWNER TO TAKE TO PRESERVE.  
02:28:57 OVER THE LAST YEAR, THE ALLIANCE HAS HAD SEVERAL  
02:28:59 CONVERSATIONS WITH THE OWNERS, AS YOU'VE ALREADY HEARD,  
02:29:02 PRESENTING FINANCIAL OPPORTUNITIES TO SUPPORT THE  
02:29:04 REHABILITATION OF THE HISTORIC COLSON HOTEL.  
02:29:07 WE DISCUSSED HOW LOCALLY DESIGNATING THE HISTORIC BUILDING  
02:29:09 WOULD PROVIDE AD VALOREM TAX EXEMPTIONS AND FLEXIBILITY IN  
02:29:13 THE BUILDING AND ZONING CODES.  
02:29:14 THE LOCAL DESIGNATION NEVER HAPPENED.  
02:29:17 WE EXPLAINED HOW THE HISTORIC BUILDING QUALIFIES FOR THE 20%  
02:29:22 FEDERAL HISTORIC PRESERVATION INVESTMENT TAX CREDIT  
02:29:26 CONTRIBUTING STRUCTURE ON THE NATIONAL REGISTER.  
02:29:28 A \$2 MILLION PROJECT WOULD GIVE THEM A \$400,000 TAX CREDIT.  
02:29:34 WE HEARD FROM THEM IT WOULD GIVE THEM SUBSTANTIALLY LESS.  
02:29:37 HOWEVER IN MY 47 YEARS IN THE HISTORIC PRESERVATION FIELD,  
02:29:41 YES, I AM THAT OLD, I'VE BEEN INVOLVED WITH SEVERAL  
02:29:45 PROJECTS.  
02:29:45 YOU REALLY DO GET THE 20% OF YOUR INVESTMENT IN THE  
02:29:50 BUILDING.  
02:29:50 WE HAVE OTHER EXPERTS INVOLVED WITH THE ALLIANCE WHO CAN  
02:29:53 TALK TO THE VIABILITY OF THIS.  
02:29:57 EARLY PLAN, AS YOU SAW FROM THE CURRENT OWNER SHOWED SIX  
  
02:30:00 DWELLING UNITS IN THE COLSON.  
02:30:01 IF THOSE UNITS WERE MADE AFFORDABLE, THE PROJECT WOULD ALSO  
02:30:04 QUALIFY FOR MUCH LARGER FEDERAL AFFORDABLE HOUSING TAX  
02:30:06 CREDIT.  
02:30:07 CONSIDERING THESE FACTORS AS WELL AS THE LOW COST PAID FOR  
02:30:10 THE PROPERTY, THIS SCENARIO CLEARLY PRESENTS A REASONABLE  
02:30:14 RETURN ON INVESTMENT.  
02:30:16 YOU HEARD FROM THE APPLICANT THAT THEIR OWN APPRAISER  
02:30:23 INDICATED THAT THE ENTIRE 21,000 SQUARE FEET AND A  
02:30:28 REHABILITATED BUILDING INCLUDING SIX BRAND-NEW DWELLING  
02:30:32 UNITS WOULD BE WORTH \$910,000.

02:30:35 WHILE JUST ONE UNIT IN THEIR PROPOSED DEVELOPMENT WOULD BE  
02:30:41 SOLD FOR ABOUT THAT SAME AMOUNT OF MONEY.  
02:30:43 THIS SEEMS DISINGENUOUS AND FRANKLY UNREASONABLE.  
02:30:46 AS I STATED, THE OPPORTUNITY TO REHABILITATE THE BUILDING  
02:30:50 USING FEDERAL AND LOCAL TAX BENEFITS, THE TDR PROGRAM, AS  
02:30:54 WELL AS HISTORIC PRESERVATION CODE FLEXIBILITY IS COMPLETELY  
02:30:58 REASONABLE.  
02:30:58 THEREFORE, THE ANSWER TO CRITERIA ONE IS YES, THERE ARE  
02:31:02 REASONABLE MEASURES THAT THE OWNER COULD UNDERTAKE TO  
02:31:05 PRESERVE THE STRUCTURE ON-SITE.  
02:31:07 THANK YOU.  
02:31:08 >>Mayor Alpert: THANK YOU.  
02:31:09 AND ERIN DiFAZIO.  
02:31:12 >> HI.

02:31:13 ERIN DiFAZIO.  
02:31:14 PROGRAM DIRECTOR FOR THE SARASOTA ALLIANCE FOR HISTORIC  
02:31:16 PRESERVATION.  
02:31:17 PRESERVATION CAN BE VIEWED AS THE COMMUNITY CONVERSATION  
02:31:22 ABOUT WHETHER TO EMBRACE OR ERASE THE PLACES WHERE OUR  
02:31:27 HISTORY HAPPENED.  
02:31:28 THE COLSON HOTEL IS QUITE POSSIBLY THE ONLY BUILDING  
02:31:31 REMAINING IN DOWNTOWN SARASOTA THAT BEAUTIFULLY ILLUSTRATES  
02:31:35 OUR HISTORY OF SEGREGATION.  
02:31:38 NEARLY ONE HUNDRED YEARS OLD, THE HOTEL STILL STANDS AFTER  
02:31:41 YEARS OF NEGLECT AS THE TESTAMENT TO GRACE AND ENDURANCE OF  
02:31:47 AFRICAN AMERICANS WHO HELPED SHAPE OUR MAGICAL CITY IN THE  
02:31:50 FACE OF OVERWHELMING INJUSTICE AND DISCRIMINATION.  
02:31:52 THERE ARE CERTAIN LANDMARKS THAT TELL SO SACRED A STORY OF  
02:31:57 OUR PAST THAT SOCIETY CANNOT AFFORD THEIR LOSS.  
02:32:02 SARASOTA CANNOT AFFORD THE LOSS OF THE COLSON HOTEL.  
02:32:05 TO ENSURE THE OPPORTUNITY FOR THE COLSON HOTEL TO STAND FOR  
02:32:10 GENERATIONS TO COME, A LARGE GROUP OF DEDICATED INDIVIDUALS  
02:32:14 HAVE WORKED TIRELESSLY TO PULL TOGETHER THE RESOURCES  
02:32:17 NECESSARY TO PURCHASE THE COLSON PARCEL FROM THE DEVELOPERS.  
02:32:22 THESE NEGOTIATIONS HAVE YET TO COME TO A FULLY EXECUTED  
02:32:26 AGREEMENT.  
02:32:27 HOWEVER, THEIR VERY EXISTENCE IS EVIDENCE OF A VIABLE  
02:32:30 ECONOMIC OPPORTUNITY FOR THE COLSON'S CONTINUED LIFE AS A  
02:32:35 CRITICAL PIECE OF THE STORY OF SARASOTA.

02:32:37 PLEASE CONSIDER PROVIDING THE FLEXIBILITY AND VARIANCES  
02:32:40 REQUIRED BY THE DEVELOPERS TO CREATE A VIABLE PARCEL FOR  
02:32:43 BOTH THE PRESERVATION OF THE HOTEL AND THE REDEVELOPMENT OF  
02:32:46 THE ADJACENT PARCELS.  
02:32:48 IT IS OUR HOPE THAT THE DEVELOPERS WILL CONTINUE TO WORK  
02:32:54 TOWARD AN EXECUTED PURCHASE AGREEMENT AT A REASONABLE  
02:32:58 PURCHASE PRICE.  
02:32:59 IT IS NECESSARY FOR THE DEMOLITION APPEAL TO BE DENIED IN  
02:33:02 ORDER TO ENSURE THAT THE MOVEMENT CONTINUES IN A POSITIVE  
02:33:07 DIRECTION.  
02:33:07 IN 1925, THE CITY LEADERS HAD THE RESOLUTION, THE HUMANITY  
02:33:11 AND THE COURAGE TO HOLD SPACE FOR SARASOTA'S BLACK  
02:33:14 COMMUNITY.

02:33:15 THEIR SUCCESSORS ONE HUNDRED YEARS LATER NOW MUST  
02:33:19 DEMONSTRATE THE SAME.  
02:33:20 THANK YOU.  
02:33:22 >>Mayor Alpert: THANK YOU VERY MUCH.  
02:33:22 THANK YOU ALL.  
02:33:25 THEN WE HAVE TONY SOUZA.  
02:33:32 DO WE HAVE CHARLES BROOKS ON ZOOM?  
02:33:35 >> NO.  
02:33:35 >>Mayor Alpert: NO.  
02:33:36 OKAY.  
02:33:36 WALTER GILBERT IS HERE?  
02:33:45 WALTER GILBERT.

02:33:46 WE CALLED YOU EARLIER, BUT THAT'S OKAY.  
02:33:54 MR. SOUZA.  
02:33:55 >> MY NAME IS TONY SOUZA.  
02:33:57 I HAVE BEEN IN THE HISTORIC PRESERVATION BUSINESS FOR OVER  
02:33:59 50 YEARS.  
02:34:00 I TOO HAVE DEGREES IN BUILDING CONSTRUCTION AND HISTORIC  
02:34:03 PRESERVATION.  
02:34:04 AND A JOB BEFORE I CAME HERE, WE SAVED THE HOUSE OF  
02:34:09 FREDERICK DOUGLASS THAT WAS GOING TO BE TORN DOWN AND NOW  
02:34:12 IT'S A MUSEUM.  
02:34:14 WE ALSO SAVED THE HOUSE OF SERGEANT WILLIAM KEARNEY, WHO WAS  
02:34:17 THE FIRST AFRICAN AMERICAN TO RECEIVE THE CONGRESSIONAL  
02:34:21 MEDAL OF HONOR FOR THE BATTLE HE DID DURING THE CIVIL WAR IN  
02:34:25 SOUTH CAROLINA.  
02:34:25 THIS PAST APRIL, THE HEARING ABOUT THE DEMOLITION OF THE  
02:34:30 HISTORIC COLSON HOTEL IN THE OVERTOWN NATIONAL REGISTER  
02:34:34 HISTORIC DISTRICT WAS HELD HERE IN THE CHAMBERS HERE.  
02:34:37 AT THAT TIME, I WAS THE CHAIRMAN OF THE CITY'S HISTORIC  
02:34:40 PRESERVATION BOARD.  
02:34:42 I LOOKED OUT AND WITNESSED A SEA OF RESIDENTS DETERMINED TO  
02:34:46 TELL THEIR STORY.  
02:34:48 THEIR HISTORY, THEIR LEGACY TO PRESERVE A FAMILY TREASURE.  
02:34:52 THE COLSON HOTEL IS AN HEIRLOOM THAT HAS BEEN PASSED DOWN  
02:34:57 ACROSS GENERATIONS, ACROSS FAMILY, ACROSS COMMUNITY, A  
02:35:01 COMMUNITY FINDING THAT STRENGTHENED TO PURSUE A COMMITMENT

02:35:06 TO THEIR HERITAGE, HAVING SEEN MANY OF THEIR LANDMARKS AND  
02:35:11 NEIGHBORHOODS DESTROYED, TAKING A STAND FOR A BUILDING THAT  
02:35:15 SERVED AS A SAFE HAVEN, KEEPING SOMETHING VALUE ALIVE,  
02:35:19 INTACT AND FREE FROM DECAY.  
02:35:21 THE COLSON HOTEL AS PRESENTED IS THE STORY OF RESILIENCE  
02:35:25 FROM HOUSING MEMBERS OF THE NEGRO LEAGUE TO JAMES BROWN.  
02:35:30 ALMOST HAD ME JUMPING OUT OF MY CHAIR, A WOMAN BY THE NAME  
02:35:39 OF BRENDA WATTY, WHO WAS A MEMBER OF THE MARVELETES, SAID  
02:35:43 SHE HAD BEEN RECORDED DOING "PLEASE MR. POSTMAN."  
02:35:50 I REALIZED AT THAT MOMENT THAT WAS PART OF MY HISTORY TOO.  
02:35:55 I WAS IN A POSITION TO VOTE TO SAVE HER.  
02:35:59 HER BONES ARE INTACT AND SHE IS IN PLACE AND TIME.  
02:36:05 WHAT IS WORTHY OF OUR RESPECT.  
02:36:08 PLEASE VOTE TO SAVE HER.  
02:36:09 >>Mayor Alpert: THANK YOU VERY MUCH.



02:36:11 WALTER GILBERT.  
02:36:13 >> GOOD AFTERNOON.  
02:36:14 I'M SORRY I WAS NOT HERE WHEN MY NAME WAS CALLED.  
02:36:20 AS YOU CAN SEE, I DON'T HAVE ANY PREPARED NOTES.  
02:36:24 I'M SURE THE PEOPLE THAT'S COME BEFORE ME HAVE GIVEN YOU  
02:36:27 GUYS ALL KINDS OF SPECIFICS ON THE BUILDING, THE HISTORY,  
02:36:36 WHY IT'S IMPORTANT NOT TO BE DEMOLISHED.  
02:36:41 JUST RAW EMOTIONS, IF I'M ALLOWED TO DO THAT.  
02:36:44 I'M A FOURTH GENERATION HERE IN SARASOTA.  
02:36:46 I REMEMBER WHEN OVER-TOWN WAS OVER-TOWN AND THAT'S PRIOR TO  
  
02:36:51 IT BEING ROSEMARY DISTRICT.  
02:36:53 I REMEMBER THE COMMUNITY THAT WAS THERE.  
02:36:57 I KNOW WHY IT WENT AWAY.  
02:36:59 WE'RE AT A CROSSROADS HERE.  
02:37:03 SO BEAUTIFUL TO SEE THE DIVERSITY OF PEOPLE HERE TODAY THAT  
02:37:08 WANT TO SAVE THIS BUILDING.  
02:37:09 THAT SPEAKS A LOT TO THIS COMMUNITY AND HOW FAR IT HAS COME.  
02:37:13 THAT SHOULD DEFINITELY BE PART OF WHAT YOU GUYS CONSIDER  
02:37:19 WHEN YOU MAKE YOUR DECISION.  
02:37:22 AS FAR AS THE OWNER OF THE PROPERTY, I FEEL SORRY FOR MY  
02:37:25 BROTHER THAT HE BOUGHT A PIECE OF PROPERTY WITHOUT KNOWING  
02:37:30 WHAT HE WAS BUYING AND THE IMPORTANCE OF IT TO THIS  
02:37:34 COMMUNITY.  
02:37:34 AND THAT'S PARTLY BECAUSE HE DOESN'T LIVE HERE.  
02:37:40 HE'S AN INVESTMENT GUY AND THAT'S WHAT HAPPENS.  
02:37:43 THAT'S WHAT HAPPENED IN SARASOTA FAR TOO MUCH OVER THE LAST  
02:37:46 FEW YEARS.  
02:37:47 INVESTMENT PEOPLE BUYING THINGS SIGHT UNSEEN WITH THE  
02:37:53 ASSUMPTION OF MAKING MONEY.  
02:37:54 DON'T GET ME WRONG.  
02:37:56 GOT NOTHING AGAINST MAKING MONEY, BUT WHEN YOU DO SOMETHING  
02:37:59 LIKE THAT, I THINK IT'S TO THAT PERSON'S INTEREST TO KNOW  
02:38:07 MORE THAN JUST I'M GOING TO MAKE SOME MONEY.  
02:38:10 I THINK THAT IS THE TRAP FALLEN INTO.  
02:38:16 AT A POINT WHERE WE'RE OFFERING TO KEEP HIM OUT OF THAT TRAP  
  
02:38:21 OR GET HIM OUT OF THAT TRAP.  
02:38:23 I SAY TO YOU GUYS, AS A FOURTH GENERATION PERSON HERE, AS A  
02:38:29 PERSON WHO IS REALLY LOVING MY CITY, LOVING WHAT I'M SEEING  
02:38:35 THIS COMMUNITY TURNING INTO, TO DEMOLISH THAT HOTEL WOULD BE  
02:38:40 A MARK AGAINST EVERY ONE OF YOU UP THERE.  
02:38:47 I DON'T WANT TO SEE YOU GUYS GOING DOWN IN HISTORY AS THE  
02:38:49 CITY COMMISSION THAT DESTROYED THE COLSON HOTEL.  
02:38:54 >>Mayor Alpert: THANK YOU VERY MUCH.  
02:38:55 COMMISSIONERS, BEFORE WE GO INTO REBUTTAL, LET ME ASK -- WE  
02:39:06 HAVE A LETTER THAT SOMEBODY WHO COULDN'T BE HERE ASKED TO BE  
02:39:11 READ INTO THE RECORD.  
02:39:13 DO WE HAVE A PROBLEM WITH THAT?  
02:39:15 >>Shayla Griggs: TYPICALLY DON'T DO THAT.  
02:39:17 I CAN ADD IT TO THE RECORD.  
02:39:19 >>Mayor Alpert: WOULD YOU DO THAT?  
02:39:20 >>Shayla Griggs: YES.  
02:39:22 >>Vice-Mayor Ahearn-Koch: SUMMARIZE IT?

