

**MINUTES**  
**CITY COMMISSION MEETING**  
**MARCH 23, 2026**  
**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.

**ELECTED OFFICIALS PRESENT IN CHAMBERS:**

Dan West, Mayor  
Sunshine Joiner, Vice-Mayor, Commissioner, Ward 2  
Tamara Cornwell, Commissioner-at-Large 2  
Harold Smith, Commissioner Ward 1 (Entered the meeting at 7:08 pm)  
Scott Whitaker, Commissioner-at-Large 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  
Rowena Young, CRA Director  
Cassi Bailey, Deputy City Clerk (Not Present)  
Amanda Beaver, Administrative Assistant  
Todd Williams, Information Technology (IT) Consultant

1. Mayor West called the meeting to order at 7:00 pm, followed by the Pledge of Allegiance, and Llyod Smith, 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 Joiner moved, Commissioner Williams seconded, and the motion carried 4-0 to approve March 23, 2026, City Commission Agenda.**

3. Proclamation- National Tartan Day

4. PUBLIC COMMENT

No Public Comments.

5. CONSENT AGENDA

- a. Minutes: 1/5/2026
- b. Special Function Permit: Easter Service on Riverside Drive
- c. Legal Invoices
- d. Pension Board Appointments

**MOTION:** Commissioner Joiner moved, Commissioner Williams seconded, and the motion carried 4-0 to approve the Consent Agenda as presented by staff.

6. FIRST READING ORDINANCE 2026-03 PROPOSED CHARTER AMENDMENT: TERM LIMITS (M. BARNEBEY)

AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA, AUTHORIZING SUBMISSION OF AN AMENDMENT TO THE CITY CHARTER TO THE VOTERS AT THE NOVEMBER, 2026 GENERAL ELECTION; PROVIDING FOR TERM LIMITS FOR THE MAYOR AND COMMISSIONERS; PROVIDING FOR APPROVAL OF A BALLOT QUESTION; PROVIDING FOR APPROVAL OF BALLOT QUESTION TITLE; PROVIDING FOR PUBLICATION; PROVIDING FOR COORDINATION WITH SUPERVISOR OF ELECTIONS; PROVIDING FOR ELECTION DATE; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Barnebey reiterated that, as discussed during the workshop, the matter is whether the Commission wishes to proceed with a first reading, which would also require the item to return for a public hearing at a later date. If there is no interest in moving forward, no action is necessary.

**MOTION:** Commissioner Cornwell move, Commissioner Joiner seconded, and the motion carried 4-1 to not move forward with Ordinance 2026-03. As presented by staff (Commissioner Williams voted Nay).

7. FIRST READING PALMETTO COMPREHENSIVE PLAN AMENDMENT EVALUATION AND APPRAISAL REPORT ORDINANCE 2026-07 (J.BIBLER/M.BARNEBEY)

AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA, AMENDING THE PALMETTO COMPREHENSIVE PLAN, ORDINANCE 2010-01, AS AMENDED; AMENDING AND ADDING DEFINITIONS; AMENDING THE FUTURE LAND USE ELEMENT, TRANSPORTATION ELEMENT, HOUSING ELEMENT, SANITARY SEWER ELEMENT, SOLID WASTE ELEMENT, STORMWATER ELEMENT, POTABLE WATER ELEMENT, COASTAL MANAGEMENT ELEMENT, CONSERVATION ELEMENT, PARKLAND OPEN SPACE, AND RECREATION ELEMENT, PUBLIC SCHOOL ELEMENT, INTERGOVERNMENTAL COORDINATION ELEMENT, AND CAPITAL IMPROVEMENT ELEMENT; PROVIDING FOR AMENDMENTS RELATED TO THE COMMUNITY REDEVELOPMENT AREA; PROVIDING FOR UPDATES; PROVIDING FOR A CODIFIED COMPREHENSIVE PLAN; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Barnebey explained that this matter was discussed during the workshop and noted that the City is required to complete this process every seven years. He then outlined the process associated with this particular ordinance.

