

**SPECIAL
CITY OF PALMETTO
CITY COMMISSION MEETING
September 29, 2014
5:30 PM**

Elected Officials Present

Shirley Groover Bryant, Mayor
Jonathan Davis, Vice Mayor, Commissioner-at-Large 1
Tamara Cornwell, Commissioner-at-Large 2—(Entered the meeting at 5:44 p.m.)
Charles Smith, Commissioner, Ward 1
Tambra Varnadore, Commissioner, Ward 2
Brian Williams, Commissioner, Ward 3

Staff Present

Mark Barnebey, City Attorney
Allen Tusing, Public Works Director
Scott Tyler, Deputy Chief of Police
Amber Foley, Assistant City Clerk

Mayor Bryant called the meeting to order at 5:30 p.m., followed by a moment of silence and the Pledge of Allegiance.

All persons intending to address City Commissioner were duly sworn.

1. CITY COMMISSION AGENDA APPROVAL

Mayor Bryant corrected the Resolution Number on item 4 of the agenda. It should be 2014-24 not 2014-23. She added Resolution 2014-25 to the agenda to go along with item 5, the Florida Department of Transportation (FDOT) contract. The motion should include the adoption of Resolution 2014-25 as well as approve the contract.

Motion: Commissioner Varnadore moved, Commissioner Williams seconded, and the motion carried 4-0 to approve the September 29, 2014 Agenda. Commissioner Cornwell was absent for the vote.

2. PUBLIC COMMENT

John Geeslin, resident of the City of Palmetto, opined that a cost benefit analysis should be performed for the development of a new police department. He would like a list of the top three reasons why a new police station should be built as opposed to a renovation of the current station.

Mayor Bryant acknowledged Mr. Geeslin's comments and stated that several public hearings will be held if and when a new police department is considered.

Mr. Geeslin requested a walk-through of the current facility.

3. CONSENT AGENDA APPROVAL

A. Clerk's Office

1. PHS Homecoming Parade Special Function Permit
2. Rotary Club of West Bradenton Taste of Manatee Special Function Permit

Commissioner Varnadore asked that item 2 be removed from the Consent Agenda for further discussion.

Motion: Commissioner Varnadore moved, Commissioner Williams seconded, and the motion carried 4-0 to approve the Palmetto High School Homecoming Parade Special Function Permit. Commissioner Cornwell was absent for the vote.

Rotary Club Special Function Permit Discussion:

Commissioner Varnadore said she feels that the application for the event is incomplete. Mayor Bryant stated that the applicant, herself, and staff will be meeting this week to discuss further questions and comments regarding the event. She asked that the item be placed on this agenda due to the next meeting being October 20th.

Commissioner Varnadore is pleased that the event is coming to Palmetto this year. She questioned the sales of beer and wine. Tony Gallo, West Bradenton Rotarian, stated that beer and wine sales are not the main event; food is. This is a family friendly event that includes a play area for children, tours at the Historical Park, local food vendors, craft vendors and a place to watch the football games.

In regard to Commission's concerns about alcohol sales, Mr. Gallo clarified that a member of the Rotary will be stationed with the volunteers that are serving the alcohol. Commissioner Varnadore requested guidelines be written to establish the City's criteria for alcohol sales on City property during a special event. Commissioner Smith likes that the approval of alcohol is on the Special Function Permit as opposed to a separate guideline, thus allowing Commission to approve the sales of alcohol during an event on a case by case basis.

Mayor Bryant stated that there will be a meeting this week with the Rotary to finalize the event. Once that meeting has occurred, the final Special Function Permit will be sent out to the Commission. She informed Mr. Gallo that the alcohol sales would be subject to the Manatee County Substance Abuse Coalition Best Practices. Commissioner Varnadore requested that those "Best Practices" be brought forward for discussion and adoption at the next meeting.

Motion: Commissioner Varnadore moved, Commissioner Smith seconded, and the motion carried 5-0 to approve the Rotary Club of West Manatee Taste of Manatee Special Function Permit subject to the discussion and approval by staff and Mayor at the meeting with the applicant this week and subject to the same condition as the Seafood Festival (in regards to the sale and distribution of alcoholic beverages during the event).

4. RESOLUTION 2014-24 FY 2015 CAPITAL IMPROVEMENT PLAN (CIP)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PALMETTO, FLORIDA, ADOPTING THE 2015-2019 CAPITAL IMPROVEMENT PROGRAM AND ADOPTING THE CAPITAL IMPROVEMENT BUDGET FOR FISCAL YEAR 2014-2015, AND PROVIDING FOR AN EFFECTIVE DATE.

Motion: Commissioner Davis moved, Commissioner Williams seconded, and the motion carried 5-0 to adopt Resolution 2014-24.

