

**MINUTES**  
**CITY COMMISSION MEETING**  
**DECEMBER 19, 2022**  
**7:00 P.M.**

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 IN CHAMBERS:**

Shirley Groover Bryant, Mayor  
Tamara Cornwell, Commissioner-at-Large 2  
Sheldon Jones, Commissioner-at-Large 1 (Present via Zoom)  
Sunshine Mathews, Commissioner, Ward 2  
Harold Smith, Commissioner, Ward 1  
Brian Williams, Commissioner, Ward 3

**STAFF PRESENT IN CHAMBERS:**

Mark Barnebey, City Attorney  
Jim Freeman, City Clerk  
Mohammed Rayan, Public Works Director  
Scott Tyler, Chief of Police  
Cassi Bailey, Assistant City Clerk  
Penny Johnston, Executive Assistant  
Kera Hill, Development Services Supervisor

**STAFF PRESENT ELECTRONICALLY:**

Todd Williams, Information Technology (IT) Consultant

1. Mayor Bryant called the meeting to order at 7:00 pm, followed by the Pledge of Allegiance, and Phillip Hamm from First Baptist Church, gave the prayer for tonight's meeting.

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

2. CITY COMMISSION AGENDA APPROVAL

**MOTION:**

**Commissioner Cornwell moved, Commissioner Williams seconded, and the motion carried 5-0 to approve the December 19, 2022 City Commission Agenda with the removal of item 4e and the addition of item 6b.**

3. PUBLIC COMMENT

None

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4. CONSENT AGENDA

a. Minutes: 11/28/2022 & 12/05/2022

b. Special Function Permit- Beer Sales @ Regatta

c. Appointments to Outside Organizations

d. Board Appointments

e. ~~Surplus Real Property—South 4 acres of Parcel ID 2700200109~~ **REMOVED**

f. 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 4f. Legal Bills for discussion.**

Commissioner Smith asked Mr. Barnebey about the special services that were listed on the legal bills. Mr. Barnebey explained each item.

**MOTION:** **Commissioner Smith moved to approve item 4f. Legal Bills, Commissioner Cornwell seconded, and the motion carried 5-0.**

5. PUBLIC HEARING ORDINANCE 2022-16 BOAT COVERS (M.RAYAN)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PALMETTO, FLORIDA AMENDING SECTION 10-117 OF THE CITY OF PALMETTO CODE OF ORDINANCES, PERTAINING TO DOCK RELATED STRUCTURES WITH ROOFS OR CANOPIES; PROVIDING FOR CODIFICATION; REPEALING OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Rayan gave a brief background of the changes to the Ordinance. He explained the wording that will be modified based off of previous discussions at the September 26, 2022 Workshop and the First Reading on November 14, 2022. In Section 10-117, the wording of "and dock related structures with roofs or canopies" was removed. They also added "Dock related structures shall be designed and constructed or installed to withstand winds up to hurricane force winds, unless required to withstand stronger winds by the Florida Building Code."

Commissioner Williams questioned if they reviewed the limitations on davits. Mr. Rayan responded that the amount of boat lifts equals the number of davits allowed. They are only going to allow 2 lifts per dock in the manmade canals.

*Mayor Bryant opened the Public Hearing at 7:10 pm.*

Donald Philips spoke in favor of the changes to the Ordinance, not prohibiting the use of boat coverings.

*Mayor Bryant closed the Public Hearing at 7:11 pm.*

**MOTION: Commissioner Williams moved, Commissioner Cornwell seconded, and the motion 5-0 carried to adopt Ordinance 2022-16.**

6. HEARTLAND GROVE GENERAL DEVELOPMENT PLAN MINOR AMENDMENT (B.CORNELIUS/K.HILL)

Ms. Hill gave a summary of the minor modification that is being proposed.

Michael Minberg, Sight Development, spoke on the project. He explained why they are asking for a minor amendment. There is groundwater pollution at the site which they are expecting to decrease over time. This caused them to change the site plan around. There will be more parking and more open/green space. In the previous plan there was going to be four separate buildings. They are now going to combine them into one. He believes it is more efficient and noted that it decreased the overall building square footage.