**MOTION:** Commissioner Whitaker moved, Commissioner Joiner seconded, and the motion carried 5-0 to approve the First Reading of Ordinance 2026-07 and direct staff to advertise the appropriate public hearings.

8. CONTINUATION OF SECOND PUBLIC HEARING ORDINANCE 2026-01 CERTIFIED RESIDENTIAL REVOCERY (M. BARNEBEY)

AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA, AMENDING THE CITY OF PALMETTO CODE OF ORDINANCES, APPENDIX B RELATING TO CERTIFIED RECOVERY RESIDENCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE. THIS IS A CONTINUATION OF THE PUBLIC HEARING WAS PREVIOUSLY OPENED AND CONTINUED ON FEBRUARY 2, 2026, AND FEBRUARY 23, 2026.

Mr. Barnebey stated we need a motion to continue this ordinance.

**MOTION:** **Commissioner Joiner moved, Commissioner Whitaker seconded, and the motion carried 5-0 to approve to continue Ordinance 2026-01 to April 20, 2026.**

9. GRAY PROPERTY GROUP, LLC – PARKING OPERATING LEASE WITH CITY OF PALMETTO (M.BARNEBEY)/J. FREEMAN)

Mr. Freeman stated that this is an action item that was previously discussed during the workshop and that approval of the parking agreement is being requested.

**MOTION:** **Commissioner Williams moved, Commissioner Whitaker seconded, and the motion carried 5-0 to approve the Parking Lease agreement between Gray Property Group, LLC and the City of Palmetto and authorize the Mayor to sign the agreement.**

*Mayor West recessed the City Commission Meeting to open the March 23, 2026, CRA Board Meeting at 7:16 pm.*

*Mayor West reconvened the City Commission Meeting at 8:23 pm.*

COMMENTS:

10. DEPARTMENT HEADS' COMMENTS

Ms. Young discussed the Opportunity Zone program, noting that the U.S. Treasury designated the zones through its HUD review process. She explained that the City is seeking to capitalize on this opportunity by submitting the necessary forms to designate the City of Palmetto's selected eligible areas, identified as Census Tracts 14.05 and 15.02.

Mr. Rayan announced that bulk collection will take place on March 28, 2026 at the Fairgrounds. He also referenced an email received from the County regarding reconstruction of the fishing pier. Additionally, he stated that Ward 1 Phase Three is in its final stage, with roadway striping scheduled to take place on Wednesday. Mr. Rayan thanked the Commission for approving the capital program and noted the time extension for the Wastewater Plant contract with Veolia.

Mr. Freeman discussed the upcoming branding study meetings and noted that bids for the 14th Avenue Park project are due on April 1, 2026. He stated that due diligence is underway regarding the building

next door and that staff conducted a walkthrough of the building, with leases expected to be brought forward. He also provided an update on the CSX parcel, noting that meetings with legal counsel have taken place and the contract is in its final stages. Mr. Freeman stated that the Complete Streets item will be presented at the next meeting. He discussed the 10th Avenue CDBG Housing Grant, noting challenges with participation, as only three applications were received. However, he shared that the Neighborhood Revitalization Grant program has been successful and that a new application cycle will be opening soon.

Mr. Barnebey discussed fines related to hazardous waste and illegal dumping. He also sought clarification from Ms. Young regarding the Opportunity Zones program and inquired whether there are any potential downsides associated with it.

11. MAYOR'S REPORT- Nothing

12. COMMISSIONERS' COMMENTS

Commissioner Cornwell discussed the Opportunity Zones program and noted that she had researched both the advantages and disadvantages associated with it. She also spoke about ways Code Enforcement could help improve areas within the CRA and along the main corridor.

Commissioner Whitaker asked a question regarding the CSX property and requested that Mr. Freeman provide some type of conceptual plan or vision for the property moving forward.

Commissioner Joiner complimented the new sign at the Fairgrounds and announced the upcoming free bulk collection event.

Mayor West adjourned the meeting at 8:51 pm.

MINUTES APPROVED: JUNE 1, 2026

***JAMES R. FREEMAN***

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CITY CLERK