02:39:25 >>Shayla Griggs: WE GET A LOT OF E-MAILS.  
02:39:27 THAT'S NOT REALLY FAIR.  
02:39:29 >>Mayor Alpert: WE WILL ADD THAT TO THE RECORD FROM MS. KAFI  
02:39:35 BENZ.  
02:39:36 >>Shayla Griggs: ADD IT TO THE RECORD, THE BACKUP MATERIAL  
02:39:38 THAT WE HAVE.  
02:39:39 >>Mayor Alpert: THANK YOU SO MUCH.  
02:39:40 BEFORE WE GO INTO REBUTTAL, COULD WE TAKE A TEN-MINUTE  
  
02:39:45 BREAK?  
02:39:45 IT'S 20 TILL.  
02:39:49 COME BACK AT TEN TILL 3.  
02:39:54 [RECESS]  
02:53:02 [ SOUNDING GAVEL ]  
02:53:04 >>Mayor Alpert: OKAY, EVERYBODY.  
02:53:05 WE ARE BACK IN SESSION.  
02:53:07 FOR THE SEPTEMBER 3, 2024, REGULAR CITY COMMISSION MEETING.  
02:53:12 WE TOOK A RECESS IN THE MIDDLE OF OUR QUASI-JUDICIAL PUBLIC  
02:53:16 HEARING BY THE COLSON HOUSE.  
02:53:24 PRESENTATION BY THE APPLICANT, CITY.  
02:53:26 EVERYONE SIGNED UP TO SPEAK.  
02:53:27 NOW WE'RE AT THE POINT FOR REBUTTAL.  
02:53:30 FIRST WE'LL START WITH SENIOR PLANNER SMITH.  
02:53:37 DO YOU HAVE ANY REBUTTAL, DR. SMITH?  
02:53:47 >>Clifford Smith: THANK YOU, COMMISSIONERS.  
02:53:48 I HAVE NO DIRECT REBUTTAL.  
02:53:50 I'M PLEASED THAT THERE ARE MULTIPLE PATHS FORWARD FOR SAVING  
02:53:53 THIS BUILDING AND THAT REASONABLE MEASURES CAN BE TAKEN.  
02:53:59 THANK YOU VERY MUCH.  
02:53:59 GLAD TO ANSWER ANY QUESTIONS YOU MIGHT HAVE.  
02:54:01 >>Mayor Alpert: OKAY.  
02:54:02 ONCE WE GET THE REBUTTAL FROM THE APPLICANT, WE'LL SEE IF  
02:54:07 THERE ARE QUESTIONS.  
02:54:08 ALL RIGHT.  
  
02:54:10 DO YOU HAVE ANY REBUTTAL FROM THE APPLICANT?  
02:54:15 IS HE BACK?  
02:54:44 >> YES.  
02:54:45 >>Mayor Alpert: STATE YOUR NAME.  
02:54:49 >> JOSEPH LOVETT, MANAGING MEMBER OF JDMAX.  
02:54:53 WE UNDERSTAND THE OUTCRY OF THE PUBLIC.  
02:54:57 WE UNDERSTAND THE COMMUNITY ASPECT OF THIS SITUATION.  
02:55:00 WE HAVE COME TO FULL UNDERSTANDING THAT SARASOTA WANT THIS  
02:55:06 AS A WHOLE.  
02:55:07 WE'RE LOOKING TO DO EVERYTHING THAT'S WITHIN OUR POWER WITH  
02:55:11 THE MONIES THAT WE ALREADY HAVE INVESTED AND THE THINGS THAT  
02:55:14 WE HAVE GOING FORWARD.  
02:55:16 WE HAVE COME TO SOMEWHAT OF AGREEANCE WITH WHAT WE CAN DO.  
02:55:21 THE CITY COMMISSIONERS, MAYOR AND WHOEVER ELSE, THE POWERS  
02:55:27 THAT BE TO MAKE THIS HAPPEN.  
02:55:28 WE WANT TO MAKE THE CITY HAPPY, THE COMMUNITY HAPPY.  
02:55:31 AND WE WANT TO LEAVE IN PEACE ALONG WITH BEING HAPPY.  
02:55:37 THIS IS OUR STANCE.  
02:55:38 IT'S UP TO YOU ALL, THE CITY COMMISSION, THE MAYOR, TO MAKE

02:55:42 THIS GO AWAY AND KEEP COLSON AROUND FOREVER.  
02:55:49 >>Mayor Alpert: IS THAT IT OR DO YOU HAVE ANYTHING TO ADD TO  
02:55:51 THAT?  
02:55:52 >> I THINK AS YOU HEARD FROM THE COMMUNITY, THIS IS A TRULY  
02:55:56 TRANSFORMATIONAL OPPORTUNITY FOR THE CITY OF SARASOTA.  
02:55:59 AS WE SHARED, WE HAVE MANAGED TO REACH A POSITION WHERE WE  
  
02:56:02 COULD NEGOTIATE A POTENTIAL SITE AND HAVE COME TO TERMS ON A  
02:56:08 FOUR-CORNER DEAL.  
02:56:09 THE CHALLENGE IS WE NEED IT TO BE A FOUR CORNER DEAL THAT WE  
02:56:12 CAN EXECUTE.  
02:56:13 IN ORDER TO DO THAT, THERE NEEDS TO BE SOME CONSIDERATION OF  
02:56:16 THE DEVELOPMENT CODES AND POTENTIALLY VARIANCES AS IT  
02:56:19 RELATES TO THE REST OF THE DEVELOPMENT, WHICH WOULD ALL BE  
02:56:22 NEW.  
02:56:22 AGAIN, GOING BACK TO THE FACT THAT IT IS A HUNDRED YEARS  
02:56:25 OLD.  
02:56:26 I THINK THIS IS PROBABLY THE MOST -- ONE OF THE, IF NOT THE  
02:56:30 MOST IMPORTANT BUILDINGS IN SARASOTA AT THIS MOMENT IN TIME.  
02:56:33 I THINK WE GET ONE SHOT TO REALLY TRY AND DO SOMETHING HERE.  
02:56:38 YOU HEARD FROM SO MANY PEOPLE THAT THERE IS A COALITION OF  
02:56:41 FOLKS THAT HAVE BEEN WORKING THIS OVER TIME.  
02:56:46 MY ROLE, TRYING TO BRING THIS ACROSS THE FINISH LINE.  
02:56:51 I FEEL LIKE WE ARE IN STRIKING DISTANCE.  
02:56:53 WE JUST NEED THE ABILITY TO WORK WITH POTENTIALLY THE CITY  
02:56:57 AND CITY STAFF TO FIND A WAY TO MAKE BOTH OF THESE PROJECTS  
02:57:01 WORK ON THAT SITE IN ORDER TO ESSENTIALLY AND EFFECTIVELY  
02:57:06 PRESERVE THE COLSON AND OUR COMMITMENT TO THE COMMUNITY HAS  
02:57:09 ALWAYS BEEN THAT WE WANT TO TURN IT OVER TO THE COMMUNITY  
02:57:11 FOR ITS BEST AND HIGHEST USE FOR THE FUTURE OF THE COMMUNITY  
02:57:15 AND ENGAGE THE PUBLIC IN DOING SO.  
02:57:17 SO THAT'S GOING TO BE A REALLY IMPORTANT PIECE OF THIS.  
  
02:57:20 ULTIMATELY, WHATEVER ENDS UP BEING HOPEFULLY A HOTEL, IT  
02:57:25 PROVIDES THE OPPORTUNITY FOR THE NEXT GENERATIONS, OUR KIDS'  
02:57:29 KIDS TO COME AND UNDERSTAND A PIECE OF THE LEGACY OF  
02:57:33 SARASOTA FROM DAY ONE OF SARASOTA.  
02:57:36 THANK YOU.  
02:57:37 >>Mayor Alpert: THANK YOU VERY MUCH.  
02:57:41 >> MAXIMILIAN VOLLMER, OWNER OF JDMAX DEVELOPERS.  
02:57:50 THERE HAVE BEEN AGREEMENTS IN PLACE, UP UNTIL A WEEK AGO,  
02:57:54 ULTIMATELY MY GOAL WAS TO TAKE ON RESPONSIBILITY OF THIS  
02:57:56 ENTIRE SITE AS I HAVE VARIOUS OTHER PROJECTS IN SARASOTA,  
02:57:59 INCLUDING THE ONE NEXT DOOR, AGREEMENT BETWEEN ME, JOE, THE  
02:58:03 OTHER PARTNERS.  
02:58:04 SITE TAKE OVER AND COMBINE WITH THE DEVELOPMENT NEXT DOOR.  
02:58:08 HE WILL BE RESPONSIBLE IN A WAY TO FIGURE OUT SOME SORT OF  
02:58:11 AGREEMENT WITH THE COMMUNITY FOR THE REMAINING HISTORIC  
02:58:15 PORTION.  
02:58:15 AS IT SITS RIGHT HERE, AGAIN -- NOT MUCH WE NEED TO ASK FROM  
02:58:20 THE CITY IN TERMS OF ADJUSTMENTS.  
02:58:22 THAT SITE ITSELF, CODE COMPLIANT, BOTH OF THEM, THE  
02:58:26 DEVELOPMENT NEXT DOOR IS CODE COMPLIANT AS WELL AS THE SITE  
02:58:30 ITSELF.

02:58:31 CAN BE RESTORED.  
02:58:32 REASONABLE, WILLING TO DISCUSS PRICE POINTS, WHATEVER IS  
02:58:35 REASONABLE TO -- HISTORIC BUILDING AS IT SITS.  
02:58:41 SHARED TRASH.

02:58:45 EASEMENT TO ACCESS PARKING SPACES.  
02:58:46 SIX PARKING SPACES DEDICATED FOR HISTORIC BUILDING.  
02:58:50 FOUR SIT ON 8th STREET AND TWO ON 9th STREET.  
02:58:54 ALREADY INCORPORATED IN THOSE PLANS.  
02:58:56 WE CAN BASICALLY MOVE FORWARD WITH THAT IMMEDIATELY TODAY  
02:59:01 APPLIED FOR LOT SPECIFICATION AND REASONABLE OFFER THAT CAN  
02:59:04 BE PUT IN PLACE.  
02:59:06 WE WOULD BE HAPPY TO SIGN THE CONTRACTS AND GET THIS MOVING  
02:59:08 AND WORK TOGETHER FOR WHAT ANAND IS ASKING IN ORDER TO GET  
02:59:13 -- THERE HAS TO BE A LOT OF CONVERSATIONS BETWEEN ZONING AND  
02:59:16 ENGINEERING TO MAKE THAT WORK.  
02:59:20 I WOULD NOT LIKE TO FAVOR THIS BECAUSE IT MEANS WE HAVE TO  
02:59:24 REDEVELOP AND REDESIGN THE ENTIRE SITE.  
02:59:27 TAKE NINE TO 12 MONTHS.  
02:59:29 FEW STAKEHOLDERS PAYING INTEREST ON THIS.  
02:59:33 ANOTHER TEN MONTHS OF REDESIGN IS NOT NECESSARY HELPING IF  
02:59:37 YOU ALREADY HAVE SOMETHING THAT WORKS.  
02:59:40 JUST HAVE TO FIND AGREEMENT ON WHAT IS REASONABLE AND WHAT  
02:59:44 THE COMMUNITY AND CITY WOULD LIKE US TO MOVE FORWARD WITH  
02:59:47 THIS.  
02:59:49 >>Mayor Alpert: OKAY.  
02:59:50 THANK YOU.  
02:59:50 THAT WAS ALREADY 20 MINUTES.  
02:59:52 WE HAD 20 MINUTES FOR THEIR REBUTTAL.  
02:59:59 >>Shayla Griggs: IF THEY NEED MORE TIME, GO AHEAD.

03:00:02 >>Mayor Alpert: DO YOU NEED MORE TIME?  
03:00:04 ALL RIGHT.  
03:00:04 THANK YOU.  
03:00:17 >> I THINK THE MOST IMPORTANT THING EITHER WAY FOR US TO  
03:00:20 MAKE REALLY THE FIRST STEP REALLY TO MAKE THIS WORK IS FOR  
03:00:23 THE CITY TO ALLOW 9th STREET CAN BE SEPARATE OWNERSHIPS.  
03:00:28 I OWN THIS MYSELF.  
03:00:30 RIGHT NOW THE TRASH IS SHARED ON 8th STREET WHICH IS  
03:00:34 CAUSING AN ISSUE.  
03:00:35 WE HAVE TO WORK ON THOSE, IF 8th STREET IS STILL  
03:00:38 DISCUSSION, POSSIBLE DELAYS.  
03:00:40 WE HAVE DEADLINES TO HIT.  
03:00:45 IF WE CAN GET AN ALLOWANCE TO UTILIZE INDIVIDUAL TRASH CANS  
03:00:48 FOR THE RESIDENTIAL UNITS PLACED ON THE SIDEWALK OR AMENITY  
03:00:52 ZONES, THAT WOULD BE FAVORABLE AND ALLOW US TO HAVE A LITTLE  
03:00:56 MORE WIGGLE ROOM TO WHAT CAN BE DONE WITH 8th STREET.  
03:01:00 THAT IS IMPORTANT AS A FIRST STEP AND AGAIN DISCUSSING IF WE  
03:01:03 KEEP IT AS-IS OR IF WE DECIDE TO DO SOMETHING WITH 8th  
03:01:07 STREET, ALLOWING FOR DIFFERENT DEVELOPMENT TO OCCUR.  
03:01:12 THERE WILL BE OBVIOUSLY PARKING REQUIREMENTS.  
03:01:15 ZONING REQUIREMENTS IN TERMS OF THE SIDEWALK, AMENITY ZONE  
03:01:19 AND SIDEWALK SPACE.  
03:01:20 THAT WOULD BE A LOT OF ADJUSTMENTS THAT WE NEED TO ASK.

03:01:23 I'M NOT SURE HOW FEASIBLE THAT IS IN ORDER TO MOVE AROUND  
03:01:26 CODE.

03:01:27 OTHER DEVELOPMENTS NEARBY CAN COME IN AND SAY THESE GUYS GOT  
03:01:30 IT, CAN WE GET THESE ADJUSTMENTS.  
03:01:32 I'M NOT SURE THAT'S REALISTIC.  
03:01:34 WHAT WE PRESENTED, AS THE BOX SITS ITSELF, IT IS FEASIBLE.  
03:01:38 CAN BE RESTORED AS REASONABLE, THE MOST IMPORTANT COMPONENT  
03:01:41 TO CONSIDER THE CRITERIA AND WILLING TO MAKE THAT WORK AND  
03:01:45 PUSHING TO MAKE THAT WORK.  
03:01:46 I WOULD LIKE TO SEE IT BE RESTORED.  
03:01:49 REALLY VALUABLE FOR EVERYONE.  
03:01:50 WE NEED TO ALL WORK TOGETHER AND STOP POINTING FINGERS AND  
03:01:55 DISCUSS HOW WE, THE COMMUNITY AND EVERYONE INVOLVED MAKE  
03:01:58 THIS WORK AND WORK AS A TEAM TO GET IT DONE.  
03:02:02 >>Mayor Alpert: THANK YOU.  
03:02:03 MR. FOURNIER, THERE'S NOTHING WE CAN DO TODAY IN TERMS OF  
03:02:09 GRANTING VARIANCES OR THINGS LIKE THAT, ARE THERE?  
03:02:15 >>Robert Fournier: NO -- [INAUDIBLE]  
03:02:16 >>Mayor Alpert: THAT'S WHAT I THOUGHT.  
03:02:18 >>Robert Fournier: WHAT I WAS THINKING, IF YOU DON'T MIND MY  
03:02:22 OFFERING SOMETHING.  
03:02:24 >>Mayor Alpert: PLEASE.  
03:02:24 >>Robert Fournier: THESE ASKS, IF THEY ARE GOING TO BE PART  
03:02:26 OF SOME SOLUTION AND THEY DO INVOLVE LIKE WITH THE TRASH  
03:02:30 PICKUP AND THE TRANSFER OF DEVELOPMENT RIGHTS, THAT IT WOULD  
03:02:34 SEEM THAT ALL OF THOSE THINGS ARE QUANTIFIABLE.  
03:02:38 THEY COULD ALL BE LISTED AND EVALUATED BY STAFF TO DETERMINE  
  
03:02:42 HOW FEASIBLE THEY ARE BECAUSE YOU DON'T WANT TO ASSUME THEY  
03:02:44 ARE OKAY AND THEN HAVE A PROBLEM IDENTIFIED LATER ON.  
03:02:49 SO IF THOSE COULD BE STUDIED AND THEN COME BACK WITH SOME  
03:02:53 SORT OF A SUMMARY REPORT, HAVE ACCESS TO MR. VOLLMER TO MAKE  
03:02:57 SURE THEY ARE CLEAR ON WHAT HIS ASK IS AND THAT'S ON THE  
03:03:00 RECORD ANYWAY, SOME TYPE OF EVALUATION OF THIS IS DOABLE.  
03:03:05 WE WOULD HAVE NO OBJECTION TO THIS, WELL, THERE IS A PROBLEM  
03:03:08 WITH THIS KIND OF ANALYSIS, I THINK WOULD BE USEFUL.  
03:03:11 AND THAT YOU COULD COMMISSION.  
03:03:13 THE OTHER BIG COMPONENT OF IT IS, OF COURSE, THE SALES  
03:03:17 PRICE.  
03:03:17 BECAUSE I DON'T KNOW WHAT THE MAXIMUM OFFER WAS.  
03:03:22 YOU STATED WHAT YOU WANTED.  
03:03:25 I DON'T KNOW WHERE THE SWEET SPOT IN THE MIDDLE IS OR WHAT'S  
03:03:28 REASONABLE, IF THERE COULD BE SOME EVALUATION OF THAT.  
03:03:31 I ALSO DON'T KNOW THE EXTENT TO WHICH THE DEVELOPER OR THE  
03:03:34 OWNER GOT A POSITIVE ANSWER ON THESE REQUESTS, THAT MIGHT  
03:03:38 IMPACT THE PURCHASE PRICE AS WELL.  
03:03:40 I THINK THERE ARE THOSE TWO THINGS.  
03:03:43 I CAN'T THINK OF ANYBODY -- I JUST GOT A COPY.  
03:03:47 THIS ISN'T IN THE RECORD AND PROBABLY SHOULD BE, THE COLSON  
03:03:50 HOTEL PRESERVATION PLAN, SOMEBODY TO LOOK AT THIS AND THEN  
03:03:53 EVALUATE THE PURCHASE PRICE THAT'S ASKED.  
03:03:55 I DON'T KNOW WHO WOULD HAVE THE REQUISITE EXPERIENCE TO DO  
03:03:58 THAT.

