

**CITY OF PALMETTO  
CITY COMMISSION MEETING  
August 26, 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 7:00 p.m., followed by a moment of silence and the Pledge of Allegiance.

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

Chief Scott Tyler formally swore in the City's four new police officers:

- o Officer Ambrus
- o Officer Deleon-Thompson
- o Officer Degraeve
- o Officer Hosein

**1. CITY COMMISSION AGENDA APPROVAL**

**Motion: Commissioner Cornwell moved, Commissioner Davis seconded, and the motion carried 5-0 to approve the August 26, 2019 Commission Agenda.**

**2. PUBLIC COMMENT**

The following members of the public spoke regarding the recent week long rain event and the impact on the sewer in their neighborhood:

Ellen Wile  
Lynn Meier  
David Potter/Lisa Potter [spoke together]  
Alice McClary  
Rusty Chinnis  
Andy Mele

Mayor addressed what has been done and what is going to be done, this includes the inflow and infiltration (I&I) projects throughout the City and the construction of the Equalization (EQ) Basin.

In regards to notifying the Florida Department of Environmental Protection (FDEP), Mr. Tusing stated that the City has complied and filled out all appropriate documentation. As soon as the City became aware of the spillage, he notified FDEP with an initial estimate of spillage and followed up with a final estimation also.

Commissioner Smith agreed with the residents that this is an issue and will make an appointment to meet with Mr. Tusing on this topic this week.

Commissioner Varnadore questioned why the above resident's neighborhood is the most problematic for the City. She opined another lift station could be useful. Mr. Tusing indicated that another lift station is not the solution. He explained that the EQ Tank coupled with the I&I testing is the best way to resolve these issues. Discussion continued and it was determined that Mr. Tusing will bring forward an I&I update to the City Commission at the September 23<sup>rd</sup> Workshop meeting. Commissioner Williams requested that the EQ Basin project be placed on the Commission agendas as a standing item.

Mr. Tusing agreed with the Commission that this is an issue and stated that the two Ordinances on tonight's Agenda for adoption (fee increases for the water, sewer, stormwater, and reuse) will help the City continue to make improvements to the water system as a whole and he asks for the Commission's support on both Ordinances.

Commissioner Smith opined that increasing rates is not the solution to fixing the problem.

### 3. CONSENT AGENDA APPROVAL

- A. Special Function Permit: Tampa Warriors Car Show 10/19/2019
- B. Blalock Walters Legal Invoices
- C. Termination of Right of Reverter
- D. Resolution 2019-27 Half Cent Infrastructure--Celebration Center and Paving
- E. State Revolving Fund EQ Basin Loan Amendment

**Motion:** Commissioner Varnadore moved, Commissioner Williams seconded, and the motion carried 5-0 to approve the August 26, 2019 Consent Agenda as presented by staff with the removal of item C for discussion.

### 3C TERMINATION OF RIGHT OF REVERTER DISCUSSION:

Karla Owens, Development Services Director, explained that staff is in agreement with the request to release the reverter to the property along 9<sup>th</sup> Avenue West (Amscot Plaza). She stated that it is uncertain what work was completed; however, it is clearly apparent that the construction work was completed as desired.

**Motion:** Commissioner Williams moved, Commissioner Cornwell seconded, and the motion carried 5-0 to approve item 3C, termination of the right of reverter.

4. FIRST READ ORDINANCE 2019-14 DAVITA MEDICAL GROUP GENERAL DEVELOPMENT PLAN  
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 MIXED USE, PLANNED DEVELOPMENT CONTAINING A ONE-STORY MEDICAL OFFICE BUILDING ON 1.9322 ACRES OF PROPERTY GENERALLY LOCATED AT 1120

U.S. HIGHWAY 301; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE.  
(PERRY/DAVITA)

**Motion:** Commissioner Cornwell moved, Commissioner Williams seconded, and the motion carried 5-0 to approve the first read for Ordinance 2019-14 and authorize staff to advertise same for the appropriate public hearings.

