

MINUTES
CITY COMMISSION MEETING
APRIL 6, 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
Scott Whitaker, Commissioner-at-Large 1
Brian Williams, Commissioner Ward 3

STAFF PRESENT IN CHAMBERS:

Jim Freeman, City Clerk
Marisa Powers, City Attorney
Mohammed Rayan, Public Works Director
Scott Tyler, Chief of Police
Rowena Young, CRA Director
Cassi Bailey, Deputy City Clerk
Amanda Beaver, Administrative Assistant
Jake Bibler, City Planner
Jeff Bowman, Code Enforcement
Todd Williams, Information Technology (IT) Consultant

**** THE AGENDA WAS AMENDED ON 4/1/26 TO UPDATE THE ATTACHMENTS FOR ITEMS 9,10 AND 11 ****

1. Mayor West called the meeting to order at 7:00 pm, followed by the Pledge of Allegiance, and Commissioner Sunshine Joiner 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 5-0 to approve the April 6, 2026 City Commission Agenda.

3. PROCLAMATION: CRIME VICTIMS' RIGHTS WEEK

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4. PROCLAMATION: CHILD ABUSE PREVENTION MONTH

5. PROCLAMATION: SEXUAL ASSAULT AWARENESS MONTH

6. PUBLIC COMMENT

No public comment.

7. CONSENT AGENDA

a. Minutes: 01/26/2026 & 02/02/2026

b. CRAAB Appointment

c. Special Function Permit: Pic Nic in the Park

d. Resolution 2026-05: Permit Fee Reduction for Private Provider Services

e. 2026/2027 WCIND Derelict Boat Removal Funding Request

f. Repaving Agreement with Jet Mobile Homeowners Association, Inc.

g. Agreement for Professional Engineering Consulting Services for 10th Avenue West Complete Streets from Riverside Drive to 17th Street West (RFQ #24-867/NH-0725/FPID 433142-3-38-01)

h. CCNA Professional Services Library RFQ# COP 26-CCNA/NH-1225

MOTION: Commissioner Joiner moved, Commissioner Williams seconded.

Ms. Powers noted for item 7f. the repaving agreement with Jet Mobile Homeowners Association, Mr. Kirkland, attorney for Jet Mobile Park, notified their office last week that some of the public streets that will be repaved by the association are less than 16 feet. They have worked with Mr. Rayan and Mr. Kirkland to approve the modification in the agreement to reflect the actual size of the roads. It will be modified in Article I. Scope (she read the full modified language) of the agreement.

Commissioner Whitaker asked if that modification presented any problems for emergency services. No, per Chief Tyler and Mr. Rayan.

The motion carried 5-0 to approve the Consent Agenda as presented by staff.

8. CONDITIONAL USE PUBLIC HEARING 2025-03 MANGO TREE GROUP (J.BIBLER)

THIS ITEM WAS CONTINUED FROM MARCH 9, 2026.

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Mr. Bibler presented a PowerPoint, which was included in the minutes. Multi-Family is allowed, with Commission approval of a conditional use. The P&Z Board recommended approval on March 26th. The applicant was not present.

Commissioner Cornwell inquired whether the proposal involved transforming the existing building and noted that no lot changes were proposed. It was stated that the building had already been remodeled, and there appeared to be someone currently living there, suggesting the project may have proceeded ahead of approvals. Commissioner Cornwell also discussed the alleyway and the proposed parking plan. The applicant's request was to allow a total of three residential living units on the property.

Commissioner Williams asked whether the proposal was solely for residential use and was informed that the request was for multifamily residential development. He raised concerns about access through the alleyway, particularly the alley located behind the 7-Eleven, and discussed zoning considerations. It was clarified that the request was not a rezoning but a conditional use approval, with the property's existing zoning designation remaining unchanged. Commissioner Williams stated that he was not in favor of the proposal.

Commissioner Whitaker stated that he shared similar concerns regarding the proposal, particularly related to parking. He noted ongoing efforts to improve and beautify the area and expressed concern that increasing residential density could lead to additional vehicles being crowded into the neighborhood. He emphasized that, at a minimum, the applicant should be required to comply with the proposed parking plan, which he felt had not been adequately addressed.

Commissioner Smith questioned the parking arrangements behind the building. In response, Mr. Bibler explained that a parking plan had been approved in 2018 but had not yet been implemented. Commissioner Smith stated that, without the applicant present to address questions and concerns, he would have difficulty supporting approval of the request at that meeting. Mr. Bibler suggested that it might be appropriate to continue the item to a future meeting for further consideration.

