

## CITY COMMISSION MEETING

May 3, 2021

7:00 pm

This Commission Meeting was conducted utilizing Communications Media Technology. Some Staff members were present in the Commission Chambers while others were present via the Zoom application to respect the social distancing guidelines.

### **ELECTED OFFICIALS PRESENT:**

Shirley Groover Bryant, Mayor (Not Present)  
Brian Williams, Vice Mayor, Commissioner, Ward 3  
Sheldon Jones, Commissioner-at-Large 1  
Tamara Cornwell, Commissioner-at-Large 2  
Harold Smith, Commissioner, Ward 1  
Tambra Varnadore, Commissioner, Ward 2

### **STAFF PRESENT:**

Mark Barnebey, City Attorney  
Mohammed Rayan, Public Works Director  
Scott Tyler, Chief of Police  
Jim Freeman, City Clerk  
Kera Hill, Planning Analyst/Address Coordinator  
Jeff Burton, CRA Director  
Penny Johnston, Executive Assistant  
Vanessa Cochran, Assistant City Clerk

### **STAFF PRESENT ELECTRONICALLY:**

Todd Williams, Information Technology (IT) Consultant

1. Vice Mayor Williams called the meeting to order at 7:01 p.m., followed by a moment of silence and the Pledge of Allegiance. Mr. James Corbett gave the tonight's invocation.

All persons intending to address the City Commission were duly sworn.

Commissioner Cornwell presented the National Day of Prayer Proclamation to Mr. James Corbett of Palmetto Build, a nonprofit agency that prepares and advises families in the greater Palmetto area.

### **2. CITY COMMISSION AGENDA APPROVAL**

**Motion: Commissioner Varnadore moved, Commissioner Cornwell seconded, and the motion carried 5-0 to approve the May 3, 2021 City Commission Agenda.**

### **3. PUBLIC COMMENT**

Mr. Jones gave his opinion regarding the operations within the City of Palmetto.

Ms. Rhodes gave her opinion on the handling of the Lincoln Memorial Academy's utility payment.

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Ms. Sanders, Lamp Post Place resident, reported that the area is dark and needs more lighting. Mr. Rayan, Public Works Director, replied that he will contact Florida Power Light on the issue and report back to the Board on how to proceed.

Ms. Wells requested an inquiry regarding MLK Park and her family's property near the Palmetto Youth Center. Attorney Barnebey responded that he will investigate the matter. Then, Commissioner Smith requested that the Board be informed on the outcome.

The below residents voiced their concerns about the boat ramp parking spaces that will be eliminated if the vacant lot across the street from the boat ramp is sold for development.

Julie Brown

Rod Griffon

Brian Bustle

Elaine Johnson

Robert Gill (time yield to Julie Brown)

Richard Fintel (time yield to Elaine Johnson)

Christel Ware (did not speak)

Kevin Seger (did not speak)

Stephanie Seger (did not speak)

Commissioner Jones commented on the Lincoln Memorial Academy School and the boat ramp issues.

Commissioner Smith asked about the Commission meetings being televised, and Mr. Freeman, City Clerk, responded that he will get back with the Board with the information.

**4. CONSENT AGENDA**

a. Minutes: March 22nd and April 5th

b. Legal Bills

**Motion: Commissioner Cornwell moved, Commissioner Smith seconded, and the motion carried 5-0 to approve the Consent Agenda as presented by staff with the removal of item 4b. Legal Bills for discussion.**

**4.B LEGAL BILLS DISCUSSION**

Commissioner Smith requested clarification pertaining to the legal bills, and Attorney Barnebey responded that the legal bill is for the service rendered to investigate a complaint made regarding a hostile environment.

**VICE MAYOR WILLIAMS RECESSED THE CITY COMMISSION MEETING AT 7:40 P.M. TO RESTORE ORDER.**

**VICE MAYOR WILLIAMS RECONVENED THE CITY COMMISSION MEETING AT 7:49 P.M.**

Commissioner Smith gave his opinions on the investigation. Commissioner Jones agreed with Commissioner Smith.

**Motion: Commissioner Cornwell moved, Commissioner Williams seconded, and the motion carried 3-2 to approve the Consent Agenda item 4.B Legal Bills as presented by staff. Commissioners Jones and Smith voted nay.**

5. PUBLIC HEARING ORDINANCE 2021-05 GLIDDEN REZONING (K. Hill)

AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA, REZONING APPROXIMATELY 7,392 SQUARE FEET OF PROPERTY GENERALLY LOCATED AT 518 & 520 7TH AVENUE WEST, PALMETTO, FLORIDA, FROM R-6, MULTI-FAMILY, TO PD-H, PLANNED DEVELOPMENT-HOUSING, AS MORE PARTICULARLY DESCRIBED IN THIS ORDINANCE; PROVIDING FOR SEVERABILITY, AND AN EFFECTIVE DATE.

6. PUBLIC HEARING ORDINANCE 2021-03 GLIDDEN GENERAL DEVELOPMENT PLAN (K. Hill)

AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA, PROVIDING FOR FINDINGS OF FACT; APPROVING ADOPTION OF A GENERAL DEVELOPMENT PLAN AS DESCRIBED HEREIN FOR A PLANNED DEVELOPMENT CONTAINING ONE DUPLEX UNIT ON 7,392 SQUARE FEET OF PROPERTY GENERALLY LOCATED AT 518 & 520 7TH AVENUE WEST, PALMETTO, FLORIDA; PROVIDING FOR SEVERABILITY, AND AN EFFECTIVE DATE.