03:03:59 SEEMS TO ME THOSE ARE THE TWO TRACKS YOU MIGHT REQUEST MORE  
03:04:03 INFORMATION ABOUT BEFORE YOU MADE A DECISION.  
03:04:05 THE SOLUTION MIGHT BE APPARENT.  
03:04:08 >>Mayor Alpert: OKAY.  
03:04:08 THANK YOU.  
03:04:09 COMMISSIONERS, I SEE A LOT OF QUESTIONS.  
03:04:11 YEAH, MR. BROWN.  
03:04:12 >>Marlon Brown: MR. FOURNIER MENTIONED THE PURCHASE PRICE --  
03:04:16 THE CITY --  
03:04:18 >>Robert Fournier: I WAS THINKING OF AN OBJECTIVE THIRD  
03:04:21 PARTY THAT COULD BE RETAINED TO ANALYZE THE INFORMATION LIKE  
03:04:24 THE ASKING PRICE VERSUS THE OFFER AND TO OFFER SOME  
03:04:28 OBSERVATIONS THAT WERE OBJECTIVE AND NEUTRAL.  
03:04:30 THAT'S ALL.  
03:04:31 >>Mayor Alpert: I THINK THAT HAS TO BE BETWEEN THE PARTIES.  
03:04:34 >>Robert Fournier: IT MAY BE.  
03:04:35 YOU HAVE TO DETERMINE WHAT IS REASONABLE AND THAT'S WHAT THE  
03:04:38 REASONABLE EFFORT IS.  
03:04:39 TO THE EXTENT THAT MIGHT ASSIST YOU IN DOING THAT, THAT'S  
03:04:42 WHERE I'M COMING FROM, BUT YOU DON'T HAVE TO DO IT.  
03:04:45 >>Mayor Alpert: YEAH, I THINK THAT SHOULD BE BETWEEN THE  
03:04:47 PARTIES.  
03:04:48 LET'S GET TO COMMISSIONER QUESTIONS.  
03:04:54 COMMISSIONER BATTIE.  
03:04:54 >>Kyle Battie: FIRST OF ALL, THANK YOU ALL FOR COMING HERE.  
  
03:04:57 I WANT TO THANK EVERYONE WHO CAME AND SPOKE AND CAME OUT  
03:05:01 TODAY TO PARTICIPATE IN THIS PROCESS AND SHOW THE LEVEL OF  
03:05:08 NOT ONLY ENTHUSIASM, BUT THE SENSE OF COMMUNITY.  
03:05:13 IT'S IMPERATIVE THAT WE DO EVERYTHING WITHIN OUR PURVIEW,  
03:05:19 WITHIN OUR POWER TO PRESERVE, HONOR, AND PROTECT OUR  
03:05:27 HISTORY.  
03:05:27 LIKE I SAID, THIS IS A VERY SPIRITED SITUATION, AS YOU ALL  
03:05:37 CAN SEE.  
03:05:38 I SPOKE TO -- ANAND PALLEGAR AT LENGTH ON A NUMBER OF  
03:05:45 OCCASIONS ABOUT THIS SITUATION.  
03:05:46 AND, YOU KNOW, MR. LOVETT AS WELL THIS WEEKEND AND SO ON.  
03:05:50 AND A NUMBER OF PEOPLE IN THE COMMUNITY ABOUT THE  
03:05:53 PRESERVATION OF THIS HISTORIC STRUCTURE.  
03:05:58 IN SPEAKING WITH MR. LOVETT, I DON'T THINK THERE WAS ANY  
03:06:08 REAL ILL INTENT, TO BE HONEST WITH YOU.  
03:06:14 WE HAD A SITUATION WITH THE COLSON HOTEL THAT HAD SAT THERE  
03:06:20 DERELICT FOR QUITE SOME TIME.  
03:06:24 WE'RE GOING THROUGH THIS WITH A NUMBER OF OUR HISTORIC  
03:06:27 STRUCTURES IN THE CITY.  
03:06:29 I LIKE TO SEE THE COMMUNITY SORT OF LIKE JUMP ON THESE  
03:06:33 THINGS INITIALLY BEFORE LIKE DEVELOPERS COME IN AND START  
03:06:38 WANTING TO DEMO THEM OR WHATEVER, JUST AS WE'RE DOING WITH  
03:06:42 THE McALPIN HOUSE.  
03:06:44 YOU KNOW, SO, WE HAVE TO DO EVERYTHING THAT WE CAN TO TRY  
03:06:50 AND, YOU KNOW, RESOLVE THIS MATTER.  
  
03:06:51 HOW DOES THIS WORK -- BECAUSE I SPOKE WITH YOU ABOUT THE

03:06:58 TRANSFER OF DEVELOPMENT RIGHTS AND ASKED MS. DiFAZIO ABOUT  
03:07:02 THAT WHEN THEY BROUGHT THE TDRs TO US BEFORE AND ASKED  
03:07:05 ABOUT THE COLSON HOTEL AND HOW THAT WORKS.  
03:07:08 HOW DOES THAT WORK IN THIS MATTER?  
03:07:10 >>Robert Fournier: THERE IS A PROPOSAL COMING FORWARD THAT  
03:07:13 YOU HAVEN'T SEEN YET, TO BOTH THE COMPREHENSIVE PLAN AND THE  
03:07:17 ZONING CODE, BUT IT WAS NOTED THERE'S ALREADY A TDR PROGRAM  
03:07:21 IN THE ROSEMARY.  
03:07:23 I WOULD THINK MAYBE STAFF COULD COMMENT ON BOTH OF THOSE  
03:07:26 ALTERNATIVELY AND SEE IF THEY COULD ASSIST SPLITTING THE  
03:07:29 LOT, AS WAS MENTIONED AND MAKING THE DEVELOPMENT OF THE HALF  
03:07:33 RETAINED MORE VIABLE.  
03:07:38 >>Kyle Battie: WHAT IS IT YOU ARE ASKING FOR REGARDING 9th  
03:07:41 STREET?  
03:07:43 >> ASKING FOR IT TO BE A SEPARATE PARCEL.  
03:07:45 DRC APPROVED IT TO BE COMPLIANT WITH 8th STREET AND BOTH  
03:07:50 SIDES HAVE TO BE DEVELOPED AT THE SAME TIME.  
03:07:52 CAN'T GET CO UNTIL 8th STREET.  
03:07:55 TRASH ON 8th STREET.  
03:07:57 DUMPSTER TRUCKS CAN DRIVE THROUGH.  
03:08:01 ONLY REASON NEED 8th STREET IN COEXISTENCE FOR THIS IS FOR  
03:08:05 DUMPSTER TRUCKS TO COME IN.  
03:08:07 TWO WAY DRIVEWAY IN AND OUT.  
03:08:11 8th STREET IS ONLY TRASH ONLY BECAUSE I HAD TO PROVIDE  
  
03:08:15 DUMP STORAGE.  
03:08:16 CITY DID NOT ALLOW US TO PUT IN THE ALLEY.  
03:08:20 VARIOUS REASONS, UTILITY EASEMENT.  
03:08:23 BASICALLY THE ONLY WAY FOR US TO PLACE WAS DOWN HERE, NOT  
03:08:27 FAVORABLE FOR A UNIT ALL THE WAY ON 9th STREET TO WALK  
03:08:31 DOWN, 300 FEET TO THROW TRASH IN THE DUMPSTER.  
03:08:35 ONE OF THE THINGS TO WORK WITH.  
03:08:36 IF WE CAN MAKE THEM SEPARATE AND HAVE ANOTHER PROJECT DOWN  
03:08:39 THE STREET ON COHEN, BUILDING LUXURY TOWNHOMES THERE.  
03:08:45 CODE BASICALLY REQUIRES DUMPSTER ON SITE.  
03:08:53 HAVING SAME ADJUSTMENT, ADMINISTRATIVE ADJUSTMENT REQUEST  
03:08:57 FOR THE TRASH CANS TO BE PLACED OUTSIDE OF THE SITE TO BE  
03:09:01 PICKED UP ON STREET SIDE WHICH MAKES IT VIABLE FOR US TO  
03:09:06 USE.  
03:09:06 >>Kyle Battie: WHAT DOES THAT REQUIRE?  
03:09:08 A VACATING?  
03:09:09 >>Marlon Brown: I WOULD NOT MAKE ANY DECISIONS.  
03:09:17 EXCUSE ME.  
03:09:23 >>Mayor Alpert: GO AHEAD, MR. BROWN.  
03:09:24 >>Marlon Brown: I WOULD NOT MAKE ANY DECISIONS BASED ON WHAT  
03:09:27 YOU'RE HEARING BECAUSE THEY STILL HAVE TO GO THROUGH A  
03:09:29 PROCESS.  
03:09:29 THEY STILL HAVE TO SUBMIT AN APPLICATION.  
03:09:31 THIS ONE DRC PARTIAL SIGN-OFF, NOT FULL SIGN-OFF YET.  
03:09:36 AGAIN, ANY CHANGES IN THEIR PLANS, JUST ALLOW THEM TO GO  
  
03:09:40 BACK THROUGH THE PROCESS AND WE WILL MAKE THE DETERMINATION  
03:09:42 AS TO WHAT CAN BE DONE ADMINISTRATIVELY, WHAT HAS TO GO  
03:09:45 BEFORE BOARD OF ADJUSTMENT OR PLANNING BOARD.

03:09:49 PLEASE DON'T MAKE ANY DECISIONS BASED ON WHAT YOU'RE HEARING  
03:09:52 BECAUSE I UNDERSTAND THE NEED TO SAVE THIS BUT LET'S GO  
03:09:55 THROUGH THE PROCESS.  
03:09:57 >>Kyle Battie: THERE YOU HAVE IT.  
03:09:59 THERE IS A PROCESS THAT HAS TO BE ADHERED TO WHEN IT COMES  
03:10:05 TO WHERE WE'RE TRYING TO GET TO.  
03:10:09 IT'S NOT JUST ABOUT MONEY.  
03:10:13 YOU SEE THE INDIVIDUALS IN THIS AUDIENCE, YOU KNOW, FROM ALL  
03:10:19 SHADES, HUES, WALKS OF LIFE, SOCIAL ECONOMIC BACKGROUNDS AND  
03:10:26 SO ON.  
03:10:27 IT SPEAKS TO HOW WE TAKE PRESERVATION OF OUR HISTORY IN THE  
03:10:33 CITY SERIOUSLY.  
03:10:34 I THINK I SPOKE TO MR. LOVETT ABOUT THAT BEFORE WE GOT HERE.  
03:10:40 I SAID THIS IS A SERIOUS MATTER OR WHAT HAVE YOU.  
03:10:44 PRETTY MUCH THAT WAS THE QUESTION I WANTED TO ASK.  
03:10:49 >>Marlon Brown: ONE MORE THING.  
03:10:52 AGAIN, GIVEN THE IMPORTANCE OF THIS AND THE COMMUNITY  
03:10:55 INTEREST IN THIS.  
03:10:56 I'M GOING TO PUT THIS ON MS. PANICA AND HER TEAM, WE CAN  
03:11:00 EXPEDITE A REVIEW OF THIS IN TERMS OF MEETING WITH THEM,  
03:11:04 MAKING SURE WE UNDERSTAND WHAT THEIR NEW PLANS ARE, AND THEN  
03:11:07 SHARING WITH THEM WHAT THE PROCESS NEEDS TO BE AND WE'LL DO  
  
03:11:11 EVERYTHING IN OUR ABILITIES TO GET THIS MOVING FORWARD AS  
03:11:18 QUICKLY AS POSSIBLE.  
03:11:20 >>Robert Fournier: MAYOR, WHAT I WAS SUGGESTING EARLIER JUST  
03:11:23 SO THAT I'M NOT MISUNDERSTOOD WAS SOMETHING ANALOGOUS TO  
03:11:28 LIKE A PRE-APPLICATION CONFERENCE WHERE THE PLANS WOULD BE  
03:11:31 OUTLINED AND THEN SOME FEEDBACK COULD BE GIVEN INITIALLY TO  
03:11:34 THE COMMISSION SO YOU WOULDN'T NECESSARILY PUT THEM THROUGH  
03:11:37 A WHOLE APPLICATION PROCESS THAT WOULD TAKE A LOT OF TIME  
03:11:41 AND THEN MAYBE NOT TURN OUT THE WAY THEY HOPED THAT IT  
03:11:44 WOULD.  
03:11:44 JUST SOME ANALYSIS THAT WOULD TELL YOU WHETHER OR NOT THE  
03:11:49 REQUESTS ARE REASONABLE AND DOABLE AS A PRELIMINARY MATTER  
03:11:54 THAT I THINK WOULD HELP FACILITATE THE PRESERVATION IF THEY  
03:11:59 WOULD BE WILLING TO CONSIDER THAT.  
03:12:00 THAT'S WHAT I HAD IN MIND.  
03:12:02 >>Mayor Alpert: JUST SORT OF PRESENTING WHAT THEY ARE  
03:12:04 LOOKING TO DO --  
03:12:08 >>Robert Fournier: CLOSEST ANALOGY WOULD BE THE PRE-APP  
03:12:11 CONFERENCE THEY OFFER AND COMMENTS BACK TO SAY THIS COULD  
03:12:15 WORK, THIS COULD WORK OR NOT.  
03:12:17 >>Mayor Alpert: SO THEY CAN REALLY EXPEDITE GETTING  
03:12:20 SOMETHING THROUGH BECAUSE IT SOUNDS LIKE THEY ARE REALLY  
03:12:23 CLOSE TO SOME SORT OF AN AGREEMENT THAT CAN BE DONE, THAT'S  
03:12:29 DOABLE.  
03:12:31 >>Kyle Battie: YOU ALL ARE RELATIVELY CLOSE TO GETTING  
  
03:12:34 SOMETHING DONE HERE?  
03:12:37 >> THE WAY THE SITE SITS RIGHT NOW, WE CAN GET THIS DONE  
03:12:40 TODAY WITH NO ADJUSTMENTS.  
03:12:41 THE COMMUNITY IS ASKING FOR MORE SPACE TO FULFILL DIFFERENT  
03:12:45 VISION WHICH NOW IMPACTS US NEGATIVELY WHICH IS ALSO NOT



03:12:49 REASONABLE.  
03:12:49 THAT IS CAUSING A LOT OF BACK AND FORTH.  
03:12:52 >>Kyle Battie: WHAT IS THE SPACE THE COMMUNITY IS ASKING  
03:12:54 FOR?  
03:12:54 I'LL YIELD TO MY COMMISSIONER TO THE LEFT WHEN SHE'S READY  
03:13:03 TO SPOKE.  
03:13:03 >>Mayor Alpert: I'LL GO TO COMMISSIONER TRICE.  
03:13:05 >>Debbie Trice: THANK YOU.  
03:13:07 BECAUSE EACH OF YOU IS SHARING A DIFFERENT PICTURE.  
03:13:11 THERE IS THE PINK BOX THAT MR. PALLEGAR IS SHOWING AND THEN  
03:13:16 THERE IS A DIFFERENT IMAGE THAT MR. VOLLMER IS SHOWING.  
03:13:21 I THINK THE COMMUNITY IS SAYING, HEY, WE'RE RAISING OUR HAND  
03:13:24 FOR THE PINK BOX, AND YOU'RE SAYING YOU ALREADY HAVE DRC  
03:13:29 SIGN-OFF ON A SITE PLAN FOR THE ALTERNATIVE, BUT IF WE GO  
03:13:34 WITH THE PINK BOX, YOU'RE GOING TO HAVE TO DO A NEW SITE  
03:13:38 PLAN.  
03:13:39 I'M HEARING YOU SAY I DON'T REALLY WANT TO DO A NEW SITE  
03:13:42 PLAN.  
03:13:43 I THINK WE NEED CLARIFICATION ON THAT.  
03:13:47 ARE YOU AGREEING WITH THE PINK BOX DEAL?