Ms. Powers stated that, based on her review of the property appraiser's website, she did not believe the alleyway had been officially vacated. Given the uncertainty surrounding the issue and the outstanding questions related to the application, she indicated that it might be appropriate to continue the item for further review and clarification.

Commissioner Cornwell suggested that a potential solution to the parking concerns would be to provide parking at the end of the alleyway. He offered this idea as a possible way to address access and parking issues associated with the proposed development.

Commissioner Williams said he thinks the lighter color on the map of the alleyway is the retention pond.

Commissioner Smith asked if there would be six parking spaces up front. That is what the parking plan from 2018 stated.

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MOTION: Commissioner Williams moved, Commissioner Joiner seconded to continue Conditional Use Public Hearing 2025-03 to May 4, 2026 at 7:00 pm or as soon thereafter as can be heard in these chambers. The motion carried 5-0.

9. PUBLIC HEARING ORDINANCE 2026-05 RE-ZONE 605 15TH AVENUE DRIVE EAST- RENAISSANCE ARTS AND EDUCATION (J.BIBLER)

AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA REZONING APPROXIMATELY 0.44+/- ACRES OF PROPERTY GENERALLY LOCATED AT 605 15TH AVENUE DRIVE EAST, PALMETTO, FLORIDA, FROM CITY ZONING RS-2 (SINGLE-FAMILY RESIDENTIAL) TO CITY ZONING PDMU (PLANNED DEVELOPMENT MIXED-USE), AS MORE PARTICULARLY DESCRIBED IN THIS ORDINANCE; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE. (Renaissance Arts and Education, Inc.)

Mayor West opened the public hearing at 7:45 pm.

Mr. Bibler presented a PowerPoint, which was included in the Minutes. The P&Z Board recommended approval.

Dr. Bill Jones, applicant, spoke on the rezone application. Currently they would just use this property for storage.

Alexis Tangora spoke on the zoning violation regarding a well on their other property.

Mr. Bibler said this item doesn't involve the well. Mr. Rayan said it is an unrelated issue to this application.

Margaret Young spoke on how this property would be used in the future. She is concerned with the trajectory of their expansion.

Mr. Freeman asked Mr. Bibler why this parcel doesn't have a unique parcel ID number before a rezone. He didn't originally have them submit the rezone as their earlier GDP, and they got to the end of their GDP process and realized he should've had them submit a rezone.

Commissioner Smith asked why he separated agenda items number 9 and number 10. Mr. Bibler answered so they could be dealt with separately and not contingent on each other.

Commissioner Smith asked Mr. Rayan about the well. Mr. Rayan answered that they didn't have any knowledge of the well until recently. They got permission from Manatee County, but they are in violation of the City's code. Commissioner Smith opined that these two items should've been together.

Commissioner Cornwell discussed both items. The two different addresses are 605 and 700 Haben Blvd. She said it was not clear that these two areas are not near each other. She wanted to reiterate that they are separate.

Mayor West closed the public hearing at 8:05 pm.

MOTION:

Commissioner Cornwell moved, Commissioner Williams seconded, and the motion carried 5-0 to adopt Ordinance 2026-05.

10. PUBLIC HEARING ORDINANCE 2026-06 -SUBSTANTIAL MODIFICATION OF AN APPROVED GENERAL DEVELOPMENT PLAN FOR MANATEE SCHOOL FOR THE ARTS (J.BIBLER)

AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA APPROVING A SUBSTANTIAL MODIFICATION TO AN APPROVED GENERAL DEVELOPMENT PLAN FOR APPROXIMATELY 33 +/- ACRES OF PROPERTY GENERALLY LOCATED AT 700 HABEN BOULEVARD, PALMETTO, FLORIDA TO INCREASE THE GROSS FLOOR AREA OF A MIXED-USE EDUCATION FACILITY TO A MAXIMUM OF 384,550 SQUARE FEET AS MORE PARTICULARLY DESCRIBED IN THIS ORDINANCE; APPROVING SPECIFIC APPROVAL FOR LIMITED ON-SITE ALCOHOL CONSUMPTION; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE. (Renaissance Arts and Education, Inc.)

Mayor West opened the public hearing at 8:07 pm.

Mr. Bibler presented a PowerPoint, which was included in the Minutes.