**VICE MAYOR WILLIAMS OPENED THE PUBLIC HEARING ON ORDINANCES 2021-05 and 2021-03 AT 8:00 P.M.**

Ms. Hill, Planning Analyst/Address Coordinator, summarized the occurrences that happened on the vacant property at 518 and 520 7th Avenue West and stated that the owner has been trying to rebuild on the site, but current zoning regulations prevents it. She explained that the owner's property does not meet certain width requirements for RM-5 and RM-6 zoning districts and recommended that the property be rezoned to Planned Development Housing (PD-H) that allows construction and use for a duplex. Ms. Hill added that the owner has provided a sketch for the proposed duplex and is present to answer any questions the Board may have. The sketch is a part of the minutes.

Commissioner Jones asked Mr. Glidden if he has photos that shows the area better than the provided sketch, and Mr. Glidden replied no. But, the drawing was provided to show my intentions to follow the planned development. Commissioner Williams referenced the public comment in the Planning and Zoning Board Meeting minutes dated September 18, 2014, and Ms. Hill replied that all issues will be addressed during the permitting stage.

**AFTER NO FURTHER PUBLIC COMMENTS, VICE MAYOR WILLIAMS CLOSED THE PUBLIC HEARING ON ORDINANCES 2021-05 AND 2021-03 AT 8:11 P.M.**

**Motion: Commissioner Varnadore moved, Commissioner Cornwell seconded, and the motion carried 5-0 to adopt Ordinance 2021-05.**

**Motion: Commissioner Cornwell moved, Commissioner Smith seconded, and the motion carried 5-0 to adopt Ordinance 2021-03.**

7. PUBLIC HEARING ORDINANCE 2021-04 (K. HILL)

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 MULTI-FAMILY, PLANNED DEVELOPMENT CONTAINING 262 MULTI-FAMILY RESIDENTIAL UNITS ON 8.37 ACRES OF PROPERTY GENERALLY LOCATED ALONG THE EAST SIDE OF U.S. 41 SOUTH OF HABEN BOULEVARD AT THE WESTERN ENTRANCE TO THE RIVIERA DUNES DEVELOPMENT; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE.

**VICE MAYOR WILLIAMS OPENED THE PUBLIC HEARING AND CONTINUANCE AT 8:14 P.M.**

Ms. Hill stated that the applicant has requested a continuance to June 21, 2021, so the General Development Plan can be completed.

**VICE MAYOR WILLIAMS CLOSED THE PUBLIC HEARING AT 8:15 P.M.**

**Motion: Commissioner Cornwell moved, Commissioner Varnadore seconded, and the motion carried 5-0 to continue Ordinance 2021-04 to June 21, 2021 at 7:00 p.m. or as soon thereafter as can be heard in these chambers.**

Mr. Rayan, Public Works Director (PWD), announced that Karla Owens, Development Services Director, retired on April 23rd, and Kera Hill is filling-in on an interim basis until a replacement is named.

**VICE MAYOR WILLIAMS RECESSED THE CITY COMMISSION MEETING AT 8:17 P.M. TO OPEN THE MAY 3, 2021 CRA BOARD MEETING.**

**VICE MAYOR WILLIAMS RECONVENED THE CITY COMMISSION MEETING AT 9:06 P.M.**

8. CONNOR PARK LAND CONTRACT (M. Barnebey/J. Burton)

**Motion: Commissioner Varnadore moved, Commissioner Cornwell seconded, and the motion carried 5-0 to approve the Connor Park Contract with Stellar Development and authorize the CRA Presiding Officer or Chairman to sign.**

**STANDING AGENDA ITEMS:**

9. TRAFFIC UPDATE

None

10. POLICE DEPARTMENT BUILDING UPDATE

None

**COMMENTS:**

11. DEPARTMENT HEADS' COMMENTS

Mr. Rayan, PWD, gave updates on the below projects.

- Reviewing the Florida Department of Transportation (FDOT) 23<sup>rd</sup> Street drawings.
- Repairs to Riverside parking lot.
- Waiting on the MLK restrooms bids.

Attorney Barnebey reported that the legislation session ended and will keep the Board informed on updates and changes. Mr. Freeman gave information on the cost pertaining to televised meetings and stated that he is still confirming and looking into more options.

Commissioner Cornwell commented on Commission Meetings being visual online and suggested that the City look into how the churches are doing their visually online services and the cost. Mr. Freeman responded that more information will be brought back to the Board.

12. MAYOR'S REPORT

None

13. COMMISSIONERS' COMMENTS

Commissioner Varnadore communicated that she will not be able to attend the June 21, 2021 Commission Meetings.

Commissioner Jones congratulated Chief Tyler on Channel 7 News interview and inquired about the Police Department scheduling meetings within the communities, MLK restrooms clean-up schedule, and Shade Meeting scheduling.

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Commissioner Williams requested that issues that were mentioned at the meeting tonight be addressed and information brought back to the Board.

Commissioner Smith requested that a Shade Meeting be scheduled, and Attorney Barnebey replied if the Board wants one it can be scheduled.

Vice Mayor Williams adjourned the meeting at 9:30 p.m.

MINUTES APPROVED: JUNE 7, 2021

*JAMES R. FREEMAN*

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CITY CLERK