

**CITY OF PALMETTO  
CITY COMMISSION MEETING  
AND CRA BOARD MEETING  
July 22, 2019  
7:00 PM**

**ELECTED OFFICIALS PRESENT:**

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

**STAFF PRESENT:**

Mark Barnebey, City Attorney  
Jim Freeman, City Clerk  
Allen Tusing, Public Works Director  
Scott Tyler, Chief of Police  
Amber LaRowe, Assistant City Clerk

Mayor Bryant called the meeting to order at 7:01 p.m., followed by a moment of silence and the Pledge of Allegiance.

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

**1. CITY COMMISSION AGENDA APPROVAL**

**Motion: Commissioner Cornwell moved, Commissioner Davis seconded, and the motion carried 5-0 to approve the July 22, 2019 Commission Agenda.**

**2. PUBLIC COMMENT**

The only speaker card for a non-agenda item was handed in then the speaker left the meeting and never returned.

**3. CONSENT AGENDA APPROVAL**

- A. June 17, 2019 Minutes
- B. Jupiter Family Day Special Function Permit 8/17/2019
- C. Riverside BnB Weddings Special Function Permit (Various Dates)
- D. FY 2019 Byrne Grant Program
- E. Surplus Property
- F. Resolution 2019-25 Police Department Portable Radios
- G. Florida Power and Light (FPL) Energy Savings Guarantee
- H. Sanctuary Cove Resubmittal of Request for Minor Modification GDP
- I. Resolution 2019-24 Council of Governments Meeting July 30, 2019
- J. Blalock Walters Legal Invoices

Items 3.E., 3.F., 3.G. and 3.H. were removed for further discussion.

**Motion:** Commissioner Varnadore moved, Commissioner Davis seconded, and the motion carried 5-0 to approve the July 22, 2019 Consent Agenda items A, B, C, D, I and J as recommended by staff.

3.E. SURPLUS PROPERTY DISCUSSION:

It was explained that there are two surplus items on the Agenda tonight. The item on the Consent Agenda is in regards to surplus of tangible property in the City, i.e. Ford Transit, Printer and Scanner. The other surplus item on the Agenda is item number 10, surplus of real property. After this explanation, the Commission had no further questions.

**Motion:** Commissioner Varnadore moved, Commissioner Williams seconded, and the motion carried 5-0 to approve item 3.E. as presented.

Commissioner Varnadore and Mrs. LaRowe exited the meeting at 7:08 p.m.

3.F. RESOLUTION 2019-25 POLICE DEPARTMENT PORTABLE RADIOS DISCUSSION:

Discussion of the purchase ensued. It was confirmed that the one extra battery would be sufficient.

**Motion:** Commissioner Williams moved, Commissioner Davis seconded, and the motion carried 4-0 to adopt Resolution 2019-25. Commissioner Varnadore was absent for the vote.

3.G. FLORIDA POWER AND LIGHT (FPL) ENERGY SAVINGS GUARANTEE DISCUSSION:

Attorney Barnebey would like this to be approved subject to his final approval and based on the financing to lock in the funds to fund this particular project. Funding documents will come back to the Commission for a final approval. Mr. Freeman asked that authorization for staff to lock in the loan for 12 years at 2.95 percent.

**Motion:** Commissioner Cornwell moved, Commissioner Williams seconded, and the motion carried 4-0 to approve the FPL Savings Agreement pending the approval of the City Attorney at the budgeted [annual savings] amount of \$27, 886.00 and authorize staff to lock in the loan [of approximately \$252,031] for twelve years at 2.95 percent interest rate. Commissioner Varnadore was absent for the vote.

3.H. SANCTUARY COVE RESUBMITTAL OF REQUEST FOR MINOR MODIFICATION OF GDP DISCUSSION:

Karla Owens, Development Services Director, explained that Ms. Svenson, provided the City with a request to modify the General Development Plan (GDP) to allow the docks to extend up to 38 feet from the seawall. This request is based upon allowing for an eight food landing area adjacent to the seawall plus a dock finger. Together, the entire dock structure is 38 feet in length. Mrs. Owens stated that the City's definition of a dock include areas extending from the seawall into the water regardless of their use for loading or boat dockage. Allowing for a 38 foot maximum length in boat docks would be significantly less than 25 percent of the width of the canals. Mrs. Owens noted that there is a small canal abutting 8<sup>th</sup> Street Court East to the north and, in her opinion, this small waterway area is not wide enough to accommodate larger docks. With that being said, it is recommended that Lots 1-7 of Tract 6 in the Sanctuary Cove Plat dated February 7, 2011 and recorded at PB 54, Page 73 be excluded from this modification.