Mr. Bibler highlighted the proposed stipulations. The applicant agreed to the first 6 stipulations. The 7th stipulation was regarding the code violation of the well. The P&Z Board recommended approval of the GDP with no stipulations but to deny the request for specific request for approval to section 6.14.

Tim Najjar with Shroyer Drapala Engineering, showed a PowerPoint, which was included in the Minutes. He reiterated that they agreed to the first 6 stipulations. Regarding the well, they are asking that the stipulation be removed due to the lack of adequate reuse water to irrigate their property. The system is already in place and permitted through the Southwest Florida Water Management District.

Dr. Bill Jones went on to reiterate that they did not know they violated the City code. They went about getting the well because they did not have adequate water to irrigate their landscape. He is asking that they separate these issues. They didn't want to put a well in, it was a lot of money and maintenance. They would prefer to use the reuse water. He wants to separate the issue of a well and requesting to serve alcohol on their premise during non-school hours.

Dr. Jones went on to discuss charter schools and the separation of regulations of school guidelines. They are a private, not for profit organization during non-school hours. They see it as an opportunity to subsidize those funds coming in. The school is never going to serve alcohol at any of their events. A private event/organization is the only time alcohol would be on the premises. The school would not have a license to serve alcohol.

Rachel Kendzior doesn't have an issue with the expansion of MSA. She loves charter schools. She doesn't think there should be any alcohol on any school property.

Commissioner Cornwell asked whether the proposed expansion could move forward while the existing well remained in place. It was noted that wells are prohibited under the applicable ordinance. She also discussed the

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issue of alcohol consumption, stating that she viewed a champagne toast as distinctly different from the sale of alcohol on the premises.

Mr. Bibler explained the process the Fair Grounds goes through by applying for approval through the planning and zoning department, which could be a possibility for them.

Commissioner Smith commented that the school was doing a good job and asked Mr. Freeman how long the reported water pressure issues had been occurring. Mr. Freeman deferred the question to Mr. Rayan, who noted that the area was experiencing one of the longest droughts in recent years. Mr. Rayan stated that complaints regarding water pressure on the eastern side of town had decreased and that no complaints had been received from that area in over a year. He described recent improvements made to the ASR well system and reported that there had been no indications of low water pressure. He also noted that he had not personally received any complaints from MSA regarding water pressure issues. Steve Zickafoose then spoke about a previous period when low water pressure had been experienced. Commissioner Smith also expressed concerns about the presence of alcohol at events where children would be present, particularly weddings held at the school. Tim McMurray further explained that the request was intended to help supplement the school's revenue.

Commissioner Smith asked if at the last meeting he said they were going to sell alcohol. No, the application was always to serve alcohol.

Commissioner Williams asked Dr. Jones whether he was aware of any other K–12 schools in the area that allowed alcohol on their property, to which Dr. Jones responded that he was unsure. Commissioner Williams then shifted the discussion to the well and asked Mr. Rayan about the timeline for improving the reject wells and associated infrastructure. He expressed interest in allowing the school to continue operating the well until the City's systems were upgraded, while noting that similar requests had been denied elsewhere. Mr. Rayan reiterated that the City had no prior knowledge of the well and that the necessary permits had not been obtained. Dr. Jones stated that the school was willing to discontinue use of the well immediately but preferred not to permanently cap it with cement until a long-term solution could be determined in coordination with the City.

Commissioner Williams is not in favor of serving alcohol.

Dr. Jones said to take the alcohol off the table.

Commissioner Whitaker stated that the school was doing a good job and expressed that the City had been a strong partner with MSA. He objected to Dr. Jones' earlier comment suggesting that Sanctuary Cove may have better utility lines due to higher taxes, which Dr. Jones clarified was not his intent and that he meant their lines may simply be newer and more reliable. Commissioner Whitaker acknowledged Dr. Jones' decision to remove alcohol from consideration but reiterated his opposition to alcohol being served on school property. He then addressed the well issue, stating that a licensed contractor should have obtained the proper permits and followed appropriate procedures, including consulting with Moe to address concerns before proceeding.

Alexis Tangora reiterated that the school does a good job but does not want alcohol on school grounds.

Margaret Young reiterated that she doesn't want alcohol on school grounds.

Commissioner Joiner thanked Dr. Jones for painting a picture of what is upcoming. She agreed with her fellow Commissioners.

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Dr. Jones appreciates the support of the Commission over the years.

Mayor West closed the public hearing at 9:22 pm.

Ms. Power recapped the current position. MSA withdrew the request for alcohol consumption. We have two things left to consider. The substantial modification to the general development plan and the well issue.