03:13:52 >> I CAN ONLY AGREE TO IT IF EVERYTHING FULFILLS ALL THE  
03:13:56 OTHER REQUIREMENTS OF MY DEVELOPMENT TO HAPPEN.  
03:14:00 TRASH, PARKING, VARIOUS ADJUSTMENTS IN PLACE AND TRANSFER OF  
03:14:05 DENSITY RIGHTS.  
03:14:05 GOING BACK TO YOU GUYS AGREEING TO GIVE ME ALL THAT, THEN,  
03:14:09 YES, IF YOU GUYS ARE MAKING IT COMPLICATED, THEN I GO BACK  
03:14:13 TO PRESENTED RIGHT NOW, CODE COMPLIANT SITE -- NOBODY HAS  
03:14:16 BEEN TO MAKE ANY ADJUSTMENTS.  
03:14:21 >>Debbie Trice: WITH YOUR ALTERNATIVE -- WELL, I THINK WHAT  
03:14:23 THE ISSUE IS, WE HAVE A LIST OF CHANGES THAT WOULD NEED TO  
03:14:29 BE NEGOTIATED IN ORDER FOR THE PINK BOX TO HAPPEN.  
03:14:34 AND I'M QUESTIONING, MR. FOURNIER, WHY THAT NEEDS TO COME TO  
03:14:40 THE COMMISSION.  
03:14:43 CAN'T THE DEVELOPMENT SERVICES DEPARTMENT WORK ALL THAT OUT  
03:14:46 WITHOUT IT COMING TO THE COMMISSION?  
03:14:48 >>Robert Fournier: WELL, I'M SUGGESTING THAT -- MY  
03:14:52 ASSUMPTION WAS YOU WOULD DEFER THE VOTE, THAT THIS WOULD  
03:14:55 HELP YOU DETERMINE WHETHER OR NOT THERE WERE REASONABLE  
03:14:57 MEASURES THAT COULD BE TAKEN TO SAVE.  
03:14:59 BECAUSE THE ANSWERS THAT COME BACK AFTER PRELIMINARY STUDY  
03:15:04 OF THE ASKS, YOU JUST HEARD MR. VOLLMER SAY HE COULD  
03:15:08 CONSIDER PARTING OR SELLING OR TRANSFERRING TITLE TO THE  
03:15:11 SO-CALLED PINK BOX, BUT HE HAS SOME OTHER ASKS.  
03:15:14 ALL I'M SAYING IS TAKE A PRELIMINARY LOOK AT THOSE ASKS LIKE  
03:15:18 YOU WOULD DO IN A PRE-APPLICATION CONFERENCE, AND THEN COME

03:15:21 BACK AND STAFF GIVE THE COMMISSION SOME FEEDBACK ON WHETHER  
03:15:24 OR NOT IT WAS FEASIBLE AND THEN IN THE MEANTIME, THAT MIGHT  
03:15:28 HELP AN AGREEMENT ON THE PURCHASE PRICE OR THE SALE AND THEN  
03:15:33 REEVALUATE WHERE WE WERE AND MAKE YOUR VOTE AT THAT TIME.  
03:15:36 >>Debbie Trice: I'M EVEN WONDERING WHETHER OR NOT WE HAVE  
03:15:39 TWO ISSUES IN FRONT OF US.  
03:15:41 WE HAVE THE ORIGINAL ISSUE WHETHER OR NOT TO AFFIRM THE

03:15:48 HISTORIC PRESERVATION BOARD'S DENIAL OF THE DEMOLITION  
03:15:52 PERMIT, AND WE ALSO HAVE THE CHANGES THAT WOULD BE NECESSARY  
03:16:02 FOR THIS PARTICULAR DEAL TO GO THROUGH.  
03:16:04 I THINK IT WOULD BE APPROPRIATE FOR US TO HAVE TWO MOTIONS.  
03:16:08 ONE DEALING WITH THE STATUS OF THE DEMOLITION PERMIT.  
03:16:15 AND THE OTHER DEALING WITH AUTHORIZING THE CITY MANAGER TO  
03:16:18 HAVE DEVELOPMENT SERVICES WORK OUT THE ADJUSTMENTS THAT NEED  
03:16:22 TO MAKE THE PINK BOX HAPPEN.  
03:16:27 [ SOUNDING GAVEL ]  
03:16:29 >>Mayor Alpert: WE DON'T BOO OR CLAP.  
03:16:31 THANK YOU.  
03:16:31 >>Robert Fournier: THE DEVELOPER COULD PURSUE OTHER REMEDIES  
03:16:34 IF THIS WERE DENIED OTHER THAN GOING FORWARD AND DEVELOPING  
03:16:37 THE ALTERNATIVE.  
03:16:38 I WAS JUST THINKING THAT YOU MIGHT WANT TO HAVE THAT  
03:16:41 ADDITIONAL INFORMATION BEFORE YOU VOTED ON THE CERTIFICATE  
03:16:44 OF APPROPRIATENESS AND FACILITATE A RESOLUTION THAT WAS JUST  
03:16:50 SORT OF A WIN-WIN FOR EVERYBODY, RATHER THAN FORECLOSE THAT  
  
03:16:53 OPPORTUNITY RIGHT NOW.  
03:16:54 BUT IT'S UP TO YOU.  
03:17:00 >> REALLY QUICK.  
03:17:01 ULTIMATELY, WE DIDN'T COME HERE TO FIGHT FOR THE DEMOLITION.  
03:17:05 I THINK IT WAS CLEAR WE GOT A LOT OF PUSH-BACK FROM THE  
03:17:08 COMMUNITY AND WE'RE WILLING TO MAKE THIS WORK AND DOING  
03:17:11 WHATEVER IS NECESSARY.  
03:17:12 WE DIDN'T NECESSARILY ASK FOR DEMOLITION, BUT FOUR CRITERIA  
03:17:15 POINTS GIVEN.  
03:17:16 WE'VE DONE EVERYTHING REASONABLE.  
03:17:17 PRESENTED ON THIS HOW CAN WE AS A DEVELOPER PRESERVE THE  
03:17:21 BUILDING.  
03:17:21 IT IS NOT FEASIBLE, REASONABLE FOR US TO DO SO.  
03:17:25 STRUCTURE CANNOT BE RELOCATED.  
03:17:27 EXPLORED MITIGATION PLANS.  
03:17:29 DONE ALL THREE.  
03:17:29 THE ONLY ONE IS THE SELL SIDE.  
03:17:32 TRYING TO BASICALLY DISCUSS, CAN WE MAKE THAT WORK.  
03:17:35 ON THE OTHER SIDE, IF THREE MONTHS GO BY AND NOBODY STEPS IN  
03:17:39 AND CANNOT BE ANY AGREEMENT MADE, THEN WE HAVE TO GO BACK TO  
03:17:42 THE DEMOLITION BECAUSE WE CANNOT PRESERVE THAT STRUCTURE  
03:17:44 OURSELVES.  
03:17:48 >>Debbie Trice: IT'S NOT WHETHER OR NOT THE DEAL CAN BE  
03:17:50 MADE.  
03:17:51 IT'S WHETHER OR NOT THIS BOARD DEEMS THE OFFERS AS HAVING  
  
03:17:57 BEEN REASONABLE.  
03:17:58 IF WE DEEM THE OFFERS THAT WERE MADE TO YOU AS BEING  
03:18:03 REASONABLE, YOU MAY OR MAY NOT HAVE AGREED WITH US, BUT IF  
03:18:07 WE SAY IT WAS REASONABLE, THAT WOULD GIVE US GROUNDS TO DENY  
03:18:11 DEMOLITION.  
03:18:15 >> WE SIT HERE AS A GROUP OF PEOPLE WITH THIS INTEREST IN  
03:18:19 SAVING THE COLSON HOTEL.  
03:18:22 WE SHOULD BE ON ONE ACCORD, AND THAT'S TO DO WHATEVER IS  
03:18:27 NECESSARY TO DO THIS.

03:18:28 NOW, WE'RE ASKING FOR, ANAND OR WHOEVER COMES UP THE PINK  
03:18:35 BOX WITH SMALL VARIANCES.  
03:18:37 WHY WE CAN'T JUST GET ON BOARD WITH THAT, MAKE THAT HAPPEN,  
03:18:43 THE REASON WE'RE HERE IS FOR THE COMMUNITY.  
03:18:46 IT'S NOT ABOUT THE INDIVIDUALS.  
03:18:48 WE BOUGHT IT.  
03:18:49 WE OWN IT.  
03:18:50 WE WILLING TO DO WHAT YOU NEED US TO DO.  
03:18:53 WE NEED VARIANCES.  
03:18:55 TO BE HONEST, IT'S NOT GOING TO FIT PROBABLY ANYONE IN HERE.  
03:19:00 WHY NOT LET'S JUST DO THIS WHICH WE KNOW AND THAT QUIETS  
03:19:04 EVERYTHING.  
03:19:05 EVERYBODY LOOKS LIKE A HERO BECAUSE WE'RE DOING THE RIGHT  
03:19:08 THING.  
03:19:09 >>Mayor Alpert: BUT WE DON'T HAVE THE AUTHORITY AT THIS  
03:19:14 MOMENT TO SAY WE CAN GRANT THESE VARIANCES.

03:19:17 WE HAVE TO HAVE IT GO THROUGH THE STAFF SO THAT WE HAVE ALL  
03:19:20 THE INFORMATION.  
03:19:21 >> I DO RESPECT THAT.  
03:19:22 >>Mayor Alpert: WE CAN'T DO THAT NOW.  
03:19:24 COMMISSIONER ARROYO.  
03:19:29 >>Erik Arroyo: THANK YOU, ONE, FOR EVERYONE THAT CAME OUT  
03:19:32 HERE.  
03:19:33 TWO, FOR ALL OF YOU, THE APPLICANTS IN UNDERSTANDING THE  
03:19:38 IMPORTANCE OF HISTORIC PRESERVATION.  
03:19:39 I THINK THIS IS A PARTICULAR CASE THAT HAS THREE THINGS THAT  
03:19:46 ARE HIGHLY IMPORTANT.  
03:19:47 ONE, IT'S MADE OF MASONRY.  
03:19:50 IT IS A SOUND STRUCTURE.  
03:19:52 IT IS HISTORICALLY SIGNIFICANT.  
03:19:54 AND THEN YOU HAVE SOMEONE WHO PURCHASED THE PROPERTY WHO IS  
03:20:01 WILLING TO WORK WITH THE COMMUNITY.  
03:20:02 I THINK IT'S GREAT WE'VE GOTTEN TO THIS POINT.  
03:20:04 IT'S GREAT YOU ARE ALMOST TO THE POINT WHERE YOU HAVE SOME  
03:20:08 DEAL GOING ON AND YOU'RE ABLE TO WORK IT OUT WITH THE  
03:20:12 COMMUNITY AND WITH THE CITY.  
03:20:14 I WOULD BE IN FAVOR OF WHAT MR. FOURNIER SAID, WHICH IS  
03:20:19 ALLOW THEM TO COME BACK WITH A PROPOSAL AND WE CAN DETERMINE  
03:20:24 HOW WE MOVE FORWARD FROM THERE BECAUSE THERE'S SO MUCH THAT  
03:20:31 WE DON'T KNOW.  
03:20:32 WE DON'T KNOW WHAT THE DIFFERENCE IN PRICE POINTS ARE.

03:20:34 WE DON'T KNOW WHAT TYPE OF VARIANCES YOU'RE ASKING FOR.  
03:20:37 THAT'S JUST NOT SOMETHING THAT WE'RE GOING TO SOLVE TODAY  
03:20:41 HERE.  
03:20:42 WE CAN BARELY AGREE ON WHEN TO RESCHEDULE MEETINGS TO.  
03:20:49 SO I THINK -- YOU KNOW, I THINK A CONTINUANCE WOULD BE  
03:20:56 APPROPRIATE AND COMING BACK WE CAN HAVE EITHER THIS HEARING  
03:21:01 AGAIN OR DISCUSS WITH MR. BROWN WILL GIVE US HIS  
03:21:05 RECOMMENDATION -- YES, SIR.  
03:21:11 >>Mayor Alpert: DR. SMITH.  
03:21:12 >>Clifford Smith: THANK YOU VERY MUCH.  
03:21:14 I LOOK AT THIS AS TWO DIFFERENT THINGS.

03:21:18 COMMISSIONER TRICE BROUGHT THAT FORWARD.  
03:21:22 BECAUSE THE QUESTION WHETHER OR NOT TO APPROVE OR DISAPPROVE  
03:21:26 THE DEMOLITION IS BASED ON, IS IT REASONABLE MEASURES CAN BE  
03:21:31 DONE TO SAVE THE BUILDING?  
03:21:33 I THINK NOW WE'RE ARGUING OVER WHICH REASONABLE MEASURE  
03:21:37 WE'RE GOING TO PICK.  
03:21:40 REASONABLE MEASURE HAS ALREADY BEEN ESTABLISHED.  
03:21:44 SO I THINK YOU CAN ELIMINATE THE DEMOLITION AND FOCUS ON  
03:21:49 WHICH REASONABLE MEASURE GOING FORWARD YOU'LL ALLOW FOR THIS  
03:21:54 PROPERTY TO BE SAVED.  
03:21:56 I THINK THE APPLICATION FOR TRANSFER OF DEVELOPMENT RIGHTS  
03:22:01 TO CREATE THE HOTEL, YOU KNOW, ALL THESE THINGS APPEAR TO BE  
03:22:08 REASONABLE ASKS TO ME.  
03:22:09 I DON'T HAVE ANY OF THE FACTS ANY MORE THAN YOU HAVE THE  
  
03:22:12 FACTS.  
03:22:13 AND I THINK, YOU KNOW, CITY MANAGER SAID THAT THIS CAN BE  
03:22:18 BROUGHT THROUGH STAFF, GO THROUGH THE PROCESS TO COME BACK  
03:22:21 AND YOU'LL HAVE THE INFORMATION TO MAKE AN INFORMED DECISION  
03:22:26 ON WHICH REASONABLE MEASURE YOU WANT TO GO FORWARD WITH.  
03:22:31 I THINK THAT'S A SEPARATE QUESTION.  
03:22:34 SO I THINK WE NEED TO TAKE CARE OF ONE AND THEN TAKE CARE OF  
03:22:38 THE OTHER.  
03:22:39 IT WOULD BE MY RECOMMENDATION.  
03:22:41 >>Mayor Alpert: BUT IS IT A REASONABLE MEASURE?  
03:22:45 >>Clifford Smith: YOU HAVE THREE POSSIBLE REASONABLE  
03:22:47 MEASURES GOING FORWARD.  
03:22:49 YOU HAVE FIRST, YOU HAD STAFF PRESENTATION THAT THIS COULD  
03:22:54 BE MADE INTO SIX UNITS, AND THAT IS POSSIBLE.  
03:22:59 IT'S A REASONABLE MEASURE GOING FORWARD.  
03:23:01 IT'S BEEN SHOWN THAT IT CAN, IN FACT, BE DONE.  
03:23:05 THAT'S ONE.  
03:23:06 TWO, YOU HAVE MR. VOLLMER SHOW THAT HE CAN SEGREGATE THE  
03:23:11 PROPERTY TO EXCLUDE THE COLSON HOTEL, BUILD HIS UNITS AROUND  
03:23:16 IT, BUT HE NEEDS FOR THE DUMPSTERS AND PARKING AND STUFF  
03:23:20 THERE, ESPECIALLY FOR 9th STREET.  
03:23:23 HE'S NOT TALKING ABOUT TRANSFER OF DEVELOPMENT RIGHTS.  
03:23:26 THAT'S LIKE ANOTHER OPTION THAT YOU HAVE.  
03:23:31 YOU HAVE THE THIRD OPTION, THE PINK BOX, WHICH IS A HOTEL  
03:23:35 WHICH WHEN I LOOK AT THEIR PLAN HERE, AND HE SHOWED IT TO  
  
03:23:40 YOU, IT'S A VERY DIFFERENT PROPOSAL THAN PROPOSAL TWO.  
03:23:46 SO I THINK YOU HAVE THREE DIFFERENT PROPOSALS, BUT ALL THREE  
03:23:51 COULD BE CONSIDERED REASONABLE MEASURES AND ALL THREE SAVES  
03:23:55 THE COLSON HOTEL.  
03:23:56 SO IT'S NOT A QUESTION OF CAN IT BE SAVED.  
03:24:00 IT'S HOW DO YOU WANT TO SAVE IT?  
03:24:04 >>Robert Fournier: I WAS GOING TO SAY, I THINK DR. SMITH'S  
03:24:07 COMMENTS WERE, I THINK, ALL PREDICATED ON THE APPLICANT  
03:24:11 RESTORING THE STRUCTURE.  
03:24:12 BUT I THINK, YOU KNOW, I WAS GOING TOWARD THE WAY OF THE  
03:24:16 SALE.  
03:24:17 I DON'T KNOW WHAT THE OFFERS WERE.  
03:24:20 I DON'T KNOW HOW YOU SAY THERE WAS A REASONABLE OFFER.

03:24:23 I DON'T KNOW WHAT THE NUMBERS WERE.  
03:24:26 GENTLEMAN WHO TESTIFIED FOR THE ALLIANCE TALKED ABOUT THERE  
03:24:29 WERE PROPOSALS BUT I DIDN'T HEAR A NUMBER.  
03:24:32 HAVEN'T HEARD A NUMBER FROM MR. PALLEGAR.  
03:24:35 THAT WILL PROBABLY WORK ITSELF OUT.  
03:24:37 I CAUTION YOU ON THAT SCORE, I THINK, IF YOU WANT TO PUT ALL  
03:24:40 YOUR EGGS IN THE BASKET OF THE APPLICANT RESTORING IT BEING  
03:24:44 REASONABLE, THAT'S ONE THING.  
03:24:46 BUT BEEN A LOT OF TALK ABOUT PURCHASE OR TRANSFER OF TITLE.  
03:24:49 IF YOU'RE GOING TO BASE THIS ON IT BEING REASONABLE FOR THE  
03:24:52 APPLICANT TO RESTORE IT, THEN THERE'S NO REASON TO TALK  
03:24:55 ABOUT THE PINK BOX OR THE SALE.

03:25:04 >> CAN I SAY ONE THING?  
03:25:06 NOW, IF WE TOOK THE APPROACH, BECAUSE EVERYBODY WANTS TO  
03:25:09 SAVE THE COLSON HOTEL, BUT THE COLSON HOTEL NEEDS TO BE  
03:25:17 RESTORED.  
03:25:18 BUT IF WE TOOK THE ASPECT OF DOING THE NINE UNITS ON THE  
03:25:24 SITE AND LEAVING THE COLSON HOTEL TO WHERE IT'S AT, IT  
03:25:30 BENEFITS NO ONE.  
03:25:31 I THINK WE PROBABLY STILL HAVE THAT OPTION BECAUSE -- CODE  
03:25:36 COMPLIANCE, BOARDED UP, CLEANED UP, YOU'RE NOT FORCED TO  
03:25:40 MAKE A MOVE.  
03:25:41 I'M A LANDOWNER.  
03:25:42 I OWN A LOT OF LAND, PROPERTIES.  
03:25:44 THAT'S ONE OF YOUR RIGHTS AS AN OWNER.  
03:25:47 AS LONG AS IT'S NOT OUTSIDE OF CODE.  
03:25:49 THAT'S NOT WHAT WE'RE TRYING TO DO.  
03:25:50 WE'RE TRYING TO VERY VITALIZE THE COLSON HOTEL.  
03:25:55 THAT'S WHAT WE'RE TRYING TO DO.  
03:25:56 EVEN IF WE JUST -- SAY IT WAS DENIED.  
03:25:59 OKAY, BUILD NINE UNITS, BOARD IT UP AND PUT A FENCE AROUND  
03:26:02 IT, WHATEVER THEY ALLOW US TO DO, THAT DOES NO GOOD TO THE  
03:26:06 COMMUNITY.  
03:26:06 NO ONE WINS BECAUSE IT'S JUST A STRUCTURE WAITING ON A STORM  
03:26:11 AND WE GET PLENTY OF THOSE.  
03:26:13 I'M SAYING LET'S DO WHAT IS NECESSARY TO MAKE THIS HAPPEN.  
03:26:21 >>Mayor Alpert: THANK YOU.

