

MINUTES
CITY COMMISSION MEETING
AUGUST 17, 2026
6:15 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 6:18 pm)
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
Jeff Bowman, City Planner
Todd Williams, Information Technology (IT) Consultant

1. Mayor West called the meeting to order at 6:15 pm, followed by the Pledge of Allegiance, and Pastor James McCrickard from Crossroads Christian 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 Joiner moved, Commissioner Whitaker seconded, and the motion carried 4-0 to approve the August 17, 2026 City Commission Agenda

3. PUBLIC COMMENT

No public comment.

City Commission Meeting

August 17, 2026

Page 2 of 6

4. CONSENT AGENDA

a. Minutes: 06/15/2026

b. City Legal Invoices

c. Resolution 2026-11: L2619-14th Avenue West Recreational Facility (Patriot Park)

MOTION:

Commissioner Cornwell moved, Commissioner Joiner seconded, and the motion carried 5-0 to approve the Consent Agenda as presented by staff for items 4a., and 4b.

4c. was pulled by Commissioner Cornwell. Mr. Freeman explained the resolution. This was one of the appropriations the City received from the State. This is for our new park off 14th Avenue and 10th Street, Patriot Park.

MOTION:

Commissioner Cornwell moved, Commissioner Whitaker seconded, and the motion carried 5-0.

5. CONTINUED PUBLIC HEARING ORDINANCE 2026-11 GDP PALMETTO PLACE (PLANNING)

THIS WAS CONTINUED FROM AUGUST 3, 2026.

AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA APPROVING A GENERAL DEVELOPMENT PLAN FOR A DEVELOPMENT INCLUDING A MAXIMUM OF 178 MULTIFAMILY UNITS, 15,000 SQUARE FEET OF RETAIL/OFFICE/RESTAURANT, AND 6,700 SQUARE FEET OF AMENITY SPACE WITH CONDITIONS AND SPECIFIC APPROVALS LOCATED ON APPROXIMATELY 4.5+/- ACRES OF PROPERTY GENERALLY LOCATED AT 702 10TH AVENUE WEST, PALMETTO, FLORIDA, AND AS MORE PARTICULARLY DESCRIBED IN THIS ORDINANCE; PROVIDING FOR SEVERABILITY, AND AN EFFECTIVE DATE. (PALMETTO PLACE, LLC)

MOTION:

Commissioner Williams moved, Commissioner Cornwell seconded, and the motion carried 5-0 to continue the Public Hearing to September 28, 2026 at 6:15 pm or as soon thereafter can be heard in these chambers.

6. FIRST READING ORDINANCE 2026-13 VACATION- MANATEE RIVER FAIR ASSOCIATION (FAIRGROUNDS) (PLANNING)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PALMETTO, FLORIDA, VACATING SECTIONS OF STREETS AND ALLEYS GENERALLY DESCRIBED AS FOLLOWS:

A. 13TH STREET WEST, LYING DUE WEST OF 13TH AVENUE WEST FOR A DISTANCE OF APPROXIMATELY 130 FEET:

B. 12TH STREET WEST (FORMERLY KNOWN AS EVANDREW STREET) BETWEEN 13TH AVENUE WEST (FORMERLY KNOWN AS BRYAN STREET) AND 14TH AVENUE WEST (FORMERLY KNOWN AS HARLEE STREET);

C. AN ALLEYWAY LYING BETWEEN 13TH AVENUE WEST (FORMERLY KNOWN AS BRYAN STREET) AND 13th

City Commission Meeting

August 17, 2026

Page 3 of 6

AVE DR W (FORMALY KNOWN AS WILSON STREET), LYING DUE SOUTH OF 12TH STREET WEST FOR A DISTANCE OF APPROXIMATELY 75 FEET;

D. 13TH AVENUE DR WEST (FORMERLY KNOWN AS WILSON STREET), LYING DUE SOUTH OF 12TH STREET WEST FOR A DISTANCE OF APPROXIMATELY 375 FEET; AND

E. AN ALLEY WAY LYING BETWEEN 13TH AVENUE DR WEST AND 14TH AVENUE WEST, LYING DUE SOUTH OF 12TH STREET WEST FOR A DISTANCE OF APPROXIMATELY 225 FEET; AND AS MORE PARTICULARLY DESCRIBED IN THIS ORDINANCE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

MOTION:

Commissioner Cornwell moved, Commissioner Joiner seconded, and the motion carried 5-0 to approve the First Reading of Ordinance 2026-13 and authorize staff to advertise for the appropriate public hearings.

