

DRAFT
CITY COMMISSION MEETING
MAY 4, 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 (Not Present)
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
Jake Bibler, City Planner
Amanda Beaver, Administrative Assistant
Todd Williams, Information Technology (IT) Consultant

1. Vice-Mayor Joiner called the meeting to order at 7:00 pm, followed by the Pledge of Allegiance, and Shane Brockett from Bayside Community 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 Whitaker seconded, and the motion carried 5-0 to approve the May 4, 2026 City Commission Agenda.**

3. PROCLAMATION: CONCUSSION AWARENESS

4. PUBLIC COMMENT

No public comment.

City Commission Meeting

May 4, 2026

Page 2 of 7

5. CONSENT AGENDA

a. Minutes: 02/23/2026

b. Surplus Duty Pistols

~~c. Grant of Easements from View Lake LLC (Terra Ceia Bay Townhomes)~~

d. Resolution 2026-08 WCIND Derelict Boat Removal

e. Special Function Permit: PDMS Market & Movie Night

f. City Legal Invoices

5c. was removed from the agenda by Mr. Rayan. It will be brought back at a future meeting once the legal description is corrected.

MOTION: **Commissioner Cornwell moved, Commissioner Whitaker seconded, and the motion carried 5-0 to approve the Consent Agenda as presented by staff for items 5a., 5b., and 5f.**

Commissioner Cornwell removed item 5d. Chief Tyler spoke on the item and explained that this Resolution is just adjusting the revenue item in the budget.

MOTION: **Commissioner Cornwell moved, Commissioner Whitaker seconded, and the motion carried 5-0 to approve item 5d.**

Commissioner Cornwell stated that she removed item 5e. by accident.

MOTION: **Commissioner Cornwell moved, Commissioner Whitaker seconded, and the motion carried 5-0 to approve item 5e.**

6. PUBLIC HEARING CONDITIONAL USE 2025-03 MANGO TREE GROUP LLC MULTI-FAMILY (J.BIBLER/LEGAL)

CONTINUED FROM APRIL 6, 2026 AND MARCH 9, 2026

Mr. Bibler gave a recap of the item. The main concern with the conditional use application is the parking. He highlighted the pros, cons and mitigating factors which were detailed in the agenda packet. He reminded the Commission that the P&Z Board did recommend approval of the application on March 26th. The applicant was present.

Eugene Kosse, applicant, would like to use parking at the back of the property, but there is backflow prevention located in the alleyway. They would like that removed to accommodate their parking needs.

Commissioner Williams asked for clarification regarding the ownership of the fence and gate. Mr. Bibler referenced the map to identify the location of the fence and gate under discussion, noting that there are two parking spots on either side of the tree. Commissioner Williams also inquired about the proximity of the building to the alleyway. Mr. Bibler responded that he believes the structure predates the current zoning code and is therefore considered a legal nonconforming structure. He explained that before the gas station was constructed,

City Commission Meeting

May 4, 2026

Page 3 of 7

the alley extended all the way through the area. Mr. Bibler further clarified that the fence is not part of the subject property and that the nearby retention pond has no bearing on the request. In response to a question about why the previous zoning approval had lapsed, staff explained that the property was rezoned in 2017 and building permits were subsequently obtained; however, those permits have since expired. Because the current use is not permitted, a conditional use permit is now required before new building permits can be issued. The applicant's intent is to develop the property with three residential units.

Commissioner Smith asked what approval the applicant was seeking. Mr. Bibler explained that the applicant is requesting approval of a conditional use permit. Commissioner Smith also asked whether the neighboring property owner was aware that access would be provided through the gate. Mr. Bibler confirmed that the neighbor is aware and noted that the gate is not locked. He further stated that the site provides parking for five vehicles in the front of the property. In response to a question about occupancy, Mr. Bibler confirmed that the main house is currently occupied.