03:26:22 COMMISSIONER ARROYO, DID YOU HAVE MORE QUESTIONS?  
03:26:24 >>Erik Arroyo: NO, THAT'S IT.  
03:26:26 >>Mayor Alpert: VICE MAYOR.  
03:26:26 >>Vice-Mayor Ahearn-Koch: THANK YOU.  
03:26:28 MR. FOURNIER, MY QUESTION IS FOR YOU.  
03:26:31 WE HAD A HISTORIC PRESERVATION BOARD MEETING, AND IN THAT  
03:26:35 HISTORIC PRESERVATION BOARD MEETING, STAFF MADE A  
03:26:38 RECOMMENDATION OF DENYING THE DEMOLITION, CERTIFICATE OF  
03:26:42 APPROPRIATENESS FOR DEMOLITION.  
03:26:44 THAT WAS UPHELD BY THE HISTORIC PRESERVATION BOARD BY A 5-0  
03:26:48 VOTE.  
03:26:49 THE HISTORIC PRESERVATION BOARD IS MADE UP OF NOT PEOPLE WHO  
03:26:54 ARE INTERESTED IN HISTORIC PRESERVATION BUT OF EXPERTS.  
03:27:01 AND THEY HAD A STRONG DENIAL OF THAT PERMIT AS WELL, 5-0.  
03:27:08 TOGETHER WITH STAFF AND THE HISTORIC PRESERVATION BOARD, IS

03:27:12 THERE ANY WAY -- I KNOW I WATCHED -- I SAT HERE AND WATCHED  
03:27:16 THE WHOLE MEETING, AND TWO OTHER COMMISSIONERS AT LEAST  
03:27:20 WATCHED THE MEETING IN SOME WAY, SHAPE, OR FORM.  
03:27:24 BUT THE SUBSTANCE OF WHAT THE HISTORIC PRESERVATION BOARD AS  
03:27:27 FAR AS EVIDENCE GOES, WHAT THEY MADE THEIR DECISION UPON, DO  
03:27:33 YOU FEEL LIKE HAVING WATCHED THAT MEETING OR KNOW WHAT  
03:27:38 HAPPENED IN THAT MEETING THAT THAT SAME AMOUNT OF EVIDENCE  
03:27:41 IS HERE TODAY FOR US?  
03:27:42 OR SHOULD WE HAVE ACCESS TO THAT TRANSCRIPT?  
03:27:47 >>Robert Fournier: WELL, I DON'T THINK IT WOULD HURT TO HAVE  
  
03:27:49 THAT TRANSCRIPT AS PART OF THE RECORD.  
03:27:52 IT ISN'T TRANSCRIBED, BUT IF THIS IS EVER APPEALED, IT IS  
03:27:57 THE TYPE OF AN APPEAL WHERE ALL OF THE TESTIMONY HAS TO BE  
03:28:00 ON THE RECORD AT THE CITY.  
03:28:02 THERE'S NO NEW TESTIMONY TAKEN ON THE APPEAL.  
03:28:04 SO, YES, THAT MAKES IT IMPORTANT.  
03:28:07 I THINK THERE ARE SORT OF TWO TRACKS HERE TO CLARIFY WHAT I  
03:28:10 SAID A MINUTE AGO.  
03:28:12 IF YOU WANT TO MAKE THE ARGUMENT OR DENY THE DEMOLITION  
03:28:15 BASED ON THE CONTENTION THAT IT CAN BE REASONABLY SAVED, I  
03:28:20 DON'T HEAR THIS OWNER REALLY MORE WILLING TO DO THAT.  
03:28:24 I THINK THEY WOULD RATHER PART WITH THE OWNERSHIP.  
03:28:27 THAT WAS THE PATH I WAS GOING DOWN BECAUSE I THINK THAT IS  
03:28:30 THE MOST REALISTIC AND LOGICAL, AND THAT'S WHY IF GETTING  
03:28:34 THE INFORMATION ABOUT THE REQUEST FOR THE VIABILITY OF  
03:28:38 SEPARATING THE SITE IN TWO COULD HELP -- YOU KNOW, YOU  
03:28:43 CONCLUDE THAT WAS REASONABLE AND SORT OF BE THE CATALYST FOR  
03:28:47 A SALE, THAT'S WHERE I WAS GOING WITH IT.  
03:28:51 TO ANSWER YOUR QUESTION, YES, I THINK THAT TRANSCRIPT WOULD  
03:28:53 BE VALUABLE IN THE EVENT OF AN APPEAL IF THIS IS RESOLVED  
03:28:57 AND WORKED OUT AND THE PROPERTY IS GOING TO BE PURCHASED AND  
03:29:00 THAT ALL GETS TAKEN CARE OF THEN, OF COURSE, NOT SO MUCH WE  
03:29:05 WOULDN'T NEED IT.  
03:29:05 WE WOULD NEED IT FOR ANY APPEAL.  
03:29:08 >>Vice-Mayor Ahearn-Koch: OKAY.  
  
03:29:10 MY NEXT QUESTION IS FOR THE CITY STAFF ABOUT THE TDR.  
03:29:16 DR. SMITH, YOU MENTIONED WE KNOW THAT IT IS ALREADY  
03:29:21 AVAILABLE AS A TOOL.  
03:29:23 HOW WOULD THAT WORK IN THIS SITUATION?  
03:29:29 >>Clifford Smith: THE QUESTION IS IF THEY HAVE MORE THAN ONE  
03:29:31 PARCEL.  
03:29:32 IF THEY SPLIT THE PARCEL AND THEY ARE ABLE TO SPLIT THE  
03:29:35 PARCEL AS SHOWN WITH THE PINK BOX, THEY WOULD BE ABLE TO,  
03:29:40 THE HISTORIC STRUCTURE, THEY WOULD BE ABLE TO TRANSFER THOSE  
03:29:43 DEVELOPMENT RIGHTS TO THE OTHER PARCELS, BOTH THE  
03:29:48 DEVELOPMENT DENSITY, WHICH WAS ONE OF THE KEY COMPONENTS  
03:29:52 THAT THEY ASKED FOR BECAUSE THEY WANT TO MAKE IT A HOTEL.  
03:29:56 THEY WANT THE RESIDENTIAL DENSITY FOR THE OTHER PARCEL.  
03:29:58 AND HEIGHT.  
03:29:59 THEN HE SAID HIS BUILDINGS WERE ONLY FIVE STORIES.  
03:30:03 THEY ARE ALREADY ZONED FOR FIVE STORIES THERE, SO I DON'T  
03:30:05 KNOW WHY THEY NEED ANY ADDITIONAL HEIGHT.

03:30:08 BUT THEY WOULD BE ABLE TO GARNER THE ADDITIONAL HEIGHT.  
03:30:13 IN ROSEMARY, THE MAXIMUM ADDITIONAL HEIGHT WOULD BE FROM  
03:30:16 FIVE TO SEVEN STORIES.  
03:30:17 SO IF YOU HAD ENOUGH SQUARE FOOTAGE TO ADD ADDITIONAL HEIGHT  
03:30:23 ONTO THE OTHER PARCEL, THAT WOULD BE POSSIBLE.  
03:30:25 SO YOU CAN GET BOTH HEIGHT AND DENSITY WITH THE TDR.  
03:30:29 IT'S ALREADY IN EFFECT IN ROSEMARY.  
03:30:31 IT'S NOT SOMETHING YOU HAVE TO WAIT FOR WITH THE REST OF THE

03:30:35 CITY'S TDR POTENTIAL PROGRAM THAT'S BEING TALKED ABOUT NOW.  
03:30:42 >>Vice-Mayor Ahearn-Koch: THE DEVELOPER COULD POTENTIALLY  
03:30:43 GET TWO EXTRA FLOORS.  
03:30:46 >> POTENTIALLY COULD GET TWO EXTRA FLOORS PLUS THE DENSITY  
03:30:50 TRANSFER.  
03:30:50 >>Vice-Mayor Ahearn-Koch: WHAT IS THE DENSITY TRANSFER?  
03:30:52 DO WE KNOW WHAT THE DENSITY TRANSFER WOULD BE?  
03:30:55 >> NO.  
03:30:56 >> DEPENDS ON SIZE OF LAND.  
03:30:57 19 UNITS AS IT SITS RIGHT NOW.  
03:31:00 DEPENDING ON HOW YOU SPLIT, IF YOU GET ALL 19 UNITS ON THAT  
03:31:03 SITE THERE WOULD BE A TRANSFER.  
03:31:05 DEPENDING HOW YOU SPLIT, MAYBE 7 UNITS HAVE TO BE  
03:31:08 TRANSFERRED.  
03:31:08 DEPENDS HOW THE PINK BOX WOULD BE LAID OUT.  
03:31:11 >>Robert Fournier: THAT'S WHAT I'M BEING TALKED ABOUT BEING  
03:31:13 PUT INTO THE RECORD, THIS IS AVAILABLE.  
03:31:15 THE DEVELOPER COULD GET THIS, DO THIS, IF HE WANTED TO DO  
03:31:20 IT, MIGHT FIND A RESOLUTION.  
03:31:22 IF HE DIDN'T, THEN YOU STILL DENIED THE REQUEST, THEN YOU'D  
03:31:26 HAVE A STRONGER RECORD THAT THERE WAS A REASONABLE  
03:31:29 ALTERNATIVE AND IT WOULD BE MORE LIKELY TO BE UPHELD.  
03:31:33 MAYOR, I DID HAVE ONE REQUEST.  
03:31:34 I DID ASK MS. MULDOWNNEY FOR THE COPY OF THE PRESERVATION  
03:31:38 PLAN.

03:31:38 MY UNDERSTANDING IS THAT IT WAS SENT TO ALL OF YOU AND THAT  
03:31:42 THE APPLICANT HAS SEEN IT AS WELL.  
03:31:44 IF THERE'S CONSENSUS, I WOULD LIKE TO MAKE THIS PART OF THE  
03:31:47 RECORD BECAUSE I THINK THIS OUGHT TO BE IN THE RECORD TOO.  
03:31:50 >>Mayor Alpert: I AGREE.  
03:31:51 >>Robert Fournier: THANK YOU.  
03:31:53 >>Vice-Mayor Ahearn-Koch: THANK YOU.  
03:31:54 AND THEN, SO, UM, I UNDERSTOOD YOU SAY TWICE EARLIER BEFORE  
03:32:01 BUT PERHAPS I MISUNDERSTOOD YOU, THAT IT CAN BE RESTORED AND  
03:32:05 IT IS REASONABLE.  
03:32:06 DID I HEAR YOU SAY THAT CORRECTLY?  
03:32:11 >> SO ULTIMATELY DR. SMITH MENTIONED THAT IT IS REASONABLE  
03:32:14 FOR THE APPLICANT TO RESTORE IT AS IS.  
03:32:17 SIX UNIT APARTMENT -- I SPENT 15, 18 MINUTES GIVING YOU ALL  
03:32:22 THE REASONS, HOW MUCH IT COSTS AND THE APPRAISAL.  
03:32:26 IT'S NOT THE APPRAISAL OF THE ENTIRE SITE.  
03:32:28 APPRAISAL OF JUST THE BUILDING AS IT SITS.  
03:32:30 SIX UNITS INDEPENDENT FROM THE DEVELOPMENT NEXT DOOR.  
03:32:33 IS IT REASONABLE FOR ME TO SPEND \$2 MILLION TO GET A

03:32:36 \$900,000 ASSET?  
03:32:38 HOW AM I SUPPOSED TO FUND THAT.  
03:32:40 CAN'T GET BANK FINANCING, CAN'T REFINANCE.  
03:32:43 NOT REASONABLE FOR ME TO DO THAT.  
03:32:45 REASONABLE FOR ME TO WORK WITH THE COMMUNITY AND FIGURE  
03:32:47 SOMETHING OUT TO COLLECTIVELY RESTORE THAT AND SUBDIVIDE FOR  
  
03:32:50 DEVELOPMENT NEXT DOOR, YES, I AGREE THAT IS REASONABLE.  
03:32:53 BUT -- REASONABLE FOR ME TO END UP BEING STUCK WITH AND  
03:32:59 HAVING TO RESTORE IT.  
03:33:01 GO BACK, NO, IT NEEDS TO BE DEMOLISHED.  
03:33:05 I CANNOT DO IT.  
03:33:06 >>Vice-Mayor Ahearn-Koch: THAT'S -- [INAUDIBLE]  
03:33:08 >> YES.  
03:33:09 >>Vice-Mayor Ahearn-Koch: YOU SAID THAT TWICE THAT IT WAS  
03:33:10 REASONABLE TO RESTORE.  
03:33:11 I DIDN'T KNOW IF YOU MEANT YOU OR SOMEBODY ELSE OR WHAT YOU  
03:33:14 WERE REFERENCING THERE.  
03:33:16 >> REASONABLE THE WAY THE BOX SITS.  
03:33:18 REASONABLE THAT SOME COMMUNITY, ONE OF THE CRITERIA POINTS  
03:33:22 IS IT COULD BE SOLD -- REASONABLE FOR SOMEBODY TO TAKE  
03:33:26 OWNERSHIP AND TAKE ON THE RENOVATION THAT IS REASONABLE,  
03:33:30 YES.  
03:33:32 >>Vice-Mayor Ahearn-Koch: THEN THE NUMBER WAS THROWN OUT,  
03:33:38 PURCHASE IT FOR \$2.3 MILLION.  
03:33:40 DID I UNDERSTAND THAT CORRECTLY?  
03:33:42 >> NOT CORRECT.  
03:33:43 DIFFERENT DEAL.  
03:33:44 PINK BOX.  
03:33:45 THE REASON WHY WE NEED THE PINK BOX TO BE CLEAR, AS YOU  
03:33:51 HEARD FROM MAX'S PRESENTATION, THE HEIGHT OF THE PAD HERE IS  
03:33:56 THREE FEET HIGHER THAN THE BASE ELEVATION OF THE HOTEL.  
  
03:34:01 SO THE PROBLEM YOU'RE GOING TO CREATE IN THIS BOX IS THAT IT  
03:34:04 IS BASICALLY A COLLECTION POINT.  
03:34:06 IT BECOMES A RETENTION POND FOR SURFACE RUNOFF, WHICH IS THE  
03:34:11 CHALLENGE THAT EXISTS WITH THIS PLAN AND PRESERVING THAT  
03:34:15 HOTEL YOU'RE EFFECTIVELY GOING TO DESTROY THIS HOTEL IF THAT  
03:34:19 IS ALLOWED TO HAPPEN BECAUSE OF THE ELEVATION RISE THAT'S  
03:34:23 NEEDED PER THE CURRENTLY APPROVED PLAN.  
03:34:26 WHAT WE'RE ASKING FOR IN THIS BOX IS BASICALLY THE  
03:34:31 OPPORTUNITY TO ADJUST SOME OF THAT AND FIND A WAY TO MAKE  
03:34:34 BOTH PROJECTS WORK.  
03:34:36 THERE IS ABSOLUTELY NO WAY ON EARTH THAT WE CAN PRESERVE  
03:34:39 THAT PROJECT THE WAY IT IS BECAUSE IT WILL JUST SIMPLY  
03:34:42 BECOME A RETENTION POND AND IT WILL BE FLOODED ALL THE TIME.  
03:34:46 AND SO THAT IS REALLY THE TENET OF WHY WE HAVE NEGOTIATED A  
03:34:54 DEAL TO PURCHASE THIS PINK BOX OF WHAT WE BELIEVE IS A FAIR  
03:34:58 PRICE.  
03:34:59 AND IT'S REALLY ABOUT ENSURING IT IS A FOUR-CORNER BOX, NOT  
03:35:02 A JIGSAW PUZZLE LIKE THIS THAT HAS BARELY ANY SPACE BETWEEN  
03:35:07 THE PROPERTY AND THE RETAINING WALL.  
03:35:15 >> THIS WILL ACTUALLY BE THE NEW PINK BOX BECAUSE THE  
03:35:18 INITIAL PLAN WAS ADDITION TO -- ULTIMATELY AGREE, EVERYTHING



03:35:22 TO THE LEFT OF THE DRIVEWAY, WE WOULD SUBDIVIDE THAT TO BE  
03:35:26 UTILIZED FOR COLSON HOTEL AND OBVIOUSLY THE EASEMENT THAT  
03:35:28 HAS TO BE SPLIT OUT BECAUSE PARKING UTILIZED FOR THE  
03:35:31 DEVELOPMENT NEXT DOOR.

03:35:33 OUR ARCHITECT WILL HAVE TO DO A FEASIBILITY ANALYSIS.  
03:35:37 OVER THE DRIVEWAY.  
03:35:39 CANNOT HAVE STRUCTURE ON DRIVEWAY FOR EMERGENCY VEHICLE  
03:35:44 ACCESS.  
03:35:47 TWO OR THREE FEET FOR POLES TO STABILIZE ABOVE.  
03:35:50 WHAT IS THE RED LINE, PINK LINE TO MAKE THE BOX WORK.  
03:35:54 BIGGEST QUESTION EITHER WAY, IF THEY PRESERVE THIS INTO A  
03:35:57 HOTEL AND INCREASE THE DENSITY TO UTILIZE 15 UNITS -- HOW DO  
03:36:03 WE HANDLE TRASH?  
03:36:06 12 UNIT CONDO -- WHERE CAN TRASH BE LOCATED AND HOW PICKED  
03:36:13 UP?  
03:36:14 BECAUSE A STRUCTURE STILL SITTING THERE THAT'S MAKING TRASH  
03:36:18 ACCESS KIND OF COMPLICATED.  
03:36:19 ONLY REAL PROBLEM FOR US IS TO UNDERSTAND HOW CAN WE HANDLE  
03:36:23 TRASH TO MAKE BOTH SITES WORK, CODE COMPLIANCE.  
03:36:27 >>Vice-Mayor Ahearn-Koch: MY LAST QUESTION HAS TO DO, IS  
03:36:31 THIS A REASONABLE PROSPECT THAT THIS COULD HAPPEN?  
03:36:36 THAT THE GROUP COULD PURCHASE IT?  
03:36:39 >> YES, WE BELIEVE SO.  
03:36:41 >> YES.  
03:36:42 >> WITH THE HELP OF THE CITY AND THE COMMUNITY, YES.  
03:36:46 >> [INAUDIBLE]  
03:36:49 >> OUR TRASH IS GOING TO BE PICKED UP.  
03:36:55 >>Vice-Mayor Ahearn-Koch: THOSE ARE MY QUESTIONS.  
03:36:58 >>Mayor Alpert: COMMISSIONER BATTIE.

