

**CITY OF PALMETTO**  
**CITY COMMISSION WORKSHOP MEETING**  
**October 3, 2016**  
**4:30 PM**

Elected Officials Present:

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

Staff Present:

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

Mayor Bryant called the meeting to order at 4:30 p.m.

1. FY 2017-2022 CAPITAL IMPROVEMENT PLAN (CIP)

Mr. Freeman informed Commission that there have not been any new projects added to the CIP since last year's CIP was approved. Approximately \$8.8 million is proposed for this year's projects with a total of \$18 million for the next 5 years. Mr. Freeman directed Commission to review Attachment A provided in the agenda to review a breakdown of the budget for this fiscal year. Attachment B is shows available fund balance and how much is being used to fund capital projects.

In regards to the dredging project, Mr. Tusing stated it is just maintenance dredging for the canals, nothing large.

Commissioner Varnadore questioned the Palmetto Area Reuse System (PARS) Expansion project of a little over \$1 million. Karen Simpson, Finance Director, stated that the project is intended to be funded by a combination of debt service (loans) and current revenues. Mr. Tusing explained the area for the PARS expansion is scheduled for 10<sup>th</sup> Street and 17<sup>th</sup> Street between 10<sup>th</sup> Avenue and 13<sup>th</sup> Avenue. Commissioner Varnadore requested a workshop in the future regarding infrastructure projects and the areas in the City that are to be done.

Mr. Freeman mentioned that the City will be applying for a Community Development Block Grant to help fund the "System 4" projects as identified in the CIP. The next cycle is February 2017.

The CIP is on the 7:00 p.m. agenda for adoption.

2. ORDINANCE 2016-08 AUTO REPAIR SHOP MORATORIUM

Debra Woithe, City Planner, made a presentation to the City Commission regarding the current auto repair moratorium and what was presented in a community meeting back in July. Mrs. Woithe stated that there are two draft corridors of 10<sup>th</sup> Avenue West (Historic Downtown) and 8<sup>th</sup> Avenue West (Highway Downtown).

Commissioner Cornwell exited the meeting at 5:00 p.m. and returned at 5:03 p.m.

Mrs. Woithe continued discussing the proposed changes to the current Ordinance with the changes she has made in red; this included Table 4.2. of the Code. Some of the changes included adding vehicle repair as a use and the additional districts to the table.

Commissioner Williams expressed several opinions including how to “grandfather in” businesses already established in the downtown. He is concerned with outside storage regulations for these businesses and the fencing that could be required to screen it.

Commissioner Davis exited the meeting at 5:31 p.m. and returned at 5:32 p.m.

Discussion ensued regarding non-conforming uses, as defined currently, in regards to “grandfathering in” businesses affected by this Ordinance. If a current business is non-conforming and then ceases to operate for 180 consecutive days, then that business would then be in non-compliance and would have to comply with whatever the current ordinance in place states. Commissioner Williams and Commissioner Varnadore disagreed with this and would like to look more into the “grandfathering in” and the 180 days. Both Commissioners asked for a better definition of what “grandfathering in” these businesses actually means.

Commissioner Davis asked for further clarification regarding screening/fencing and what is the maximum height allowed to go above the fence line.

Currently, open storage is not an allowed use in any zoning district; however, the City recognizes that body shops, automotive repair, service stations and some other businesses need open storage to operate. Staff has tried to draft some language to allow open storage, but places restrictions on the size and visual screening.

Mrs. Woihte asked Commission to contact her regarding the table presented in the agenda tonight.

Mayor Bryant will be asking for a motion on the 7:00 p.m. meeting regarding an additional meeting for next Monday, October 10<sup>th</sup> for a presentation by the University of South Florida and further discussion regarding this Ordinance.

Mayor Bryant adjourned the meeting at 6:05 p.m.

Minutes approved: November 7, 2016

*James R. Freeman*

James R. Freeman  
City Clerk