Commissioner Whitaker noted that the 2019 site plan showed eight parking spaces but observed that the proposed development was never fully completed. He expressed the opinion that the gate should be removed to improve access and stated that the applicant should bear the cost of relocating the backflow preventer, if necessary. Mr. Rayan explained that relocating the utilities would present challenges because they are installed at a shallow depth. Commissioner Whitaker suggested that providing parking spaces in the rear of the property, along with a few spaces in the front, would create a safer layout. Mr. Rayan added that vehicles are currently being parked on the grass. Commissioner Whitaker stated that a formal parking plan and a landscaping plan should be submitted and emphasized that adequate parking should be provided on both sides of the existing tree.

Commissioner Cornwell stated that she agreed with Commissioner Whitaker's comments and supported relocating more of the parking to the rear of the property rather than the front. During the discussion, a photograph of the sanitary sewer clean-out and backflow preventer was displayed for reference. The photograph was included as part of the meeting minutes.

Commissioner Williams asked whether the proposed parking surface would be hardened. The applicant responded that the rear parking area is currently shell, while the front parking area will be constructed with pavers. Mr. Bibler further explained that the City's parking ordinance was updated in January and outlined the current parking requirements based on the number of dwelling units. Under the revised ordinance, a total of four parking spaces would be required for the entire property. Mr. Freeman then asked about the size of the existing main house, and the applicant estimated that it contains approximately 2,000 square feet.

Commissioner Whitaker stated that he could not support approval of the request until the site plan was revised to accurately reflect the proposed development. He indicated that the site plan should be corrected before the conditional use permit is considered for approval.

Commissioner Smith asked how long the applicant anticipated it would take to prepare the parking plan. The applicant estimated that it could be completed within 30 days. Commissioner Whitaker commented that 60 days would be a more realistic timeframe, particularly considering the installation of the front paver parking

area. He also noted concerns regarding the existing unpermitted gate.

Vice-Mayor Joiner closed the public hearing at 7:58 pm.

Following discussion, the Commission considered requiring the applicant to complete the parking improvements within 60 days. The proposed conditions included executing a parking plan, providing five paved parking spaces constructed with pavers and removing the existing unpermitted gate.

MOTION: **Commissioner Joiner moved, Commissioner Williams seconded, based on the information and testimony provided, I find the requested conditional use permit for multi-family use of three units at 819 7th Street West to be consistent with the standards for conditional use under Article XV, Zoning Code. I hereby move to approve Conditional Use Permit 2025-03 with the following stipulations: 1. Applicant shall execute the parking plan for the 5 parking spaces in front of the property as shown on the 2019 approved parking plan within 60 days, including the install of pavers for the 5 spaces. 2. Applicant shall remove the non-permitted gate at the back of the property within 60 days. 3. No additional parking is permitted at the back of the property without a permit approved by the City to move the cleanout and backflow to a location to be approved by the City. 4. Applicant will be required to submit a landscape plan. The motion carried 5-0.**

Mr. Bibler said a landscape plan will need to be submitted to close out permits.

7. WASTEWATER COLLECTION SYSTEM-CMOM PROGRAM (M.RAYAN)

Mr. Rayan explained the requirement under the consent order for the WWTP.

Commissioner Williams asked how long this contract was for. This would have to be done within 365 days of June 4th. This is a capacity management and operations program. We've never had this before. This is a CCNA project.

MOTION: **Commissioner Cornwell moved, Commissioner Whitaker seconded, and the motion carried 5-0 to authorize the Mayor to sign the work assignment for work to be performed by Wade Trim to comply with the Consent Order OGC No. 25-0477 effective June 4, 2025.**

City Commission Meeting

May 4, 2026

Page 5 of 7

8. WASTEWATER COLLECTION SYSTEM-HYDRAULIC MODELING AND FACILITIES PLAN (M.RAYAN)

Mr. Rayan explained the requirement for the collection system.