Commissioner Varnadore and Mrs. LaRowe returned to the meeting at 7:18 p.m.

**Motion:** Based on 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 Williams moved, Commissioner Davis seconded, and the motion carried 5-0 to approve the minor modification to the Sanctuary Cove General Development Plan to allow private not community boat docks up to 40 feet in length except for Lots 1-7 in Tract 6 which shall be no longer than 25 feet from the shoreline and to be parallel not perpendicular [in Lots 1-7 of Tract 6].**

**4. FY 2020 PROPOSED AGGREGATE MILLAGE RATE AND DATES FOR TENTATIVE AND FINAL BUDGET HEARINGS**

**Motion:** Commissioner Varnadore moved, Commissioner Williams seconded, and the motion carried 5-0 to approve a proposed aggregate millage rate of \$5.9671 for FY 2020 and to schedule the tentative budget hearing for September 11, 2019 at 5:30 p.m. or as soon thereafter as same can be heard in these Chambers and a final budget hearing on September 23, 2019 at 7:00 p.m. or as soon thereafter as same can be heard in these Chambers.

**5. PUBLIC HEARING ORDINANCE 2019-09 PALMETTO SRQ GDP**

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 continued from June 17, 2019.

Karla Owens, Development Services Director, announced that the applicant has requested a continuance to August 26, 2019.

**Motion:** Commissioner Cornwell moved, Commissioner Davis seconded, and the motion carried 5-0 to continue the public hearing on Ordinance 2019-09 to August 26, 2019 at 7:00 p.m. or as soon thereafter as same can be heard in these Chambers.

**6. PUBLIC HEARING ORDINANCE 2019-05 ANNEXATION**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PALMETTO, FLORIDA, ANNEXING A PARCEL CONTAINING 3.8313 ACRES OF UNINCORPORATED 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 continued from June 17, 2019.

7. PUBLIC HEARING ORDINANCE 2019-06 FUTURE LAND USE MAP DESIGNATION

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 HEREIN AFTER 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 continued from June 17, 2019.

8. PUBLIC HEARING ORDINANCE 2019-07 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 continued from June 17, 2019.

Mrs. Owens stated that the applicant has requested that all three Ordinances be continued to August 26, 2019.

**Motion:** Commissioner Cornwell moved, Commissioner Davis seconded, and the motion carried 5-0 to continue the public hearing on Ordinance 2019-05 to August 26, 2019 at 7:00 p.m. or as soon thereafter as same can be heard in these Chambers.

**Motion:** Commissioner Cornwell moved, Commissioner Smith seconded, and the motion carried 5-0 to continue the public hearing on Ordinance 2019-06 to August 26, 2019 at 7:00 p.m. or as soon thereafter as same can be heard in these Chambers.

**Motion:** Commissioner Cornwell moved, Commissioner Williams seconded, and the motion carried 5-0 to continue the public hearing on Ordinance 2019-07 to August 26, 2019 at 7:00 p.m. or as soon thereafter as same can be heard in these Chambers.

9. JUNE CHECK REGISTER (Informational Only)

*Mayor Bryant recessed the City Commission Meeting at 7:29 p.m. and opened the July 22, 2019 CRA Board Meeting.*

*Mayor Bryant reconvened the City Commission Meeting at 8:19 p.m.*

10. SURPLUS PROPERTY AT 1009 8TH STREET WEST

**No action needed, this Agenda item was not approved at the CRA Board meeting.**

## **STANDING AGENDA ITEMS:**

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### **11. TRAFFIC UPDATE**

Mr. Tusing provided an update in regards to the railroad and road work on 10<sup>th</sup> Street. He announced that 10<sup>th</sup> Street work should be done by the end of next week.

In regards to Canal Road, Mr. Tusing has met with the County who is in agreement to move the work they had planned on Canal to the south end and Florida Department of Transportation (FDOT) has completed a traffic study that shows a traffic light is warranted at Canal and U.S. 301.

Discussion ensued regarding 23<sup>rd</sup> Street West redesign and some possible plans to help with the intersection.