5. FIRST READ ORDINANCE 2019-10 MSA ANNEXATION

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PALMETTO, FLORIDA, ANNEXING NINE PARCELS CONTAINING A COMBINED TOTAL OF 3.75 ACRES OF UNINCORPORATED MANATEE COUNTY, FLORIDA INTO THE CITY OF PALMETTO SPECIFICALLY LOCATED AT 611, 617, 623, 731, 807, 813, 819, 823, AND 911 15<sup>TH</sup> AVENUE DRIVE EAST, WHICH PARCELS ARE REASONABLY COMPACT AND ARE CONTIGUOUS TO THE CITY OF PALMETTO; REDEFINING THE BOUNDARY LINES OF THE CITY OF PALMETTO, FLORIDA TO INCLUDE SAID PARCELS; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE. (RENAISSANCE ARTS AND EDUCATION, INC./MSA)

**Motion:** Commissioner Cornwell moved, Commissioner Williams seconded, and the motion carried 5-0 to approve the first read for Ordinance 2019-10 and authorize staff to advertise for the appropriate public hearings.

6. FIRST READ ORDINANCE 2019-11 MSA 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 HEREIN AFTER DESCRIBED FROM COUNTY FUTURE LAND USE MAP DESIGNATION RES-6 (RESIDENTIAL), TO CITY FUTURE LAND USE MAP DESIGNATION PC (PLANNED COMMUNITY), ON APPROXIMATELY 3.0 COMBINED TOTAL ACRES MORE SPECIFICALLY LOCATED AT 611, 617, 623, 731, 807, 813, 819, AND 823 15TH AVENUE DRIVE EAST, 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. (RENAISSANCE ARTS AND EDUCATION, INC./MSA)

**Motion:** Commissioner Cornwell moved, Commissioner Williams seconded, and the motion carried 5-0 to approve the first read for Ordinance 2019-11 and authorize staff to advertise for the appropriate public hearings.

7. FIRST READ ORDINANCE 2019-12 MSA REZONE

AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA REZONING APPROXIMATELY 3.0 COMBINED TOTAL ACRES OF PROPERTY SPECIFICALLY LOCATED AT 611, 617, 623, 731, 807, 813, 819, AND 823 15TH AVENUE DRIVE EAST, PALMETTO, FLORIDA, FROM COUNTY ZONING RSF-4.5 (SINGLE - FAMILY RESIDENTIAL) TO CITY ZONING PD-MU (PLANNED DEVELOPMENT – MIXED USE), AND AS MORE PARTICULARLY DESCRIBED IN THIS ORDINANCE; PROVIDING FOR SEVERABILITY, AND AN EFFECTIVE DATE. (RENAISSANCE ARTS AND EDUCATION, INC./MSA)

**Motion:** Commissioner Cornwell moved, Commissioner Williams seconded, and the motion carried 5-0 to approve the first read for Ordinance 2019-12 and authorize staff to advertise for appropriate public hearings.

8. FIRST READ ORDINANCE 2019-20 MSA 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 HEREIN AFTER DESCRIBED FROM COUNTY FUTURE LAND USE MAP DESIGNATION ROR (RETAIL/OFFICE/RESIDENTIAL) AND RES-6 (RESIDENTIAL), TO CITY FUTURE LAND USE MAP DESIGNATION PC (PLANNED COMMUNITY), ON APPROXIMATELY .7565 ACRES MORE SPECIFICALLY LOCATED AT 911 15TH AVENUE DRIVE EAST, 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. (RENAISSANCE ARTS AND EDUCATION, INC./MSA)

**Motion:** Commissioner Cornwell moved, Commissioner Williams seconded, and the motion carried 5-0 to approve the first read for Ordinance 2019-20 and authorize staff to advertise for the appropriate public hearings.

9. FIRST READ ORDINANCE 2019-21 MSA REZONE

AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA REZONING APPROXIMATELY .7565 ACRES OF PROPERTY SPECIFICALLY LOCATED AT 911 15TH AVENUE DRIVE EAST, PALMETTO, FLORIDA, FROM COUNTY ZONING GC (GENERAL COMMERCIAL) AND RSF-4.5 (SINGLE - FAMILY RESIDENTIAL), TO CITY ZONING PD-MU (PLANNED DEVELOPMENT – MIXED USE), AND AS MORE PARTICULARLY DESCRIBED IN THIS ORDINANCE; PROVIDING FOR SEVERABILITY, AND AN EFFECTIVE DATE. (RENAISSANCE ARTS AND EDUCATION, INC./MSA)

**Motion:** Commissioner Cornwell moved, Commissioner Williams seconded, and the motion carried 5-0 to approve the first read for Ordinance 2019-21 and authorize staff to advertise for the appropriate public hearings.

