

**CITY OF PALMETTO
CITY COMMISSION MEETING
JUNE 17, 2019
7:00 PM**

ELECTED OFFICIALS PRESENT:

Shirley Groover Bryant, Mayor
Tamara Cornwell, Vice Mayor, Commissioner-at-Large 2
Harold Smith, Commissioner, Ward 1
Tambra Varnadore, Commissioner, Ward 2
Brian Williams, Commissioner, Ward 3

ELECTED OFFICIALS ABSENT:

Jonathan Davis, Commissioner-at-Large 1

STAFF PRESENT:

Mark Barnebey, City Attorney
Jim Freeman, City Clerk
Mohammed Rayan, Deputy Director of Public Works
Scott Tyler, Chief of Police
Amber LaRowe, Assistant City Clerk

Mayor Bryant called the meeting to order, followed by a moment of silence and the Pledge of Allegiance.

All persons intending to address City Commission were duly sworn.

Rick Parcels, Chairman of Hernando DeSoto Society, thanked the City and the Commission for their support for all DeSoto Society events in the City of Palmetto. He presented the Commission with a check for \$5,000 for the support of the Seafood Festival.

1. CITY COMMISSION AGENDA APPROVAL

Motion: **Commissioner Cornwell moved, Commissioner Smith seconded, and the motion carried 4-0 to approve the June 17, 2019 Commission Agenda.**

2. PUBLIC COMMENT

No comment.

3. CONSENT AGENDA APPROVAL

- A. Minutes: May 20 and June 3
- B. Resolution 2019-22 Fingerprinting Station
- C. Sanctuary Cove Minor Modification to General Development Plan
- D. Resolution 2019-23 Police Department Patrol Boat Budget
- E. Resolution 2019-21 Withdrawal from Accord

Commissioner Cornwell removed items B through E for discussion.

Motion: Commissioner Cornwell moved, Commissioner Williams seconded, and the motion carried 4-0 to approve item A of the June 17, 2019 Consent Agenda as recommended by staff.

3.B. RESOLUTION 2019-22 POLICE DEPARTMENT FINGERPRINTING STATION DISCUSSION:

Commission was informed that the software/technology for the fingerprint station will be compatible with the technology that is proposed for the new Palmetto Police Department building.

Motion: Commissioner Cornwell moved, Commissioner Williams seconded, and the motion carried 4-0 to adopt Resolution 2019-22, establishing budget and authorize staff to purchase fingerprint station software from Printscan.

3.C. SANCTUARY COVE MINOR MODIFICATION TO THE GENERAL DEVELOPMENT PLAN DISCUSSION:

Karla Owens, Development Services Director, explained that this is a request for Sanctuary Cove only (no change to the City of Palmetto Code). Sanctuary Cove has requested that personal docks be built at 30 feet instead of 25 feet. Staff has no objection to this request; Mrs. Owens noted that there is plenty of room in the canal for these docks to be 30 feet.

Motion: Based upon the staff report, and finding the request to be consistent with the City of Palmetto Comprehensive Plan and Section 8.8 of Appendix "B" of the Palmetto City Code, Commissioner Cornwell moved, Commissioner Williams seconded, and the motion carried 4-0 to approve a minor modification to the Sanctuary Cove General Development Plan to allow boat docks up to 30 feet in length.

3.D. RESOLUTION 2019-23 POLICE DEPARTMENT PATROL BOAT BUDGET DISCUSSION:

It was confirmed that there will be adequate storage at the new Police Department building location for the storage of a boat and a trailer. Mr. Freeman passed out a revised Resolution showing that the allocation will be as follows:

- \$43,082.42 from Half Cent sales tax funds (58 percent)
- \$22,200.00 from Police Department Impact Fees (30 percent)
- \$8,717.58 from Police Department Forfeiture (12 percent)

Motion: Commissioner Cornwell moved, Commissioner Varnadore seconded, and the motion carried 4-0 to adopt the revised Resolution 2019-23 for the purchase of the Police patrol boat.

3.E. RESOLUTION 2019-21 WITHDRAWAL FROM ACCORD DISCUSSION:

Attorney Barnebey stated that there have been no discussion nor any comments made by any of the municipalities that were part of the Accord; both Manatee County and the City of Bradenton have withdrawn from the Accord.

Motion: Commissioner Cornwell moved, Commissioner Smith seconded, and the motion carried 4-0 to adopt Resolution 2019-21.