5. FLORIDA DEPARTMENT OF TRANSPORTATION CONTRACT AND RESOLUTION 2014-25

Mr. Tusing explained that the Florida Department of Transportation (FDOT) has included in its five year work program in Fiscal Years 2013/2014 & 2014/2015 to design a multi-use trail along Business US 41 from the Green Bridge to Riverside Drive and along Riverside Drive to 10th Avenue. The City/CRA requested FDOT provide design and engineering plans to include sidewalks, type and location of pavers, lighting, porous parking areas, and landscaping to stay consistent with all previous improvements that have been made along 5th Street and Sutton Park. Since this design is beyond what FDOT would normally provide, the CRA will contribute the additional funds for the design of the project. The amount of the CRA portion of the design is \$64,720. If the actual cost of the project is less than the funds provided, the excess will be applied to upcoming locally funded construction phase of this project.

FDOT recently reviewed the changes as requested by the City and submitted a revised contract that was handed out. The revised contract accepts some of the City's requests, but not all. Attorney Barnebey stated he is fine with the contract.

Motion: Commissioner Varnadore moved, Commissioner Davis seconded, and the motion carried 5-0 to approve the Mayor to execute the agreement with the Florida Department of

Transportation for the enhancement design of the multi-modal trail at Riverside Park and along Riverside Drive to 10th Avenue West and to adopt Resolution 2014-25.

6. PUBLIC HEARING ORDINANCE 2014-16 MAP AMENDMENT

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PALMETTO, FLORIDA, PROVIDING FOR FINDINGS OF FACT; AMENDING ORDINANCE NO. 2010-01, AS AMENDED, TO APPROVE AN AMENDMENT TO THE FUTURE LAND USE MAP TO CHANGE A +/- 13.6 ACRE PARCEL, FROM PUBLIC SERVICE FACILITY (PF) TO PLANNED COMMUNITY (PC) FOR A PARCEL OF LAND GENERALLY LOCATED AT 1 HABEN BOULEVARD, PALMETTO, FLORIDA; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. (Manatee County, PID# 26045.00005)

Mayor Bryant opened the public hearing for both Ordinance 2014-16 and 2014-17.

Rachel Layton, Interim City Planner, stated that Manatee County is seeking hotel entitlements to attract potential hotel management groups to develop on the Convention Center property located at 1 Haben Boulevard. The County has submitted an application to amend the Future Land Use Map of the City's Comprehensive Plan from Public Service Facilities (PF) to Planned Community (PC). The map amendment would bring the entire 24.61 acres under one land use category. The site is surrounded by the PC Future Land Use category to the north, south, and east. The request for the Map Amendment is a logical expansion of the surrounding areas. The Planning Department has reviewed the proposed ordinance and recommends transmittal of Ordinance 2014-16. On September 18th the Planning and Zoning Board recommended transmittal of Ordinance 2014-16.

Mrs. Layton explained that Manatee County also submitted an application to amend the text of the Future Land Use Element of the City's Comprehensive Plan to allow for the inclusion of hotel/motel and cultural facilities, and government owned facilities such as convention or civic centers in the PC Future Land Use Category.

Commissioner Smith announced that he will not be voting on this item or Ordinance 2014-17 because of a possible conflict (he is running in the General Election for Manatee County Commissioner). Attorney Barnebey stated he can still partake in discussion of both ordinances if he chooses. He asked that Commissioner Smith file a Voting Conflict form with the Clerk.

Mrs. Layton stated that the permitted uses for the PC category are single family detached, semi-detached, attached and multi-family residential; neighborhood and general commercial; "lodging" was removed and "hotel/motel" was added, and low to medium intensity office uses; and cultural facilities, and government owned facilities such as convention or civic centers was also added.

Discussion ensued regarding a sizing requirement being written to allow for a minimum amount of acreage for a hotel to be constructed on. Mrs. Layton showed the various areas of the City that are in the PC Zoning category. Mrs. Layton opined that it would not be in the best interest of the City to restrict the acreage to 5.0 acres because a potential developer may see a lot that is less but still could work with the current City Code in developing a hotel within the guidelines and perimeters the City has in place. Mr. Tusing agreed.

Commissioner Varnadore exited and returned to the meeting at 6:51 p.m.

Commissioner Williams requested staff review the ordinance for the word "lodging" to ensure it is changed to "hotel/motel" before being transmitted to the State.

Lisa Barrett, Manatee County Building and Development Department, provided Commission with a brief presentation. A copy of this presentation is attached to and made a part of these minutes.

Mayor Bryant closed the public hearing for Ordinance 2014-16 and 2014-17 after hearing no further public comment.

Motion: Commissioner Varnadore moved, Commissioner Williams seconded and the motion carried 4-1 to transmit the map amendment to the Department of Economic Opportunity and applicable review agencies for review. Commissioner Smith abstained from voting.

7. PUBLIC HEARING ORDINANCE 2014-17 TEXT AMENDMENT

AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA, AMENDING THE 2030 PALMETTO COMPREHENSIVE PLAN, ORDINANCE 2010-01, AS AMENDED; ADOPTING AMENDMENTS TO THE FUTURE LAND ELEMENT OF THE CITY OF PALMETTO COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Motion: Commissioner Williams moved, Commissioner Davis seconded, and the motion carried 4-1 to transmit the text amendments to the Department of Economic Opportunity and applicable review agencies for review. Commissioner Smith abstained from voting.

Mayor Bryant adjourned the meeting at 7:00 p.m.

Minutes approved: October 20, 2014

James R. Freeman

James R. Freeman
City Clerk