Commissioner Smith asked if Sight Development was based out of Tampa. Mr. Minberg confirmed that they are. Commissioner Smith asked when the site cleanup will be completed. Mr. Minberg stated that they are hoping by the summer. They are under contract for the property, but they won't officially own it until the completion of the cleanup. Discussions continued regarding the timeline of the cleanup.

Commissioner Jones spoke via Zoom and questioned the number of apartments they will be having. Mr. Minberg stated that the number of units hasn't changed. There will still be 204. Commissioner Jones opined that he was glad that they increased the number of parking spaces. He asked for clarification on the increase of open space. Mr. Minceberg answered that by putting the buildings together, they will be able to have more open space which will consist of green area with no pavement or buildings.

Mayor Bryant questioned if they have to wait until they are done monitoring the property for contaminants before they can start construction. The developer answered that they have to wait until the cleanup is at a certain point before beginning construction, but there will be ongoing monitoring.

Mr. Barnebey recommended adding to stipulation 2, "A parking lot with 10 spaces to City's standards shall be constructed by the applicant off of the northern access drive for public use of the multi modal trail and shall be constructed to connect to the northern access drive to 10<sup>th</sup> Street West from the project. This will be addressed in more detail in the pre-development agreement set forth in stipulation 5."

**MOTION: Commissioner Williams moved, Commissioner Smith seconded, and the motion carried 5-0 to approve the Heartland Grove General Development Plan minor amendment finding it consistent with the criteria of Section 8.8 of the Zoning Code and the City's Comprehensive Plan with the addition of the stipulation 2 change that the attorney made.**

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6b. Legislative Priorities

Commissioner Williams proposed supporting the Manasota League of Cities priorities with a couple of changes. The changes that were suggested were to not support the Tourist Development Tax Use Exemption and add the priorities of a Generator for Public Works, I & I funding, and the Wastewater Treatment Plant extension. They also suggested requesting funding for the bridge construction for the Green Bridge Pier to also allow for docking a water taxi in the future.

The changes will be added and sent to the Commissioners for final review. They will also send the final version to local representatives and the Legislature.

Commissioner Cornwell was concerned about the red tide and algae blooms statement in the document, which was included in the minutes. She asked Commissioner Williams the plan behind that proposal. Restricting time periods that a resident can fertilize their lawns were discussed to help prevent frequent blooms. The plan is not to add chemicals to the water. Mayor Bryant wants to bring information back to the Commission about a program that Ed Chiles is part of to help clean up the waters.

Commissioner Williams spoke on a Tampa Bay Regional Planning meeting he went to this past Monday which discussed sea grass promoting oyster growth. He wants the presentation brought before our Commission.

**MOTION: Commissioner Cornwell moved, Commissioner Williams seconded, and the motion carried 5-0 to reconsider item 4c. Appointments to Outside Organizations.**

**MOTION: Commissioner Williams moved, Commissioner Cornwell seconded, and the motion carried 5-0 to add Commissioner Cornwell as the Tampa Bay Regional Planning Council representative, and Commissioner Williams and Commissioner Jones as alternates, and add Commissioner Mathews as the 4H Foundation representative.**

STANDING AGENDA ITEMS:

7. Traffic Update

None

COMMENTS:

8. DEPARTMENT HEADS' COMMENTS

Happy Holidays to all.

9. MAYOR'S REPORT

Mayor Bryant went to the ribbon cutting for D's Cravings this past Saturday. She also went to the Wreaths Across America, which had one of the best turnouts. She also noted that Dominion did a ribbon cutting on Haben Blvd for their new affordable housing apartments which are for ages 62 and up.

10. COMMISSIONERS' COMMENTS

Commissioner Jones wished everyone a Merry Christmas.

Commissioner Cornwell wished everyone a Merry Christmas.

Commissioner Mathews thanked the Chief and the Mayor for coming to the Honor the Badge event. She also wished everyone a Merry Christmas.

Commissioner Williams wished everyone a Merry Christmas.

Commissioner Smith wished everyone a Merry Christmas and questioned the artist for the Multi-Cultural event. Mayor Bryant answered that it will be King Charles.

Mayor Bryant adjourned the meeting at 7:48 pm.

MINUTES APPROVED: JANUARY 09, 2023

***JAMES R. FREEMAN***

JAMES R. FREEMAN  
CITY CLERK