03:37:04 >>Kyle Battie: I GUESS IT COMES DOWN TO WHERE ARE WE WITH  
03:37:09 THE DEMOLITION OF THIS THING AND WHATNOT?  
03:37:11 OR NOT?  
03:37:12 WE HAVE TO TAKE CARE OF THAT TODAY.  
03:37:20 >>Robert Fournier: NO, YOU DON'T, ACTUALLY.  
03:37:21 >>Mayor Alpert: WE DON'T, ACTUALLY.  
03:37:23 I THINK WHAT THE CITY ATTORNEY IS TRYING TO --  
03:37:30 >>Kyle Battie: -- DON'T HAVE TO GO AND DENY DEMOLITION OR  
03:37:34 ANYTHING.  
03:37:35 >>Mayor Alpert: I THINK WHAT THE CITY ATTORNEY AND I'LL LET  
03:37:37 HIM SPEAK, BUT I THINK WHAT HE'S TRYING TO SAY IS IN ORDER  
03:37:46 FOR A DECISION TO BE MORE LIKELY HELD UP IN COURT, WE MAY  
03:37:50 WANT TO GET MORE OF THESE DETAILS.  
03:37:52 DO YOU WANT TO EXPLAIN THIS?  
03:37:55 >>Robert Fournier: YES.  
03:37:55 THEY ARE NOT ASKING AND UNDERSTAND EVEN IF THIS COMES BACK,  
03:37:58 THE COMMISSION ISN'T GOING TO APPROVE THESE REQUESTS.  
03:38:02 JUST IF YOU HAD INFORMATION FROM STAFF THAT THERE ARE VIABLE  
03:38:06 RESPONSES TO THESE REQUESTS, VIABLE REQUESTS THAT THERE ARE  
03:38:10 WAYS THEY COULD BE HANDLED AND WAYS THAT WOULD LET I GUESS  
03:38:14 THEY ARE CALLING IT THE 9th STREET PARCEL TO STAND ON ITS  
03:38:18 OWN AND COULD BE DEVELOPED AND HOTEL RESTORED SEPARATELY, TO  
03:38:22 GET MORE INFORMATION, NOT APPROVALS OF THOSE REQUESTS, BUT

03:38:25 JUST, YES, THESE REQUESTS CAN BE CONCEIVABLY SOLVED GRANTED  
03:38:31 APPROVED NOT BY THE COMMISSION.

03:38:33 THAT'S HANDLED ADMINISTRATIVELY.  
03:38:35 WITH THAT INFORMATION IN THE RECORD, I THINK THEN YOU WOULD  
03:38:37 HAVE A STRONG CASE THAT THE SALE AND SPLITTING OF THE PARCEL  
03:38:40 AND REDEVELOPMENT WAS REASONABLE.  
03:38:43 IF THERE WAS A SOLUTION AND THEY CAME BACK WITH A CONTRACT,  
03:38:46 WELL, THEN, YOU WOULDN'T HAVE TO VOTE.  
03:38:48 IT WOULD BE MOOTED.  
03:38:49 IF THEY DIDN'T, THEN YOU COULD VOTE THEN BUT YOU WOULD HAVE  
03:38:52 THE BENEFIT OF THAT INFORMATION.  
03:38:54 THAT'S WHAT I'M SAYING.  
03:38:58 >>Kyle Battie: I GUESS IT COMES DOWN TO INTENT.  
03:39:00 AND YOU ALL HAVE NO INTENT ON DEMOING THIS OR --  
03:39:05 >> NO, WE CAN'T.  
03:39:08 WE DEMO IT I GUESS WE WOULD BE LIABLE FOR A LOT.  
03:39:13 NO, WE WOULDN'T DEMO IT.  
03:39:14 THAT'S WHY WE ARE HERE TODAY.  
03:39:16 DEMO WON'T HAPPEN.  
03:39:17 >>Robert Fournier: BUT THEY ARE NOT GOING TO SAVE IT EITHER.  
03:39:20 >> YEAH, WE DON'T WANT TO SAVE -- I MEAN, WE DON'T WANT TO  
03:39:23 SPEND OUR MONEY BECAUSE IT WOULDN'T BE ECONOMICAL FEASIBLE  
03:39:27 TO PUT \$2 MILLION IN A STRUCTURE THAT WON'T EVEN GIVE US A  
03:39:32 RETURN.  
03:39:32 FOR THE CITY, FOR THE COMMUNITY, IT MAKES ALL THE SENSE  
03:39:35 BECAUSE THEY ARE NOT DOING IT FOR MONEY.  
03:39:37 THEY ARE DOING IT FOR LEGACY.

03:39:38 THIS IS WHAT WE'RE TRYING TO GET ACROSS.  
03:39:40 IT'S NOT ABOUT THE MONEY FOR THE COMMUNITY.  
03:39:42 THEY ARE TRYING TO MAINTAIN BLACK HISTORY AS IT IS.  
03:39:47 THEY ARE NOT LOOKING FOR RETURN.  
03:39:49 WE BOUGHT, PUT MONEY IN, SPENT A LOT OF MONEY TO DO IT, A  
03:39:53 LOT OF MONEY TO BRING IT TO WHERE IT'S AT NOW.  
03:39:57 I KNOW I'M NOT GOING TO PUT NO MORE MONEY IN IT, FROM THE  
03:40:01 JDMAX PERSPECTIVE BECAUSE IT'S NOT GOING TO MAKE A RETURN.  
03:40:06 I HAVE TO FEED MY FAMILY.  
03:40:08 IT'S IN THE BEST INTEREST TO GIVE IT TO THE COMMUNITY WHERE  
03:40:11 THERE'S NO PROFIT NECESSARY.  
03:40:13 JUST HISTORY TRYING TO BE RETAINED.  
03:40:17 BOTTOM LINE.  
03:40:20 >>Mayor Alpert: I HAVE A QUESTION.  
03:40:21 IT SOUNDS LIKE TO ME THAT THE TWO OF YOU HAVE SORT OF  
03:40:25 REACHED A TENTATIVE SALES PRICE FOR DOING THIS.  
03:40:34 >> YES.  
03:40:34 >>Mayor Alpert: IF -- BASICALLY WE'RE TALKING ABOUT TRASH.  
03:40:38 I CAN'T IMAGINE WE COULDN'T FIGURE OUT A WAY TO, YOU KNOW,  
03:40:43 DEAL WITH TRASH IN ORDER TO SAVE THIS HOTEL.  
03:40:48 WE HAVE A VARIANCE PROCESS, IF NOTHING ELSE.  
03:40:54 I THINK WE'RE VERY CLOSE TO WORKING -- AND I THINK IT'S  
03:41:03 WONDERFUL.  
03:41:04 I HAVE TO SAY MAXIMILIAN, I THINK YOU SHOULD BE COMMENDED  
03:41:11 FOR THE EFFORT THAT YOU'VE PUT IN TO TRY TO SEE IF YOU COULD

03:41:16 DO THIS FEASIBLY.  
03:41:19 TWO ENGINEERS.  
03:41:22 SOMEBODY TO COME IN AND SALVAGE.  
03:41:24 TWO ESTIMATES FOR WHAT IT WOULD TAKE TO REHAB IT.  
03:41:29 YOU RARELY SEE PEOPLE GO TO THAT MUCH TROUBLE.  
03:41:33 AND I THINK YOU SHOULD BE -- THAT SHOULD BE ACKNOWLEDGED.  
03:41:39 BUT I ALSO AM REALLY HAPPY TO SEE THAT THE COMMUNITY HAS  
03:41:45 COME FORWARD AND COME UP WITH A PLAN.  
03:41:49 THAT WAS ONE OF THE THINGS WITH THE McALPIN HOUSE THAT  
03:41:54 DIDN'T HAPPEN.  
03:41:56 WE STILL COULD GET A PLAN FROM THE COMMUNITY IF PEOPLE  
03:41:59 REALLY WANT TO SAVE THAT.  
03:42:01 IT'S STILL OPEN THAT THE DEVELOPER WILL MOVE IT AND PAY THE  
03:42:06 COST TO MOVE IT TO YOUR PROPERTY.  
03:42:09 YOU HAVE TO TAKE OVER THE STRUCTURE AFTER THAT.  
03:42:13 I THINK THIS EXTRAORDINARY EFFORT BY THE COMMUNITY IS ALSO  
03:42:20 TO BE COMMENDED, WHICH MEANS THERE REALLY IS AN INTEREST IN  
03:42:25 SAVING THIS.  
03:42:26 I THINK IT SHOULD BE SAVED.  
03:42:28 BUT WE WANT TO DO THIS IN THE RIGHT WAY.  
03:42:36 I SORT OF TAKE OUR CITY ATTORNEY'S ADVICE SERIOUSLY IN TERMS  
03:42:44 OF DOING THIS SO THAT IF WE HAVE TO FIND ANYTHING ELSE, THAT  
03:42:51 WE CAN SAY WE BASED OUR DECISION ON REASONABLENESS.  
03:42:55 >>Robert Fournier: I THINK THE WAY I LOOK AT IT IS THAT MR.  
03:42:57 VOLLMER JUST HAS SOME REASONABLE QUESTIONS ABOUT IF HE KEEPS  
  
03:43:01 THE PIECE THAT HE'LL RETAIN, YOU KNOW, HAVE SOME QUESTIONS,  
03:43:06 AND CAN THE CITY OFFER SOME SOLUTIONS TO DO ITS PART?  
03:43:11 DOESN'T REQUIRE IT GOING THROUGH THE PROCESS.  
03:43:13 IT REQUIRES COMING BACK SAYING, YEAH, THERE IS A WAY TO  
03:43:16 SOLVE THIS.  
03:43:16 BUT THEY NEED TO LOOK AT IT FIRST BECAUSE IT'S UNFAIR TO ASK  
03:43:20 TODAY FOR ANSWERS TO THOSE QUESTIONS.  
03:43:24 >>Kyle Battie: MR. LOVETT AS WELL, WHEN I SPOKE TO HIM.  
03:43:27 IT WAS ABOUT COMING HERE TRYING TO FIND A SOLUTION TO THIS.  
03:43:30 WE GOT HERE BECAUSE GOOD GRACES OF LIFE, EVERY E-MAIL WE GOT  
03:43:34 WE'RE INUNDATED WITH E-MAILS ABOUT DEMOLITION, RIGHT?  
03:43:38 SO THAT'S NOT WHERE WE ARE.  
03:43:40 AGAIN, TO MADAM MAYOR'S POINT, HATS OFF TO YOU.  
03:43:47 HATS OFF TO YOU, SIR, AND HATS OFF TO YOU, MR. PALLEGAR AND  
03:43:51 TO THE COMMUNITY THAT CAME OUT TODAY IN STRONG FORCE TO SHOW  
03:43:59 WHAT THIS COMMUNITY MEANS TO YOU, WHAT THE HISTORY OF THIS  
03:44:04 COMMUNITY MEANS TO YOU IN OVERTOWN AND PRESERVING IT.  
03:44:10 AS ALWAYS SAY, YOU KNOW, IT'S ABOUT HONORING OUR PAST,  
03:44:15 PROTECTING OUR PRESENT, AND FORGING A WAY TO SHAPE OUR  
03:44:19 FUTURE AND WHATNOT.  
03:44:20 AND THIS IS -- TAKES CARE AND AGGREGATES ALL OF THE THREE  
03:44:28 TENETS TO GET US TO WHERE WE NEED TO BE.  
03:44:31 I'M JUST HAPPY TO SEE EVERYONE IS WORKING TOGETHER TO TRY  
03:44:33 AND MAKE THIS HAPPEN.  
03:44:34 THANK YOU, MAYOR.  
  
03:44:35 >>Mayor Alpert: THANK YOU.

03:44:36 COMMISSIONER TRICE.  
03:44:39 >>Debbie Trice: THANK YOU.  
03:44:42 WHILE I DON'T REALLY UNDERSTAND WHY THIS WOULD NEED TO COME  
03:44:47 BACK TO THE COMMISSION IF THESE TWO GENTLEMEN REACH A DEAL,  
03:44:57 I AM PREPARED TO OFFER A MOTION TO AUTHORIZE THE CITY  
03:44:59 MANAGER TO DIRECT STAFF TO MEET WITH REPRESENTATIVES OF BOTH  
03:45:02 THE APPLICANT AND THE POTENTIAL BUYER TO NEGOTIATE  
03:45:08 REASONABLE VARIANCES FROM CURRENT CODE TO ENABLE RESTORATION  
03:45:13 AND A FINANCIALLY VIABLE REUSE OF THE COLSON HOTEL TO  
03:45:17 PROCEED.  
03:45:22 >>Robert Fournier: TO EVEN BROADEN THAT BECAUSE IT'S NOT  
03:45:25 REALLY EVEN NEGOTIATION.  
03:45:26 IT'S JUST ANSWERS.  
03:45:28 ARE THERE SOLUTIONS THAT WOULD LET ME DO WHAT I WANT TO DO?  
03:45:32 TO MAKE IT EASIER, THAT'S ALL.  
03:45:36 >>Debbie Trice: SEE, I WAS LOOKING FOR FINAL SIGN-OFF BY THE  
03:45:40 DIRECTOR OF DEVELOPMENT SERVICES IF THEY COULD NEGOTIATE  
03:45:44 EVERYTHING.  
03:45:45 >>Robert Fournier: WELL, IF THAT'S DOABLE, I CERTAINLY  
03:45:47 WOULDN'T OBJECT TO THAT.  
03:45:48 I JUST DIDN'T KNOW IF IT WAS DOABLE.  
03:45:51 I THOUGHT SOME ANSWERS AS TO WHAT THEY CAN DO.  
03:45:54 I THINK WE'RE REALLY SAYING THE SAME THING IN A DIFFERENT  
03:45:58 WAY.

03:46:03 >>Debbie Trice: AS SOON AS WE DO, I WILL BE PREPARED FOR THE  
03:46:06 MOTION.  
03:46:07 >>Mayor Alpert: WE HAVE OTHER PEOPLE THAT WANTED TO ASK  
03:46:11 QUESTIONS.  
03:46:11 VICE MAYOR.  
03:46:15 >>Vice-Mayor Ahearn-Koch: MR. FOURNIER, DO YOU NEED US TO  
03:46:18 FORMALLY, NOW, DENY OR APPROVE THE DEMOLITION?  
03:46:22 IS THAT AN ACTION YOU NEED?  
03:46:24 >>Robert Fournier: NO.  
03:46:25 I WOULD ACTUALLY THINK TO WAIT UNTIL YOU HAVE THIS  
03:46:27 INFORMATION.  
03:46:28 BECAUSE IF THE INFORMATION IS WE FOUND A PLACE WHERE YOU CAN  
03:46:30 PUT YOUR TRASH, EXTRA UNITS FROM THE TDR, EXTRA HEIGHT.  
03:46:35 IF ALL THAT IS IN THE RECORD, THAT STRENGTHENS THE CASE THAT  
03:46:38 THERE IS A REASONABLE WAY TO SAVE IT THROUGH THE SALE.  
03:46:42 >>Vice-Mayor Ahearn-Koch: ONCE WE CLOSE THE PUBLIC HEARING,  
03:46:47 AND WE TAKE UP THE MOTION THAT COMMISSIONER TRICE OFFERED --  
03:46:52 >>Robert Fournier: I DON'T THINK YOU HAVE TO CLOSE THE  
03:46:54 PUBLIC HEARING TO DO THAT.  
03:46:55 YOU CAN KEEP IT OPEN SO YOU CAN HEAR BACK FROM WHAT THAT  
03:46:59 INFORMATION IS.  
03:47:00 >>Vice-Mayor Ahearn-Koch: WE'RE STILL UNDER THE  
03:47:02 QUASI-JUDICIAL GUISE AND WE NEED TO NOT TALK ABOUT THE  
03:47:08 MERITS OF THE CASE.  
03:47:10 >>Robert Fournier: UNTIL IT COMES BACK, RIGHT.

03:47:12 >>Vice-Mayor Ahearn-Koch: THAT'S ONE THING I THINK FOR THE  
03:47:14 PUBLIC TO KNOW THAT IF WE GO THAT ROUTE, WE HAVE TO KEEP OUR  
03:47:18 OPINIONS TO OURSELVES, CORRECT?

03:47:20 >>Robert Fournier: CORRECT.

03:47:22 >>Vice-Mayor Ahearn-Koch: COULD WE GET A TRANSCRIPT AS WELL

03:47:26 OF THAT HISTORIC PRESERVATION BOARD MEETING?

03:47:28 >>Robert Fournier: I CAN HAVE ONE -- ORDER ONE IF THAT'S THE

03:47:32 WILL OF THE COMMISSION TO DO THAT?

03:47:34 >>Vice-Mayor Ahearn-Koch: OKAY.

03:47:35 MR. BROWN, COULD THIS PROCESS, WHAT COMMISSIONER TRICE ASKED

03:47:40 ABOUT, COULD THAT BE EXPEDITED?

03:47:44 >>Marlon Brown: AGAIN, IF IT IS PART OF THE MOTION, WE WILL

03:47:46 DO OUR BEST TO EXPEDITE IT AGAIN.