10. PUBLIC HEARING ORDINANCE 2019-13 UTILITY

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PALMETTO, FLORIDA, PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR REPEAL OF CHAPTER 29 "MASTER UTILITY SYSTEM REGULATIONS", SECTIONS 29-1 THROUGH 29-44; PROVIDING FOR A NEW CHAPTER 29 "MASTER UTILITY SYSTEM REGULATIONS", SECTIONS 29-1 THROUGH 29-44; PROVIDING FOR DEPOSITS AND CONNECTION CHARGES; PROVIDING FOR UTILITY USAGE CHARGES; PROVIDING FOR PAYMENT TERMS; PROVIDING FOR READINESS TO SERVE CHARGES; PROVIDING FOR ENFORCEMENT AND PENALTIES; PROVIDING REMEDIES; PROVIDING FOR APPLICABILITY, RATIFICATION, PRESERVATION AND RESERVATION OF RIGHTS AND OBLIGATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

Mayor Bryant opened the public hearing.

Mr. Freeman gave a brief synopsis regarding the recent rate study and the presentation to the Commission at three workshop meetings. The rate study is attached to the Agenda. Mr. Freeman discussed the rate increases to water and sewer at 4 percent October 1, 2019 and 2 percent annually on October 1, 2021 to October 1, 2029 and reuse rates will increase by 7 percent on October 1, 2019 and 3.5 percent annually on October 1, 2021 to October 1, 2029

Mayor Bryant closed the public hearing after hearing no public comments.

Commissioner Smith opined that this Commission does not have the right to increase rates annually over a ten year time frame.

Mr. Freeman and Mr. Tusing stated that the increases are in the budget annually, meaning, the Commission can change their mind every year during the budget season before the final budget is adopted and implemented.

**Motion: Commissioner Varnadore moved, Commissioner Williams seconded, and the motion carried 4-1 to adopt Ordinance 2019-13. Commissioner Smith voted no.**

#### 11. PUBLIC HEARING ORDINANCE 2019-19 STORMWATER

AN ORDINANCE OF THE CITY OF PALMETTO, AMENDING CHAPTER 29, ARTICLE VII, SECTION 29-207 OF THE CITY CODE OF ORDINANCES, PERTAINING TO THE CITY STORMWATER MANAGEMENT SYSTEM FEES; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mayor Bryant opened the public hearing.

Mr. Freeman discussed the attached Ordinance and explained that the rate increase to stormwater, per the study, is 10 percent on October 1, 2019 and 5 percent annually on October 1, 2021 to October 1, 2029.

Mayor Bryant closed the public hearing after no public comments.

Commissioner Smith expressed his opinions regarding the increase and does not agree.

**Motion: Commissioner Williams moved, Commissioner Davis seconded, and the motion carried 4-1 to adopt Ordinance 2019-19. Commissioner Smith voted no.**

#### 12. PUBLIC HEARING ORDINANCE 2019-08 DOMINIMUM SENIOR HOUSING

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 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. (RIVIERA WEST, LLC-DOMINIMUM SR HOUSING)

Karla Owens, Development Services Director, gave a brief history of the background of this property. It is located on the west side of Haben Boulevard across from the Manatee School for the Arts. This project is a senior housing project with age restrictions similar to the new facility recently opened on 14<sup>th</sup> Street in Bradenton. The applicant has proposed a building with a swimming pool, bocce court, corn-hole facilities, picnic tables, and other amenities in the courtyard area.

Mrs. Owens reminded the Commission that a general development plan was previously approved for this property by the City Commission in November of 2016 as Riviera Walk West, a 10-story building with 150 multi-family units. The density of that project was 24 dwelling units per acre (du/acre) and contained no deviations from the City's planned development ordinance. This prior project expired due to no construction plan submitted.

The applicant for this property has requested a density of 36 du/acre; however, the base density for the planned development district is 16 du/acre. Section 9.5 of Appendix B of the Palmetto Code of Ordinances provides criteria for a density bonus up to 45 du-acre if they meet certain criteria; this project does because at least ten percent of the dwelling units are comprised of affordable housing units. The proposed project is designed for a five story building, the height of surrounding area residential multi-family buildings is as follows:

- The Courtney 3.5 stories
- The Palms of Riviera Dunes 12 stories
- Bel Mare 15 stories
- Hammocks at Riviera Dunes 3.5 stories

Appendix B of the Palmetto Code allows for a maximum height of 12 stories without approval of a deviation by the Commission in the planned development zoning district.