### **12. PALMETTO POOL UPDATE**

Mayor Bryant informed Commission that she has had discussions with the Manatee County Administrator. A handout was given to the Commission that shows the proposed contribution by the City for the \$5M pool to be constructed at Lincoln Park. A copy of this information is attached to the minutes.

Mr. Burton stated that Kimley Horn has been recommended as the design team. He then provided the Commission with a spreadsheet with the City's contribution to the \$5M pool along with a 1 percent interest rate. Basically, the County would pay for the pool and the City would make annual payments to the County.

Commissioner Varnadore expressed her opinions about the cost of the pool and the contribution of turning the land over to the County at Lincoln Park. She is not in favor of owning the land any longer and would prefer that the County take over the land and the Park altogether. She would like to know if the land donation would be, at minimum, valued at the proposed 1 percent interest rate.

Discussion ensued regarding previous motions and meeting in the cost of the pool, the contribution from the City, and the "donation" of the land to the County. Mr. Freeman was asked to provide a copy of the minutes and/or agreement where the City discussed the land portion being taken over by the County.

Commissioner Williams would like to have another presentation and joint meeting with the County.

Commissioner Smith expressed his opinions stating that he did not include the land in the motion to the County. He opined the County takes care of the land and, even though the City owns it, they will continue to do so.

### **13. POLICE DEPARTMENT BUILDING UPDATE**

Chief Tyler recapped the meetings for next week for the community meetings as follows:

- July 30<sup>th</sup> 6:00 p.m. Palmetto Library
- July 31<sup>st</sup> 6:00 p.m. Palmetto Youth Center

## **COMMENTS:**

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### **14. DEPARTMENT HEADS COMMENTS**

**CHIEF TYLER**—no issues occurred at the July 4<sup>th</sup> Festival.

This week, Tuesday through Thursday, the Police Department Accreditation will be going on.

**MR. FREEMAN**-reminded Commission of Wednesday's presentation by Architects Design Group.

**MR. TUSING**-passed out a plat map showing the finger canals off 10<sup>th</sup> Street West between 21<sup>st</sup> and 24<sup>th</sup> Avenues. Highlighted were 5 properties that abut the canal on a small portion of their land. He questioned if the Commission wanted to revisit allowable docks for those specific properties.

Commissioner Varnadore reminded him of several meetings the City had regarding this very issue and the challenge of having docks on those properties due to the space/size of the portion of their land on the canal.

Mr. Tusing will review prior information and bring forward to a future workshop meeting for more discussions.

**MR. BURTON**—announced the Florida Redevelopment Association conference in October, the National Development Finance Summit is in November, and the Florida Housing Finance Conference will be next month. If anyone is interested, he asked that they reach out to Jen Silverio at the CRA to register and obtain information.

**ATTORNEY BARNEBEY**-he is working with Mrs. Owens on the sign ordinance due to some case law. He said that it is a priority, but also, he is looking through the Code to see if there is anything else that will need to be reviewed.

Commissioner Varnadore is looking forward to discussing zoning issues in the City and opined it should be a priority like the sign ordinance.

#### 15. MAYORS REPORT

Mayor Bryant will be in touch with the Manatee County School Superintendent regarding Lincoln Memorial Charter School.

#### 16. COMMISSIONERS COMMENTS

**COMMISSIONER SMITH**-expressed his opinions regarding Lincoln Memorial Charter School. He stated that, in his opinion, the Mayor should be looking out to see what the City can do for the School. He said that the School is in the CRA so the CRA should make accommodations to help and that the City should be doing more to understand where the school is financially and what is actually transpiring there. He asked Mr. Burton to find out about the CRA helping the school financially.

**COMMISSIONER CORNWELL**-thanked the Chief for being very responsive with her questions over the last few weeks.

**COMMISSIONER WILLIAMS**-thanked the Chief for providing information on the police response to the various multi-family communities in the City.

**COMMISSIONER VARNADORE**-apologized for the confusion earlier regarding the surplus items on the agenda. She stated that Mrs. LaRowe helped her and that there was another, non-related issue to the surplus items that Mrs. LaRowe will reach out to IT for help with.

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Mayor Bryant adjourned the meeting at 9:16 p.m.

MINUTES APPROVED: August 5, 2019

*James R. Freeman*

JAMES R. FREEMAN  
CITY CLERK