MOTION:

Commissioner Cornwell moved, Commissioner Whitaker seconded and the motion carried 5-0 to authorize the Mayor to sign the work assignment for work to be performed by Wade Trim to provide the required wastewater collection system hydraulic study and facility plan to satisfy the Florida - FDEP CWSRF/SAHM grant funding currently totaling \$19,166,503.

Note: The City is eligible to receive additional funding, up to \$61,000,000 million, should additional funding become available.

Vice-Mayor Joiner recessed the City Commission Meeting to open the May 4, 2026 CRA Board Meeting at 8:23 pm.

Vice-Mayor Joiner reconvened the City Commission Meeting at 8:39 pm.

COMMENTS:

9. DEPARTMENT HEADS' COMMENTS

Ms. Young thanked Commissioner Joiner for partnering with her on the news piece at the Palmetto Marriott for the new shops.

Mr. Rayan shared that staff continue to coordinate with the Florida Department of Transportation (FDOT) regarding the turning lanes at 10th Street and 8th Avenue. They are addressing FDOT's comments and review items, with a meeting scheduled for Thursday to continue discussions. Negotiations on the engineering agreement for the Complete Streets Program are also ongoing.

Mr. Rayan reported that the Ward 1 Phase III project has progressed well and has significantly improved the neighborhood's appearance. The project is nearly complete, with only the completion of the lift station remaining. He also noted that the City has begun receiving reimbursement from state appropriations. The annual paving program was very successful, with only one roadway remaining to be completed at Taylor Park, along with the installation of new playground equipment. Mr. Rayan concluded by expressing his appreciation for the Commission's support of the work assignments

City Commission Meeting

May 4, 2026

Page 6 of 7

related to the wastewater treatment plant (WWTP).

Mr. Freeman reminded everyone that the community branding study will remain open through May 12th and encouraged residents to participate by providing their feedback. He also recognized the Vice Mayor for a job well done and expressed his appreciation for the Commissions efforts.

Chief Tyler announced the upcoming annual Crosthwait Fishing Tournament, noting that the Police Department typically supports the event by donating a fishing boat and officers' time to assist veterans participating in the tournament. The Commissioners expressed their unanimous support for continuing the City's participation in this community event.

10. MAYOR'S REPORT

On behalf of Mayor West, Commissioner Joiner reported that Shannon Glasgow was invited to the White House in recognition of donating the flags that are displayed on the light poles along the Green Bridge.

11. COMMISSIONERS' COMMENTS

Commissioner Smith commented that the Ward 1 Phase III project looks very good and complimented the progress that has been made.

Commissioner Williams shared that the DeSoto Parade was a fantastic event and suggested that the City double the number of beads and coins distributed next year due to the enthusiastic response from attendees. He also mentioned a recent conversation with Rowena regarding the possibility of adding drawings or artwork to the walls. Commissioner Williams commended staff on the success of the paving program and asked for an update on the Epoch development. Ms. Powers responded that mediation had continued but was unsuccessful, and that the matter remains in litigation.

Commissioner Joiner stated that she had the opportunity to attend the groundbreaking ceremony for the Shops at the Palmetto Marriott and said it was exciting to see the long-term vision for the project becoming a reality.

Commissioner Whitaker clarified the Employee of the Quarter had been selected for Quarter 2. He also expressed appreciation that the flags had been installed along the Green Bridge. He thanked staff for their efforts in installing the flags and recognized Shannon Glassgow for his generous contribution. He also remarked that it was encouraging to see the many employees who were nominated for Employee of the Quarter.

Commissioner Cornwell raised concerns about roadway conditions near the Palmetto Mobile Home area and was advised that the Complete Streets project will address many of those issues, with temporary patching available in the meantime. She also noted the effectiveness of "Do Not Block" pavement markings she observed in Bradenton and suggested implementing a similar treatment locally to help improve traffic flow. Chief Tyler responded that the concept is already being coordinated with the Metropolitan Planning Organization (MPO) and the Florida Department of Transportation (FDOT).

Vice-Mayor Joiner adjourned the meeting at 8:57 pm.