03:47:49 OBVIOUSLY, WE'LL HAVE TO TAKE A LOOK AT SCHEDULES AND THE

03:47:51 WILLINGNESS OF THE PARTIES TO BE ABLE TO MEET.

03:47:53 >>Vice-Mayor Ahearn-Koch: OKAY.

03:47:54 SO THEN I WOULD JUST LIKE TO SAY TO COMMISSIONER TRICE, ONCE

03:48:00 THE PUBLIC HEARING IS CLOSED AND A MOTION IS MADE, IF YOU

03:48:04 COULD INCLUDE EXPEDITING IT AND A TRANSCRIPT OF THE HISTORIC

03:48:08 PRESERVATION BOARD MEETING AND THEN JUST ALSO REMIND THE

03:48:14 PUBLIC THAT WE ARE UNDER THIS VEIL AND WE SHOULD NOT BE

03:48:20 COMMENTING ON THIS UNTIL WE DO CLOSE THE PUBLIC HEARING AT A

03:48:23 LATER DATE.

03:48:23 SO THAT EVERYONE KNOWS THAT THAT'S WHAT IT IS.

03:48:27 THAT'S ALL I HAVE TO SAY ABOUT THAT FOR THE MOMENT.

03:48:34 >>Debbie Trice: ARE WE CLOSING THE PUBLIC HEARING OR NOT?

03:48:36 >>Mayor Alpert: I DON'T SEE ANY MORE QUESTIONS --

03:48:39 >>Robert Fournier: WELL, MAYBE YOU ARE, IF YOU JUST HEAR

03:48:42 BACK FROM STAFF, THEN I THINK YOU COULD CLOSE IT BECAUSE

03:48:45 IT'S JUST STAFF IS GOING TO RESPOND TO THE QUESTIONS THAT

03:48:47 WERE RAISED BY MR. VOLLMER ABOUT THE CONTINUED VIABILITY OF

03:48:52 THE DEVELOPMENT OF THAT SEVERED PARCEL.

03:48:56 >> WHAT IF THERE IS NO REASONABLE MEASURE AND CANNOT MAKE

03:49:00 ANYTHING WORK?

03:49:01 >>Robert Fournier: THAT'S WHAT THEY HAVE TO TELL YOU THAT.

03:49:03 >> THEN WE COME BACK AND REDISCUSS BASICALLY.

03:49:06 CANNOT BE CLOSED UNTIL WE KNOW -- BECAUSE ULTIMATELY --

03:49:10 >>Robert Fournier: YOU MAY WANT TO ASK QUESTIONS.

03:49:12 MAYBE YOU DO WANT TO KEEP IT OPEN.

03:49:16 YOU SHOULD CONTINUE IT.

03:49:17 >> WE HAVEN'T HAD ARCHITECTS OR ENGINEERS LOOK INTO IT.

03:49:21 IT MAYBE CAN'T BECAUSE THE STRUCTURE --

03:49:23 >>Robert Fournier: THERE IS A POINT YOU WANT TO DISCUSS IT.

03:49:26 >>Mayor Alpert: WE NEED TO JUST --

03:49:28 >>Robert Fournier: CONTINUE IT TO A DATE UNCERTAIN AND THEN

03:49:31 IT WILL COME BACK.

03:49:32 >>Mayor Alpert: AND NOT HAVE A MOTION OR ANYTHING.

03:49:34 A MOTION TO CONTINUE, THAT'S IT OR KEEP IT OPEN.

03:49:39 >>Marlon Brown: GO WITHOUT COMMISSIONER TRICE'S MOTION.

03:49:41 >>Mayor Alpert: BUT KEEP THE PUBLIC HEARING OPEN.

03:49:44 >>Robert Fournier: SO IT CAN BE DISCUSSED.

03:49:47 MAY WANT TO HEAR FROM OTHERS, TOO, AND MR. PALLEGAR.

03:49:57 >>Debbie Trice: I'M GOING TO MOVE THAT WE CONTINUE THE

03:50:01 HEARING AND AUTHORIZE THE CITY MANAGER TO DIRECT STAFF TO

03:50:06 MEET WITH THE REPRESENTATIVES OF THE APPLICANT AND THE

03:50:09 POTENTIAL BUYER EXPEDITIOUSLY TO NEGOTIATE REASONABLE  
03:50:14 VARIANCES FROM THE CURRENT CODE TO ENABLE RESTORATION AND A  
03:50:20 FINANCIALLY VIABLE REUSE OF THE COLSON HOTEL TO PROCEED.  
03:50:24 >>Kyle Battie: I SECOND.  
03:50:27 >>Vice-Mayor Ahearn-Koch: TRANSCRIPT.  
03:50:30 >>Debbie Trice: WHO IS GOING TO GIVE US THE TRANSCRIPT?  
03:50:33 >>Robert Fournier: I'LL HAVE TO RETAIN A COURT REPORTER TO  
03:50:35 WATCH IT AND TRANSCRIBE IT.  
03:50:39 >>Marlon Brown: ALSO ASK COMMISSIONER TRICE TO ADD TO THAT  
03:50:41 THE ADJACENT PROPERTY AS WELL.  
03:50:42 I THINK PART OF THE VIABILITY OF DOING THE ADJACENT PROPERTY  
03:50:45 WOULD DEPEND ON WHAT HE CAN DO WITH THAT AS WELL.  
03:50:54 >> 1442 AND 1434 --  
03:51:00 >>Debbie Trice: I'M ASSUMING APPLICANT AND POTENTIAL BUYER  
03:51:07 -- WHERE DO YOU WANT ME TO STICK ADJACENT PROPERTY?  
03:51:11 >>Mayor Alpert: I THINK THAT WOULD BE PART OF THE VARIANCES,  
03:51:13 THE ASKS OF WHAT THEY CAN DO WITH THE PROPERTY AND THE  
03:51:20 ADJACENT PROPERTY.  
03:51:23 MS. GRIGGS.  
03:51:23 >>Shayla Griggs: BEFORE WE KEEP MOVING ON, LET'S GO BACK.

03:51:28 BECAUSE THE VICE MAYOR MADE AN ASK FOR AN AMENDMENT TO MAKE  
03:51:33 SURE SOMETHING WAS ADDED.  
03:51:35 I WANT TO MAKE SURE THAT THE MAKER OF THE MOTION WAS GOOD  
03:51:37 WITH ADDING -- I DIDN'T HEAR IT.  
03:51:40 I WANT TO MAKE SURE ON THE RECORD.  
03:51:42 JAMESE DIDN'T HEAR IT EITHER.  
03:51:45 >>Debbie Trice: I WAS WONDERING IF THAT WOULD BE MORE  
03:51:48 APPROPRIATE AS A SECOND MOTION BECAUSE IT'S A MOTION FOR THE  
03:51:51 CITY ATTORNEY TO PROVIDE A TRANSCRIPT OF THE HISTORIC  
03:51:57 PRESERVATION BOARD MEETING.  
03:51:59 >>Robert Fournier: THAT MIGHT BE EASIER.  
03:52:01 >>Shayla Griggs: THAT'S FINE.  
03:52:02 I WANT TO MAKE SURE WE'RE CLEAR.  
03:52:08 >>Mayor Alpert: STATE YOUR MOTION AGAIN.  
03:52:10 >>Debbie Trice: I DIDN'T WRITE DOWN THE FIRST PART, WHICH  
03:52:13 WAS TO CONTINUE THE HEARING AND AUTHORIZE THE CITY MANAGER  
03:52:20 TO DIRECT STAFF TO MEET WITH REPRESENTATIVES OF THE  
03:52:23 APPLICANT AND POTENTIAL BUYER TO EXPEDITIOUSLY NEGOTIATE  
03:52:29 REASONABLE VARIANCES FROM CURRENT CODE TO ENABLE RESTORATION  
03:52:35 AND A FINANCIALLY VIABLE REUSE OF THE COLSON HOTEL TO  
03:52:40 PROCEED AND FOR THE CITY ATTORNEY TO PROVIDE THE COMMISSION  
03:52:45 WITH A TRANSCRIPT OF THE HISTORIC PRESERVATION BOARD  
03:52:49 MEETING.  
03:52:51 >>Kyle Battie: I SECOND.  
03:52:56 >>Mayor Alpert: OKAY.

03:52:57 I THINK THAT TAKES INTO ACCOUNT ALL THE VARIANCES HE WANTS  
03:53:04 FOR THIS AND FOR THAT.  
03:53:05 >>Marlon Brown: ON THE RECORD, NOT ONLY THE COLSON BUT  
03:53:09 ADJACENT PROPERTY AS WELL.  
03:53:12 >>Mayor Alpert: ALL RIGHT, COMMISSIONERS.  
03:53:13 ANY DISCUSSION OF THE MOTION?  
03:53:15 COMMISSIONER BATTIE SECONDED.

03:53:20 COMMISSIONER TRICE MADE THE MOTION.  
03:53:24 I'M NOT GOING TO TRY TO REPEAT IT.  
03:53:27 COMMISSIONER BATTIE SECONDED IT.  
03:53:29 IF THERE'S NO DISCUSSION --  
03:53:34 >>Vice-Mayor Ahearn-Koch: QUICKLY SAY.  
03:53:36 ONE THING I WOULD LIKE TO SPEAK TO THE MOTION QUICKLY.  
03:53:39 I DID ALSO WANT TO THANK THE PUBLIC FOR COMING OUT AND  
03:53:42 REACHING OUT TO US AND ALL THE WORK THAT HAS BEEN PUT INTO  
03:53:46 THIS.  
03:53:47 I WILL ACKNOWLEDGE MR. VOLLMER'S EFFORTS INTO DOING ALL OF  
03:53:51 THE RESEARCH AND THE CONSULTANTS TO, YOU KNOW, SAVE IT, MOVE  
03:53:56 IT, TO PRESERVE THE ARTIFACTS AND THE PIECES OF IT AND THE  
03:54:01 ENTIRE COMMUNITY THAT WORKED WITH MR. PALLEGAR TO BE IN THIS  
03:54:05 SPOT WHERE WE ARE TODAY, TO HOPEFULLY COME TO A REASONABLE  
03:54:11 OUTCOME.  
03:54:12 I DID WANT TO RESPOND BUYER BEWARE.  
03:54:18 WHEN YOU BUY HISTORIC PROPERTY WITH HISTORIC STRUCTURES ON  
03:54:22 IT, THIS IS NOT JUST FOR YOU BUT FOR EVERYBODY IN THE  
  
03:54:25 COMMUNITY.  
03:54:25 WHEN YOU BUY A PIECE OF PROPERTY WITH HISTORIC STRUCTURE,  
03:54:29 THE ONUS IS ON YOU.  
03:54:31 YOU HAVE TO KNOW THAT YOU'RE BUYING AN HISTORIC STRUCTURE.  
03:54:37 >> EVEN THE CITY OF SARASOTA, WHEN WE WENT TO THEM, THEY  
03:54:40 DIDN'T KNOW.  
03:54:41 THAT SHOULDN'T BE SO.  
03:54:45 >>Vice-Mayor Ahearn-Koch: BUT THAT'S MY POINT IS THAT  
03:54:47 RESEARCH IT.  
03:54:49 >> IF WE WOULD HAVE KNOWN, WE NEVER WOULD HAVE BOUGHT IT.  
03:54:53 >> THAT'S ONE OF THE FIRST THINGS WE DID BECAUSE WE KNEW IT  
03:54:56 WAS INVESTMENT.  
03:54:56 IS THERE ANYTHING THAT CAN HOLD US BACK FROM MOVING FORWARD?  
03:54:59 NO.  
03:55:01 >>Vice-Mayor Ahearn-Koch: SO THEN EVERYBODY NEEDS TO REACH  
03:55:02 OUT TO LORRIE MULDOWNNEY FROM NOW ON BEFORE YOU BUY ANYTHING  
03:55:07 TO SEE IF THERE IS.  
03:55:08 ONCE YOU FIND OUT YOU HAVE PURCHASED A HISTORIC STRUCTURE,  
03:55:12 IT'S PART OF YOUR RESPONSIBILITY TO SAVE THAT STRUCTURE.  
03:55:16 YOU GET PERMISSION TO TEAR IT DOWN, BUT IT'S YOUR  
03:55:20 RESPONSIBILITY WHEN YOU BUY IT TO SAVE IT.  
03:55:23 >>Clifford Smith: COMMISSIONERS, COULD I PLEASE ASK THAT  
03:55:25 THEY REACH OUT TO CITY STAFF?  
03:55:27 THAT'S WHAT I DO, INSTEAD OF A 501(C)(3).  
03:55:32 >>Vice-Mayor Ahearn-Koch: HOW ABOUT BOTH.  
  
03:55:33 >>Mayor Alpert: OKAY.  
03:55:35 ANYWAY.  
03:55:37 ALL RIGHT.  
03:55:37 AGAIN I'M GOING TO QUICKLY SAY I THINK IT'S WONDERFUL THAT  
03:55:43 IT LOOKS LIKE EVERYBODY HAS COME TOGETHER TO FIGURE OUT A  
03:55:48 SOLUTION.  
03:55:49 I THINK THERE CAN BE SOLUTIONS.  
03:55:52 CAN'T IMAGINE THAT WE CAN'T MAKE THIS WORK.  
03:55:55 WITH THAT, I WILL VOTE.

03:55:59 IS THAT YOUR VOTE, COMMISSIONERS?  
03:56:06 >> YES.  
03:56:07 >>Mayor Alpert: OKAY.  
03:56:07 THE MOTION PASSES 5-0.  
03:56:09 CONGRATULATIONS, EVERYBODY.  
03:56:11 WE'RE LOOKING FORWARD TO SEEING YOU BACK.  
03:56:13 >> I JUST WANT TO SAY THANK YOU FOR YOUR LEADERSHIP ON THIS  
03:56:17 ISSUE.  
03:56:17 I'VE OFTEN BELIEVED THAT WE BUILD ON THE SHOULDERS OF  
03:56:21 OTHERS.  
03:56:22 I'M REALLY PROUD OF THE CITY BECAUSE WE GET A CHANCE TO  
03:56:24 BUILD ON THE SHOULDERS.  
03:56:28 THANK YOU FOR HELPING NAVIGATE THIS AND CREATE SOMETHING OF  
03:56:32 THIS PINK BOX.  
03:56:34 THANK YOU.  
03:56:34 >>Mayor Alpert: I THINK IT'S GOING TO BE GREAT.

03:56:35 THANK YOU.  
03:56:36 OKAY.  
03:56:41 COMMISSIONERS.  
03:56:45 >>Shayla Griggs: MAYOR, CAN YOU ANNOUNCE THAT WE ARE STILL  
03:56:47 IN A MEETING?  
03:56:48 >>Mayor Alpert: YEAH.  
03:56:49 IF EVERYBODY COULD LEAVE REALLY QUIETLY BECAUSE WE ARE STILL  
03:56:54 IN A MEETING.  
03:56:55 IT'S ALMOST OVER, BUT WE STILL HAVE A LITTLE BIT TO GET  
03:56:59 THROUGH.  
03:57:00 WE'VE GOT CITIZENS' INPUT CONCERNING CITY TOPICS THAT  
03:57:04 WEREN'T ON THE AGENDA.  
03:57:05 DO WE HAVE ANYBODY?  
03:57:06 NOBODY SIGNED UP THERE.  
03:57:08 OKAY.  
03:57:08 WE'LL GO TO REMARKS OF COMMISSIONERS, ANNOUNCEMENTS, AND  
03:57:13 ITEMS FOR NEXT AGENDAS.  
03:57:16 I'LL START WITH YOU, MR. FOURNIER.  
03:57:18 >>Robert Fournier: I DON'T HAVE ANYTHING TODAY, MAYOR.  
03:57:20 >>Mayor Alpert: WONDERFUL.  
03:57:21 MS. GRIGGS.  
03:57:26 >>Shayla Griggs: JUST DON'T FORGET 5:30.  
03:57:30 BE HERE.  
03:57:35 >>Mayor Alpert: BE HERE OR BE SQUARE.  
03:57:37 MR. ROBINSON.