MOTION:

Commissioner Williams moved based on the

information and testimony provided to approve the substantial modification to an approved GDP for an educational facility to add infrastructure, parking, facilities to be consistent with the policies and intent of the comprehensive plan and to meet the requirements in the code for planned development. I hereby move to approve Ordinance 2026-06 with regards to the approval of the modifications of the general development plan. Commissioner Cornwell seconded, and the motion carried 5-0.

MOTION:

Commissioner Williams moved with regards to Stipulation number 7 of the well, consideration of that item will be deferred until Public Works and MSA can meet and the Public Works Director will bring back an update to Commission. Commissioner Smith seconded and the motion carried 5-0.

11. PUBLIC HEARING ORDINANCE 2026-08: REZONE 1607 3RD AVE W-BACHTLE (J.BIBLER)

AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA REZONING APPROXIMATELY 0.225+/- ACRES OF PROPERTY GENERALLY LOCATED AT 1607 3rd AVENUE WEST, PALMETTO, FLORIDA, FROM CITY ZONING RM-6 (MULTIPLE FAMILY RESIDENTIAL) TO CITY ZONING RM-5 (DUPLICATE AND SINGLE-FAMILY), AND AS MORE PARTICULARLY DESCRIBED IN THIS ORDINANCE; PROVIDING FOR SEVERABILITY, AND AN EFFECTIVE DATE. (BACHTLE)

Mayor West opened the public hearing at 9:30 pm.

Mr. Bibler presented a PowerPoint, which was included in the minutes. The P&Z Board recommended approval.

The applicants spoke on their request. Ms. Bachtle passed out a handout, which was included in the minutes.

Commissioner Cornwell said Ms. Bachtle has been very diligent. She asked if the surrounding homes are residential. Mr. Bibler answered, yes.

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Mayor West closed the public hearing at 9:42 pm.

MOTION:

Commissioner Williams moved based on the information and testimony provided, finding the request to rezone the subject parcel from RM-6 Multiple Family Residential to RM-5 Duplex and Single-family Residential to be consistent with the policies and intent of the Comprehensive Plan. I hereby move to approve PRZ25-08/Ordinance 2026-08. Commissioner Joiner seconded, and the motion carried 5-0.

Mayor West recessed the City Commission Meeting to open the April 6, 2026 CRA Board Meeting at 9:43 pm.

Mayor West reconvened the City Commission Meeting at 10:52 pm.

COMMENTS:

12. DEPARTMENT HEADS' COMMENTS

Mr. Rayan thanked everyone for approving the contract with Kimley Horn for the complete streets project. They are still working on the turning lane project for 10th Street and 8th Avenue, working to obtain an easement with CVS. The Ward 1 Phase III project is completed except for the lift station. The roads look beautiful.

Mr. Freeman shared that the 14th Avenue Park received six bids. Hopefully they will see those results at the next meeting.

13. MAYOR'S REPORT

Mayor West noted the following:

- A permit was received from the Bradenton Area Film Association for a scene they want to do in Palmetto. The Commission didn't object.
- The folks at Safe Harbor Marina will be holding a market for their members.
- The Desoto Children's Parade was a great event.
- The terminus for the Palmetto trail will be at Connor Park, per FDOT. He will forward the email to the Commissioners.
- 4th of July planning is underway.
- Coach Eddie Shannon and Ken Burton Sr both passed away this past weekend.
- He asked if everyone would be ok with moving the Commission meetings to 6:15 pm. Ms. Powers needs to look at the rules and bring it back at the next meeting.

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Ms. Young shared that Mr. Bibler will be starting at the CRA on Wednesday and Mr. Johnson provided his 30-day notice, and his last day will be April 30th.

14. COMMISSIONERS' COMMENTS

Commissioner Cornwell MSA's event, they are fabulous at representing the City.

MOTION:

Commissioner Williams moved to extend the meeting for 10 minutes. Commissioner Joiner seconded, and the motion carried 5-0.

Commissioner Joiner shared that she will be attending the next meeting via ZOOM.

Commissioner Williams said he is concerned with parking and traffic when the Gray, Altier, Slicks property and Complete Streets projects are all under construction at the same time. They will have to plan accordingly. He also shared that his cancer is in remission.

Mayor West adjourned the meeting at 11:03 pm.

MINUTES APPROVED: JUNE 15, 2026

JAMES R. FREEMAN

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CITY CLERK