4. FIRST READ ORDINANCE 2019-08 GENERAL DEVELOPMENT PLAN, DOMINIMUM AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PALMETTO, FLORIDA, PROVIDING FOR FINDINGS OF FACT; APPROVING ADOPTION OF A GENERAL DEVELOPMENT PLAN AS

DESCRIBED HEREIN FOR A RESIDENTIAL, PLANNED DEVELOPMENT CONTAINING APPROXIMATELY 225 UNIT SENIOR APARTMENT RESIDENTIAL UNITS ON 6.28 ACRES OF PROPERTY GENERALLY LOCATED ON THE WEST SIDE OF HABEN BOULEVARD APPROXIMATELY 335 FEET SOUTH OF U.S. 301; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE. (DOMINIMUM SENIOR HOUSING)

Motion: Commissioner Williams moved, Commissioner Cornwell seconded, and the motion carried 4-0 to approve the first reading of Ordinance 2019-08 and authorize staff to advertise for same.

5. PUBLIC HEARING ORDINANCE 2019-05 LAMBRECHT ANNEXATION

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PALMETTO, FLORIDA, ANNEXING A PARCEL CONTAINING 3.8313 ACRES OF UNINCOPORATED MANATEE COUNTY, FLORIDA INTO THE CITY OF PALMETTO WHICH PARCEL IS REASONABLY COMPACT AND IS CONTIGUOUS TO THE CITY OF PALMETTO; REDEFINING THE BOUNDARY LINES OF THE CITY OF PALMETTO, FLORIDA TO INCLUDE SAID PARCEL; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE. (LAMBRECHT-GRABER)

Mayor Bryant opened the public hearing on Ordinance 2019-05.

6. PUBLIC HEARING ORDINANCE 2019-06 LAMBRECHT FUTURE LAND USE MAP AMENDMENT

AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA APPROVING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE CITY'S COMPREHENSIVE PLAN; CHANGING THE FUTURE LAND USE MAP DESIGNATION FOR THE TERRITORY HEREINAFTER DESCRIBED FROM COUNTY FUTURE LAND USE MAP DESIGNATION IL (INDUSTRIAL-LIGHT), TO CITY FUTURE LAND USE MAP DESIGNATION HCOMIND (HEAVY COMMERCIAL INDUSTRIAL), CONSISTENT WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE ADOPTED COMPREHENSIVE PLAN, AS REQUIRED BY SECTION 163.3187, FLORIDA STATUTES; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE. (LAMBRECHT-GRABER)

Mayor Bryant opened the public hearing on Ordinance 2019-06.

7. PUBLIC HEARING ORDINANCE 2019-07 LAMBRECHT REZONE

AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA REZONING APPROXIMATELY 3.8313 ACRES OF PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF 17TH STREET EAST AND 16TH AVENUE EAST, PALMETTO, FLORIDA, FROM COUNTY ZONING LM (LIGHT MANUFACTURING) TO CITY ZONING CHI, (HEAVY COMMERCIAL AND LIGHT INDUSTRIAL), AND AS MORE PARTICULARLY DESCRIBED IN THIS ORDINANCE; PROVIDING FOR SEVERABILITY, AND AN EFFECTIVE DATE. (LAMBRECHTGRABER)

Mayor Bryant opened the public hearing on Ordinance 2019-07.

Mrs. Owens informed the Commission that staff is requesting a continuance of all three Ordinances.

Motion: Commissioner Cornwell moved, Commissioner Varnadore seconded, and the motion carried 4-0 to continue the public hearing on Ordinance 2019-05 to July 22, 2019 at 7:00 p.m. or as soon thereafter as same can be heard in these Chambers.

Motion: Commissioner Williams moved, Commissioner Smith seconded, and the motion carried 4-0 to continue the public hearing on Ordinance 2019-06 to July 22, 2019 at 7:00 p.m. or as soon thereafter as same can be heard in these Chambers.

Motion: Commissioner Williams moved, Commissioner Smith seconded, and the motion carried 4-0 to continue the public hearing on Ordinance 2019-07 to July 22, 2019 at 7:00 p.m. or as soon thereafter as same can be heard in these Chambers.

8. PUBLIC HEARING ORDINANCE 2019-09 GENERAL DEVELOPMENT PLAN PALMETTO SRQ

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PALMETTO, FLORIDA, PROVIDING FOR FINDINGS OF FACT; APPROVING ADOPTION OF A GENERAL DEVELOPMENT PLAN AS DESCRIBED HEREIN FOR A RESIDENTIAL, PLANNED DEVELOPMENT CONTAINING 129 MULTI-FAMILY RESIDENTIAL UNITS ON 2.885 ACRES OF PROPERTY GENERALLY LOCATED AT 2701 U.S. BUSINESS 41; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE. (PALMETTO SRQ MULTI-FAMILY)

Mayor Bryant opened the public hearing.