03:57:38 >>Pat Robinson: NOTHING, MADAM MAYOR.  
03:57:40 >>Mayor Alpert: MR. BROWN.  
03:57:41 >>Marlon Brown: THANK YOU, MAYOR AND COMMISSIONERS.  
03:57:44 AS YOU'RE AWARE, WE DO HAVE A CITY COMMISSION WORKSHOP  
03:57:47 COMING UP NEXT WEEK, NEXT MONDAY.  
03:57:49 THE TOPIC OF THAT WILL BE OBVIOUSLY HOW WE PROCEED WITH THE  
03:57:54 FILLING OF THE CITY MANAGER'S POSITION.  
03:57:56 SO I THINK STAFF MAY HAVE MET WITH YOU ALREADY OR MAY BE  
03:57:59 MEETING WITH YOU TO KIND OF GO OVER THOUGHTS AND IDEAS ON  
03:58:02 THAT.  
03:58:02 WE DO HAVE THE SPECIAL MEETING AS YOU APPROVED FOR A FURTHER



03:58:07 DISCUSSION OF THE DOWNTOWN MASTER PLAN.  
03:58:08 I ALSO HAVE ONE MORE REQUEST OF YOU.  
03:58:11 THE SARASOTA PERFORMING ARTS FOUNDATION, AS YOU KNOW, RENTS  
03:58:15 A PIANO AND THE TEAM IS COMING INTO TOWN NEXT WEEK.  
03:58:19 THEY WILL BE HOLDING A SERIES OF WORKSHOPS WITH THE  
03:58:21 COMMUNITY TO GO OVER THE CONCEPT DESIGN FOR THE NEW  
03:58:26 PERFORMING ARTS CENTER.  
03:58:27 IF YOU ALSO RECALL, YOU ALSO DIRECTED STAFF AND THE  
03:58:31 FOUNDATION TO PUT TOGETHER AN IMPLEMENTATION AGREEMENT AS  
03:58:34 PART OF THE CONCEPT DESIGN PROCESS THAT COME BEFORE THE  
03:58:40 COMMISSION BEFORE NOVEMBER.  
03:58:44 THEY ARE ASKING IF THE COMMISSION CAN HOLD A WORKSHOP TO  
03:58:47 KIND OF GO OVER A LOT OF THE ELEMENTS OF THE IMPLEMENTATION  
03:58:52 AGREEMENT AND THE CONCEPT DESIGN SO THAT WHEN THEY COME BACK

03:58:55 FOR FINAL APPROVAL, IT WILL -- A LOT OF THAT DISCUSSION, YOU  
03:59:00 KNOW, SO THEY WILL GET FEEDBACK FROM THE COMMISSION,  
03:59:03 FEEDBACK ON THE CONCEPT DESIGN BEFORE THEY BRING THAT FINAL  
03:59:06 APPROVAL.  
03:59:07 I'M LOOKING AT WE HAVE FIVE MONDAYS IN SEPTEMBER.  
03:59:11 SPOKEN TO MS. GRIGGS ABOUT -- HAVE I YET?  
03:59:15 I DON'T THINK I HAVE YET.  
03:59:16 SOMETHING THAT JUST CAME UP.  
03:59:20 WE ARE LOOKING AT THE POSSIBILITY THAT LAST MONDAY IN  
03:59:26 SEPTEMBER -- LET ME TAKE A LOOK AT THAT DAY.  
03:59:30 MONDAY SEPTEMBER 30th OR MONDAY SEPTEMBER THE 23rd.  
03:59:38 TAKE A LOOK AT YOUR CALENDARS AND SEE WHICH ONES WORKS BEST.  
03:59:44 30th WILL GIVE THEM MORE TIME AFTER THE CONCEPT DESIGN.  
03:59:49 >>Shayla Griggs: WE NEED TO TALK ABOUT THAT.  
03:59:57 >>Marlon Brown: I THINK YOU'RE OUT OF TOWN.  
03:59:59 >>Shayla Griggs: I HAVE TWO PENSION DISABILITY HEARINGS.  
04:00:01 >>Marlon Brown: WE DID TALK ABOUT THAT.  
04:00:03 >>Shayla Griggs: THAT IS A PROBLEM THAT I'VE GOT TO BE AT.  
04:00:07 >>Marlon Brown: IT'S ALL ABOUT THE TIME.  
04:00:09 LET ME WORK WITH MS. GRIGGS ON THE TIME OF THAT MEETING  
04:00:11 BECAUSE WE CAN DO IT IN THE MORNING OR AFTERNOON.  
04:00:14 NO SPECIFIC REQUIREMENT FOR IT TO BE HELD IN THE MORNING.  
04:00:17 LET ME WORK WITH MS. GRIGGS ON THAT DATE.  
04:00:20 THEY WOULD LIKE TO AT LEAST HAVE A CONVERSATION WITH THE  
04:00:22 COMMISSION AHEAD OF TIME SO THEY DON'T TAKE UP A LOT OF TIME

04:00:25 ON THAT OCTOBER 19 DATE.  
04:00:30 SO WE'LL SCHEDULE THAT.  
04:00:32 >>Mayor Alpert: I'M GOOD ALL DAY THAT DAY.  
04:00:36 THAT'S IT.  
04:00:37 >>Marlon Brown: THAT'S IT, MADAM MAYOR.  
04:00:39 THANK YOU VERY MUCH.  
04:00:40 >>Mayor Alpert: COMMISSIONER TRICE.  
04:00:41 >>Debbie Trice: MS. GRIGGS IS GOING TO DISTRIBUTE SOMETHING  
04:00:48 I GAVE HER EARLIER.  
04:00:51 PROBABLY CLOSE TO TEN YEARS AGO, NEWTOWN ALIVE PUT OUT A  
04:00:55 BROCHURE OF OVERTOWN TREASURES AND THE COLSON HOTEL IS ONE  
04:01:01 OF THE TREASURES IN THAT BROCHURE, WHICH IS ALSO AVAILABLE  
04:01:07 ONLINE.

04:01:09 IF IT HAD COME TO IT, I WOULD HAVE DISTRIBUTED IT DURING OUR  
04:01:14 MEETING.  
04:01:14 THE OTHER THING THAT HAPPENED IN TODAY'S MEETING WAS OUR  
04:01:23 TIMING OF THE AGENDA WAS A LITTLE BIT MIXED IN THAT -- WHAT  
04:01:33 WAS IT -- AFTER THE PLEDGE, WE ADJUSTED -- APPROVED THE  
04:01:40 AGENDA AND THEN DID THE PUBLIC COMMENT, WHICH IS NOT THE  
04:01:46 ORDER THAT'S ACTUALLY IN THE AGENDA.  
04:01:48 BUT I THOUGHT IT WAS VERY EFFECTIVE MOVING THE PLEDGE OF  
04:01:54 PUBLIC CONDUCT TO IMMEDIATELY BEFORE THE PUBLIC COMMENT.  
04:02:01 I'M WONDERING WHETHER OR NOT THAT IS A PERMANENT CHANGE THAT  
04:02:04 WE MIGHT WANT TO MAKE TO THE, YOU KNOW, AGENDA.  
04:02:07 >>Mayor Alpert: I THINK THAT'S THE MORE APPROPRIATE PLACE TO  
  
04:02:10 HAVE IT.  
04:02:11 >>Shayla Griggs: WE HAVE NO STAKE IN IT.  
04:02:13 WE CAN MOVE IT WHEREVER YOU WANT.  
04:02:15 >>Debbie Trice: I DON'T KNOW IF YOU'RE GOING TO NEED A  
04:02:18 MOTION TO MAKE THAT CHANGE OR WE COULD DO THAT BY CONSENSUS.  
04:02:21 OKAY.  
04:02:25 GREAT.  
04:02:25 THEN THE OTHER THING I JUST WANTED TO ASK MR. BROWN OR MR.  
04:02:31 ROBINSON ABOUT VIRGINIA HOFFMAN'S STATEMENT ABOUT THE  
04:02:38 HAZARDOUS MATERIALS, WHOSE JURISDICTION IT IS TO DEAL WITH  
04:02:43 THE COMPANY THAT'S MOVING THEM.  
04:02:45 >>Pat Robinson: AS I INDICATED TO MS. HOFFMAN, THE  
04:02:50 INFORMATION THAT SHE STATED BACK, WHERE THE FEDERAL  
04:02:52 GOVERNMENT SAID IT IS STATE AND LOCAL JURISDICTIONS, THEY  
04:02:55 WERE KIND ENOUGH NOT TO TELL ANYONE WHOSE LOCAL OR STATE  
04:03:00 DESIGNATION.  
04:03:01 SO ENGINEERING, NIK PATEL IS FOLLOWING UP ON THAT RIGHT NOW.  
04:03:05 WE'LL REACH OUT TO THE PRIVATE COMPANY THAT ACTUALLY IS  
04:03:07 DOING THE TRANSFER OF THE GAS JUST TO SEE IF THEY CAN MOVE  
04:03:11 THEM BECAUSE THAT MIGHT BE THE EASIEST THING INSTEAD OF  
04:03:14 PUTTING THEM RIGHT NEXT TO VIRGINIA'S STUDIO.  
04:03:17 IT DOES LOOK LIKE THE RAILWAY IS OPEN IN FORT MYERS WHICH IS  
04:03:20 WHY THEY WERE STORING THEM IN THE INTERIM, BUT WE HAVE  
04:03:23 LETTERS OUT TO THE FEDERAL RAILWAY AUTHORITY AND THE  
04:03:27 INDIVIDUAL THAT MS. HOFFMAN WAS DEALING WITH WAS A FOIA  
  
04:03:31 AGENT, NOT AN ACTUAL ADMINISTRATIVE OFFICER.  
04:03:34 WE'VE GOT A LETTER IN FROM NIK IN ENGINEERING TO THE FEDERAL  
04:03:39 RAILWAY AUTHORITY JUST TO SEE WHO ACTUALLY DOES HAVE IT.  
04:03:44 BUT WE'RE INVESTIGATING IF IT IS STATE, LOCAL.  
04:03:47 WE'RE REACHING OUT TO THE LOCAL DEPARTMENT OF HEALTH TO SEE  
04:03:50 IF THEY HAVE ANY INPUT OR CAN MAYBE HELP US MOVE THAT ALONG.  
04:03:54 IT JUST SEEMS LIKE AS I SAID IN MY E-MAIL, THE FEDERAL  
04:03:57 GOVERNMENT SENT US BACK A NICE WORD SALAD THAT WE HAVE TO  
04:04:00 PARSE THROUGH, SO WE'RE WORKING THROUGH THAT.  
04:04:03 NIK AND I CAN TAKE A DRIVE OUT THERE AND TAKE A GANDER AT  
04:04:06 WHAT VIRGINIA WAS TALKING ABOUT.  
04:04:08 >>Debbie Trice: IT'S ALSO CONCERNING THAT I DON'T KNOW  
04:04:10 WHETHER SHE SAID BUT SOMEBODY ELSE SAID ON ANOTHER OCCASION  
04:04:13 THAT THEY WERE OFF-LOADING THAT HAZARDOUS MATERIAL WITHIN  
04:04:16 THE CITY LIMITS.

04:04:17 >>Pat Robinson: I THINK WHEN THEY SAY OFFLOADING, THEY ARE  
 04:04:21 TRANSFERRING IT THROUGH A COMPANY ONTO THE PROPERTY.  
 04:04:24 >>Debbie Trice: THE TANKS INTO SOMETHING ELSE WHICH SEEMS TO  
 04:04:28 ME POTENTIAL FOR ACCIDENTS.  
 04:04:30 >>Pat Robinson: WE'LL TAKE A LOOK AT IT FOR SURE.  
 04:04:32 THANK YOU, COMMISSIONER.  
 04:04:33 >>Debbie Trice: THANK YOU.  
 04:04:33 THAT'S ALL I HAVE.  
 04:04:34 >>Mayor Alpert: COMMISSIONER BATTIE.  
 04:04:37 >>Kyle Battie: NO.  
  
 04:04:38 >>Mayor Alpert: NOTHING.  
 04:04:38 OKAY.  
 04:04:39 COMMISSIONER ARROYO.  
 04:04:40 >>Erik Arroyo: I HAVE NO COMMENTS.  
 04:04:41 >>Mayor Alpert: VICE MAYOR.  
 04:04:43 >>Vice-Mayor Ahearn-Koch: THANK YOU FOR ASKING ABOUT  
 04:04:45 VIRGINIA HOFFMAN.  
 04:04:46 I WAS GOING TO ASK ABOUT THAT AS WELL.  
 04:04:48 MR. McCAFFREY AS WELL ABOUT THE ENFORCEMENT GOING ON.  
 04:04:51 >>Pat Robinson: THE LAST UPDATE I GOT FROM CODE COMPLIANCE  
 04:04:54 BECAUSE WE HAVE BEEN OUT THERE.  
 04:04:56 THEY ARE NOT DOING MONETARY TRANSACTIONS IN OUR PARK.  
 04:04:59 IT'S ALL TRANSACTIONS THAT ARE BEING DONE ONLINE.  
 04:05:01 OUR CURRENT ORDINANCES DO NOT EMPOWER US TO TAKE ACTION  
 04:05:06 AGAINST WHAT IS ACTUALLY GOING ON OUT THERE.  
 04:05:08 WE WERE HOPEFUL THAT THE COUNTY WAS GOING TO PRODUCE SOME  
 04:05:11 SORT OF ORDINANCE OR CLARITY, BUT REALLY WHAT THEY ENDED UP  
 04:05:14 DOING WAS SOMETHING FOR COMMERCIAL FISHING BOATS AND NOT SO  
 04:05:19 MUCH JET SKI RENTALS.  
 04:05:22 SEEMS WE ARE THE HOT SPOT FOR JET SKI RENTALS IN THE ENTIRE  
 04:05:27 COUNTY.  
 04:05:27 I ASKED BOTH CODE COMPLIANCE AND PLANNING AS WELL AS LAW  
 04:05:30 ENFORCEMENT TO TAKE A LOOK AT IS LOOK AT OTHER AREAS IN OUR  
 04:05:34 JURISDICTION THAT HAVE ORDINANCES THAT WE MIGHT BE ABLE TO  
 04:05:36 CONTROL THAT, REGULATE THAT BETTER.  
  
 04:05:37 NOW, THERE IS THE OPPOSITE SIDE OF THAT WHERE IF WE ARE  
 04:05:41 REGULATING A BUSINESS BEING ABLE TO LAUNCH, WOULD WE HAVE TO  
 04:05:44 FORCE THEM TO GO ON TO PRIVATE PROPERTY POTENTIALLY.  
 04:05:47 AND I THINK THAT THERE IS A VOCAL MINORITY WITHIN THAT  
 04:05:52 CONVERSATION THAT KIND OF CAME OUT DURING THE CONVERSATIONS  
 04:05:56 WITH THE COUNTY THAT WERE VERY FAVORABLE TO HAVING THAT  
 04:05:59 BUSINESS ENDEAVOR ON PUBLIC LAND.  
 04:06:02 I THINK IT'S SOMETHING WE HAVE TO LOOK AT AND WE'LL  
 04:06:04 OBVIOUSLY WORK WITH THE CITY ATTORNEY'S OFFICE AS WE MOVE  
 04:06:07 DOWN THAT ROAD.  
 04:06:09 CAN'T REALLY STOP THAT.  
 04:06:11 WILL IMPACT BOTH THOSE BUSINESSES AS WELL AS PEOPLE THAT ARE  
 04:06:15 COMING TO OUR COMMUNITY TO MAKE USE OF THAT RENTAL OPTION.  
 04:06:18 THERE ARE TWO SIDES TO THAT DISCUSSION.  
 04:06:22 >>Vice-Mayor Ahearn-Koch: THERE ARE NO FINANCIAL  
 04:06:23 TRANSACTIONS GOING ON THERE.  
 04:06:25 >>Pat Robinson: ACCORDING TO CODE COMPLIANCE NO MONETARY

04:06:28 TRANSACTIONS.  
04:06:28 THEY HAVE BEEN WATCHING THEM AND NO ONE OUT THERE TRADING  
04:06:30 MONEY OR CREDIT CARDS ON SCENE.  
04:06:33 WE DON'T HAVE ANY FIRSTHAND KNOWLEDGE OF THAT.  
04:06:37 >>Vice-Mayor Ahearn-Koch: AND THEN MR. FERNANDEZ, A QUESTION  
04:06:40 ABOUT DOING A FINANCIAL ANALYSIS.  
04:06:42 IS THAT SOMETHING THAT IS FEASIBLE AT THIS POINT?  
04:06:45 >>Marlon Brown: NO.

04:06:47 >>Vice-Mayor Ahearn-Koch: DO WE KNOW WHEN THAT WOULD BE  
04:06:49 FEASIBLE?  
04:06:50 >>Marlon Brown: WHEN I HAVE A DESIGN FOR THE BUILDING.  
04:06:53 I DON'T HAVE ONE RIGHT NOW.  
04:06:54 >>Vice-Mayor Ahearn-Koch: WE CAN'T DO SORT OF A CONCEPTUAL  
04:06:57 FINANCIAL ANALYSIS?  
04:06:59 >>Marlon Brown: DID A PRO FORMA.  
04:07:01 I CAN MAKE THAT PRO FORMA AVAILABLE TO THE COMMISSION.  
04:07:05 IT'S SO CONCEPTUAL, IT WOULDN'T MAKE ANY SENSE RIGHT NOW.  
04:07:11 >>Vice-Mayor Ahearn-Koch: OKAY.  
04:07:12 DID WE HAVE THAT ALREADY, THE INFORMATION ON THAT?  
04:07:17 >>Marlon Brown: I CAN MAKE IT AVAILABLE.  
04:07:19 >>Vice-Mayor Ahearn-Koch: I WOULD LIKE THAT.  
04:07:20 IS THAT OKAY?  
04:07:21 THANK YOU.  
04:07:21 >> PUBLIC RECORD.  
04:07:25 >>Vice-Mayor Ahearn-Koch: LASTLY, MANASOTA LEAGUE OF CITIES  
04:07:30 IS GOING TO BE HOLDING A CANDIDATE FORUM.  
04:07:32 THESE ARE FOR OUR STATE REPRESENTATIVES.  
04:07:35 THIS FORUM IS OPEN TO THE PUBLIC.  
04:07:37 IT'S GOING TO BE ON SEPTEMBER 13th AT 1 P.M. AT THE  
04:07:41 DOUBLETREE HILTON WHICH IS 8009 15th STREET EAST IN  
04:07:46 SARASOTA.  
04:07:47 34243.  
04:07:50 AS OF NOW, THERE ARE A GOOD NUMBER OF CANDIDATES THAT ARE

04:07:57 ATTENDING.  
04:08:02 SIX WITH MAYBE TWO THAT ARE AWAITING A RESPONSE.  
04:08:06 SO THERE COULD BE EIGHT CANDIDATES ATTENDING THAT FORUM.  
04:08:13 THIS IS AN OPPORTUNITY TO ASK THEM QUESTIONS ABOUT  
04:08:18 REPRESENTING US IN TALLAHASSEE.  
04:08:19 SO I WANTED TO MAKE SURE THAT YOU ALL KNEW ABOUT THAT AND  
04:08:22 SPREAD THE WORD TO ANYBODY ELSE WHO WOULD BE INTERESTED IN  
04:08:25 ATTENDING THAT.  
04:08:26 THANK YOU.  
04:08:28 >>Mayor Alpert: IS THAT IT?  
04:08:28 THE QUESTIONS I WAS GOING TO ASK -- YEAH, HE SAID NO.  
04:08:37 QUESTIONS I WAS GOING TO ASK, YOU GUYS ALREADY ASKED.  
04:08:41 5:30.  
04:08:44 WE ARE ADJOURNED.  
04:08:48 WE'LL BE BACK AT 5:30.  
04:08:49

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