

## **CITY COMMISSION WORKSHOP MEETING**

**January 3, 2022**

**4:30 pm**

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 (Via telephone into Zoom Meeting)

Brian Williams, Vice Mayor, Commissioner, Ward 3

Sheldon Jones, Commissioner-at-Large 1

Harold Smith, Commissioner, Ward 1

Tambra Varnadore, Commissioner, Ward 2 (Via telephone into Zoom Meeting)

Tamara Cornwell, Commissioner-at-Large

### **STAFF PRESENT IN CHAMBERS:**

Mark Barnebey, City Attorney

Mohammed Rayan, Public Works Director

Scott Tyler, Chief of Police

Jim Freeman, City Clerk

Kera Hill, Development Services Supervisor

Jeff Burton, CRA Director

Xaiver Colon, Assistant CRA Director

Penny Johnston, Executive Assistant

Vanessa Cochran, Assistant City Clerk

### **STAFF PRESENT ELECTRONICALLY:**

Todd Williams, Information Technology (IT) Consultant

Vice Mayor Williams opened the meeting at 4:32 p.m.

#### **1. ORDINANCE 2021-16 RM-5 AND RM-6 ZONING DISCTRICTS (K. HILL)**

Ms. Hill, Development Services Supervisor, expressed that the item is being brought back for discussion to resolve the issue for existing RM-5 and RM-6 single family residents to meet the established RM-5 and RM-6 district requirements after 2006 that created issues for property owners seeking to build. She reported that in December 2021 an administrative appeal was presented to the Planning and Zoning Board (P&Z) for construction of a single family residence in the RM-6 district located on Riverside Drive. The P&Z Board approved the appeal, and the applicant will follow the RS-4 requirements. Ms. Hill addressed the 4 options that were presented in December and reiterated option 3.

The Board discussed the 4 options in detail. Commissioners Cornwell, Williams, and Varnadore favored option 3 that will revise Footnote 8 to delete everything after the first sentence and let single family residences utilize the district requirements of RS-4 including lot configuration. Commissioners Jones and Smith favored option 4 that will delete Footnote 8 with no changes to minimum yard requirements. Attorney Barnebey communicated that option 4 will create non-conforming properties throughout the City and may create Harris Act claims.

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He informed the Board that this item is on the 7:00 p.m. agenda as a First Reading.

### **2. FIRST BAPTIST LAND DONATION AGREEMENT (J. BURTON/M. BARNEBEY)**

Mr. Burton, CRA Director, stated that the First Baptist Church is donating land to the City for public parking adjacent to 6th Street, 11th Avenue and 5th Street in downtown Palmetto. He informed the Board that Attorney Barnebey will discuss the land donation agreement.

Attorney Barnebey reiterated that the donation is an opportunity to improve public parking in downtown Palmetto, and the church also foresees a need for parking in the area. He added that the church requested a timeframe for construction to begin, and a reversionary clause will be included in the deed that will transfer the property back to the church if construction does not start by September 6, 2022 on the parking spaces. Attorney Barnebey emphasized that after speaking with Mr. Burton, there is more than enough time to meet this date. Then, he welcomed comments and questions from the Board.

Commissioner Jones inquired about the location and expressed his concerns about the project's cost. Mr. Burton repeated the location for the parking spaces and addressed the project's cost. He explained that the Board's choice of red brick improves the stormwater management of the area, and the cost can be reduced by using the minimum such as asphalt.

Commissioner Smith agreed with Commissioner Jones and voiced that he is not in favor of the project. He questioned the project's cost, and the 2 parcels that were sold on the other side of Sutton Park. Mr. Burton expressed that this land is being donated for parking spaces and sidewalks and will cost around \$600,000 to construct. He added that 41 parking spaces are proposed for 10th Avenue. In regards to the 2 parcels that were sold, Mr. Freeman, City Clerk, stated that one parcel was owned by the City and the other parcel by the Community Redevelopment Agency (CRA). The total amount received from the parcels was about \$150,000. Commissioner Smith expressed that around 50 parking spaces were eliminated by selling the parcels and requested that the parcels' sale information be provided tonight at the 7:00 p.m. meeting.

Commissioner Cornwell commented that the project needs to move forward and requested the meaning of commencement of construction that is referred to in the agreement, and if it is a doable date. Mr. Burton answered that it refers to shovel to dirt. Attorney Barnebey replied that the date September 6th is a doable date and believes that it can be met. Commissioner Cornwell stressed that if the date cannot be met, the Board needs to be informed well in advance. Mr. Freeman referenced Commissioner Smith's question on the amount the 2 parcels were sold, and he stated that the City received over \$55,000 and the CRA received over \$94,000. Vice Mayor Williams requested that Mr. Burton provide the Board with copies of the parking spaces study that was done.

Mayor Bryant pointed out that the First Baptist Church has provided parking spaces to the City for special events over the years. She expressed that the project needs to be approved because it is one of the essential parts that will help the corridor especially when the Florida Department of Transportation (FDOT) assists the City on 10th Avenue.

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Vice Mayor Williams asked about the funding for the project. Mr. Burton stated that the CRA will fund the project.

Commissioner Smith asked what properties does the City own around the church's parking lot, and Mr. Burton replied that the City owns the right of way on 5th Street, 6th Street, and 11th Avenue and the Historic Park.

Commissioner Jones reiterated that he has concerns about how the project started and the cost.

Vice Mayor Williams adjourned the meeting at 5:52 pm

MINUTES APPROVED: JANUARY 24, 2022

***JAMES R. FREEMAN***

JAMES R. FREEMAN

CITY CLERK