Mrs. Owens stated that staff and the applicant recommend a continuance of the public hearing on Ordinance 2019-09.

Bob Gause, project manager for the planned development, presented a conceptual drawing of the project. He explained that the storm water pond that is already on the property to the west of the 7-11 convenience store was designed and created for a one hundred year event. He then discussed the buffer between this proposed development and the residents that live at Villas of Oak Bend. The developer is planning to plant additional trees on the north side of property and are happy to provide a fence as requested by some of the residents at the Villas. In addition, staff has recommended that a sidewalk be built to connect this proposed development to the existing 7-11 convenience store; Mr. Gause stated that the developer is in agreement with that. There has been mention of concerns with the number of parking spots proposed (138) compared to the number of units proposed (129) and the developer may be reducing the number of units proposed for the parcel.

Jerry Myer, resident Villas of Oak Bend, live right along the side where the proposed parking lot. Is pleased to hear of the change to the landscape/trees and the inclusion of a fence. He is afraid of the management of housing and upkeep. Wants to be ensured that it will be kept up and managed appropriately.

Commissioner Smith questioned what the cost would be for these workforce housing units. Mr. Gause stated that it is proposed to be \$900-\$1500 monthly.

Angelica Newman, resident Villas of Oak Bend, spoke against the proposed development.

Jan Schaber, resident Villas of Oak Bend, is not in favor of this development. Encouraged the Commission, if adopted, to put "no parking" signs all along 4th Avenue.

Brett Decklever, Managing Member of Palmetto SRQ, LLC., stated that he is willing to work with what staff would like to see, what the Commission would like to see, and what the Villas of Oak Bend would like to see. He wants to be a good neighbor and he understands that the number of units may have to be reduced.

Mrs. Owens confirmed that she will email the residents of Villas of Oak Bend and hear their desires for the proposed development.

Motion: Commissioner Williams moved, Commissioner Cornwell seconded, and the motion carried 4-0 to continue the public hearing on Ordinance 2019-09 to July 22, 2019 at 7:00 p.m. or as soon thereafter as same can be heard in these Chambers.

Commissioner Williams wants to ensure there is plenty of parking at this location for residents and visitors. He requested a copy of the minutes from the Planning and Zoning Board where this Ordinance was on the agenda. Commissioner Williams requested a copy of all calls to the Police Department from all apartment complexes in the City over the last two years.

9. MAY CHECK REGISTER (Informational Only)

STANDING AGENDA ITEMS:

10. TRAFFIC UPDATE

Mayor Bryant stated that staff has been having conversations with Florida Department of Transportation (FDOT) regarding different projects in the City. She stated that last week there was a conference call with FDOT, Mrs. Owens, and Mr. Tusing regarding crossing for pedestrians on 8th Avenue West between 10th Street West and 17th Street West.

11. PALMETTO POOL UPDATE

Mr. Burton will provide an update to the CRA Board during the next CRA Board meeting in July.

Commission requested a workshop on the pool based on what Manatee County discusses and proposes.

12. POLICE DEPARTMENT BUILDING UPDATE

COMMENTS:

13. DEPARTMENT HEADS COMMENTS

CHIEF TYLER—thanked the Commission for the support on the projects at the Police Department. He recapped the summer schedule as discussed at the Workshop by Captain Waiters. He stated that the Department is working to involving the community and some officers are going to the Boys and Girls Club for the peer course there.

Staff is getting prepared for the annual July 4th event at Sutton Park.

Chief Tyler stated that patrol officers will be more visible in Ward 1 over the next couple of months while the detour off 10th Street West during the CSX project.

14. MAYORS REPORT

15. COMMISSIONERS COMMENTS

COMMISSIONER WILLIAMS—thanked Mr. Rayan for the good work on the 3rd Street Drive project and he looks forward to it being paved.

Mentioned the redesign of 5th Avenue West; Mayor Bryant said that he will let Mr. Burton know that he needs to prepare something for the July agenda to discuss this.

Mayor Bryant adjourned the meeting at 8:22 p.m.

MINUTES APPROVED: July 22, 2019

Jim Freeman

JAMES R. FREEMAN
CITY CLERK