Mrs. Owens stated that the applicant is requesting one deviation to reduce the total number of parking spaces from 2 spaces per unit to 1.1 spaces per unit. This request is directly tied to the age bracket of residents living in this building. The applicant has constructed similar projects nationwide and has indicated that there is a direct correlation between affordable senior housing projects and decreased vehicle ownership. The applicant has provided a parking study (Pinellas Heights Parking Study) which has been attached to tonight's agenda for reference.

The Planning and Zoning Board held a public hearing on August 15<sup>th</sup>. After much discussion and careful consideration, the Board denied the applicant's request as originally presented. They did, however, recommend approval of the Ordinance to include 225 total apartments with a parking ratio as follows:

- 1 parking space/unit for 112 one bedroom units
- 1.25 parking spaces/unit for 115 two bedroom units
- 1.5 parking spaces/unit for up to 30 three bedroom units

Based upon the above ratio, there would be a total of 257 parking spaces for 225 units, which is a deviation from the Code which requires a total of 2 spaces per unit. The Planning Board did recommend approval of a density bonus based upon Appendix B of the Code to allow a density of 36 du/acre.

Devin Quest, representing the applicant, discussed the proposed project. He stated that this project is similar to those that they have done across the country. In regards to parking, he researched similar senior housing

projects in Manatee County and the City of Bradenton and found the parking to be similar to that as proposed. Mr. Quest discussed the property management team and a land use restriction agreement that will be monitored and provided to the City annually when audited.

Mayor Bryant opened the public hearing continued from August 5, 2019.

Commissioner Smith questioned the rent. Mr. Quest stated that the rent will be at or below 60 percent of area median income. These rents are established by the United States Housing and Urban Development (HUD). This property will be affordable housing for ages 62 and older.

Discussion on the property management team ensued. Mr. Quest stated that all people living in a unit will have to be on the lease.

Mrs. Owens confirmed that stipulation 6 will be modified to state that the land use restriction shall be recorded prior to an application for building permit from the City. Also, Mrs. Owens will add stipulation 14 that the exterior elevation of the proposed project shall be substantially similar to that presented tonight.

Parking was discussed and Mr. Quest stated that he has done diligent research on the subject. They are willing to work with the Commission on parking to make it more amenable for everyone.

Commissioner Varnadore exited the meeting at 9:25 p.m. and returned at 9:28 p.m.

Mayor Bryant closed the public hearing after no further comments.

**Motion: Based on the Staff report, the comments made at the public hearing and finding the request to be consistent with the City of Palmetto Comprehensive Plan, and zoning ordinances, Commissioner Varnadore moved, Commissioner Davis seconded, and the motion carried 4-1 to adopt Ordinance 2019-08 as recommended by staff with change to stipulation 5 that the land use restriction agreement shall be satisfactory to the City Attorney, and the change made to stipulation 6 (as mentioned above) and the addition of stipulation 14 (as mentioned above) and approve the requested deviation to reflect the numbers as indicated for 112 one bedroom units, up to 93 two bedroom units, and up to 20 three bedroom units. Commissioner Williams voted no.**

It was noted that the land use restriction agreement will come back to the City Commission.

### 13. 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)

Mrs. Owens gave a brief background of the project. She stated that the applicant has proposed construction of a six story multi-family rental apartment building with 129 units. The proposed apartment units range from 450 square feet studio/efficiencies to 750 square foot two bedroom units and will be distributed as 120 efficiency

units and 9 two bedroom units. The property is located north of the intersection of U.S. Business 41 and 26<sup>th</sup> Street West. There is an existing 7-11 convenience store and the Holy Cross Church to the south of this parcel. The Villas at Oak Bend abut the northern property boundary.

The applicant has requested the following two deviations:

- Reduce the perimeter setbacks on the southern boundary of the subject property from thirty five feet to allow a fifteen foot setback between the apartment building and the north boundary of the convenience store parcel.
- Reduce the total number of parking spaces from 258 spaces to 160 spaces.

Bob Gause, representing the developer, discussed the changes made to the proposed project since the last meeting to include a reduction in the number of units and the project is proposed at four stories instead of six. There will be 82 one bedroom units and 5 two bedroom. The applicant will be installing an eight foot opaque fence to the back of the property separating this parcel and that of Oak Bend.

In regards to sidewalks, the applicant will be installing sidewalks to connect to those the City has nearby.

Commissioner Varnadore expressed her opinions as to why she is not in favor of this project. She opined the entrance and exit is not sufficient.

Mayor Bryant exited the meeting at 10:00 p.m.

**Motion: Commissioner Varnadore moved, Commissioner Cornwell seconded, and the motion carried 5-0 to extend the meeting to 10:30 p.m.**

Vice Mayor Cornwell opened the public hearing continued from July 22, 2019.

Jan Schaberg, resident of the Villas at Oak Bend, expressed her opinions and concerns regarding this project and the parking as well as the one exit onto US Business 41. She also would like to make sure that, if the project passes, it is clear that there is no parking on 4<sup>th</sup> Avenue.

After hearing no further comment, Vice Mayor Cornwell closed the public hearing.

The meeting was recessed for seven minutes at 10:07 p.m.

The meeting was reconvened at 10:14 p.m.

Bob Gause explained the submission of a traffic study to the City along with the project; the study shows that the traffic will be fine.

Commissioner Smith would like to know if Florida Department of Transportation (FDOT) will be amicable with the property having an entrance off of US Business 41 on the east side of the project. Mr. Gause explained his discussions with FDOT but will be happy to bring this request to them and report back to the City on the answer.



**Motion:** Commissioner Williams moved, Commissioner Cornwell seconded, and the motion carried 5-0 to extend the meeting for another 15 minutes.

Mrs. Owens mentioned the following changes to be made to the Ordinance:

- The first deviation will be changed to say 87 total apartment units
- Stipulation 2 will identify and eight foot landscaped/buffered fence will go along the north side of the property
- Addition of Stipulation 16 to create a land use agreement to be approved by the City Attorney with regard to maintenance of facility and management
- Addition of Stipulation 17 that sewer easement utility location/relocation will occur prior to construction approval
- Addition of Stipulation 18 that the elevation shall be substantially similar to the one presented tonight

**Motion:** Based upon the Staff report, the comments made at the public hearing and finding the request to be consistent with the City of Palmetto Comprehensive Plan, Commissioner Varnadore moved to deny Ordinance 2019-09 with the deviations and stipulations as presented Commissioner Williams seconded, the motion failed 2-3 with Commissioners Cornwell, Davis and Smith voting no.

**Motion:** Commissioner Davis moved to approve Ordinance 2019-09, Commissioner Smith seconded for discussion.

Commissioner Smith wanted more information from the applicant. Dates to continue the Public Hearing were discussed. Commissioner Davis removed his motion from the floor and Commissioner Smith removed his second.

**Motion:** Commissioner Smith moved, Commissioner Davis seconded, and the motion carried 4-1 to continue the public hearing on Ordinance 2019-09 to September 9, 2019 at 7:00 p.m. or as soon thereafter as same can be heard in these Chambers. Commissioner Varnadore voted no.

#### 14. 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 LOCATED AT THE NORTHWEST CORNER OF 17TH STREET EAST AND 16TH AVENUE EAST INTO THE CITY OF PALMETTO; THIS 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)

Vice Mayor Cornwell open the public hearing continued from July 22, 2019.

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

15. 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 A 3.8313 ACRE PARCEL LOCATED AT THE NORTHWEST CORNER OF 17TH STREET EAST AND 16TH AVENUE EAST, 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)

Vice Mayor Cornwell opened the public hearing continued from July 22, 2019.

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

16. 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. (LAMBRECHT)

Vice Mayor Cornwell open the public hearing continued from July 22, 2019.

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

17. JULY CHECK REGISTER (Informational Only)

**STANDING AGENDA ITEMS:**

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18. TRAFFIC UPDATE

19. PALMETTO POOL UPDATE

20. POLICE DEPARTMENT BUILDING UPDATE

**COMMENTS:**

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21. DEPARTMENT HEADS COMMENTS

22. MAYORS REPORT

23. COMMISSIONERS COMMENTS

Vice Mayor Cornwell adjourned the meeting at 10:45 p.m.

MINUTES APPROVED: September 23, 2019

*James R. Freeman*

JAMES R. FREEMAN  
CITY CLERK