7. JULY CHECK REGISTER (Informational Only)

Mayor West recessed the City Commission Meeting to open the August 17, 2026 CRA Board Meeting at 6:25 pm.

Mayor West reconvened the City Commission Meeting at 6:36 pm.

COMMENTS:

8. DEPARTMENT HEADS' COMMENTS

Chief Tyler noted that school is back in session.

Mr. Freeman provided an update on the branding study. The consultants are scheduled to return for the September 14th workshop to present the remaining steps in the process. They will review the City logo and City seal, as well as present several tagline options for the Commission's consideration. At a subsequent meeting, the Commission may move forward with a vote to approve the proposed branding elements. Upon approval, the City could proceed with the rebranding process.

Commissioner Williams asked when the City's logo was last changed. Mr. Freeman stated that he was not certain but believed it had been more than 20 years. Commissioner Williams also asked about the anticipated cost of updating the City's branding and related materials. Mr. Freeman explained that funding for the rebranding has been included in the budget and that the transition would take place over time.

Mr. Freeman provided an update on the CSX parcel. Phase I of the due diligence has been completed, and the City is awaiting completion of Phase II. The current due diligence period is set to expire on September 17th. Mr. Freeman noted that the survey is taking longer than anticipated and is also expected to cost more than originally projected. CSX appears to be agreeable to extending the due

City Commission Meeting

August 17, 2026

Page 4 of 6

diligence period, if necessary. Commissioner Whitaker asked whether the City could begin discussing the anticipated survey costs. The initial estimate for the survey was approximately \$31,000. Commissioner Whitaker noted that proceeding with the purchase without completing the survey would be a poor decision.

Mr. Freeman went on to share that the Florida Association of City Clerks (FACC) will be hosting its fall conference at the Palmetto Marriott in October. Ms. Bailey and Mr. Freeman are co-chairing the committee for the conference.

Commissioner Smith asked who provided the quote for the survey. Mr. Freeman explained that it was the first quote he received from the CCNA list.

Mr. Rayan opined that if the City is considering an updated logo, it should be completed sooner rather than later so that the new logo can be incorporated into the Patriot Park signage.

Mr. Rayan went on to provide the following updates:

Patriot Park: The field office was delivered today, and both ponds on the property have been excavated. All required permits have been received from the Florida Department of Environmental Protection (DEP). The project is currently awaiting the contractor's finalized subcontractor list.

10th Avenue Complete Streets: The project was presented at the previous meeting. Kimley Horn is addressing comments received from the Commission and plans to meet with the CRA Advisory Board (CRAAB) and the Police Department.

10th Street and 8th Avenue: The project is currently at a standstill with CVS. Design work is continuing with the Florida Department of Transportation (FDOT).

CSX – 7th Street: CSX would like the City to purchase a small portion of the sidewalk area to allow for sidewalk improvements.

Fairgrounds Easement: The City has easements within the affected areas, and there are no issues anticipated with vacating those areas.

Ms. Young shared that her whole team will be going to the Florida Housing conference.

Ms. Powers provided an update regarding the CVS parcel. She stated that the attorneys are scheduled to have a call next week. Depending on the outcome of those discussions, they will follow up with the Commission regarding the next steps.

Ms. Powers provided an update regarding the proposed moratorium on vape shops, which was discussed and questioned at the previous meeting. She stated that a moratorium is permissible and, if the Commission wishes to proceed, she can bring the matter back for discussion at the September 14th workshop. The Commission will consider the scope of the moratorium, including potential distance requirements between vape shops throughout the City. Ms. Powers also noted that the proposed data center moratorium will be included on the agenda for the September 14th workshop.

City Commission Meeting

August 17, 2026

Page 5 of 6

9. MAYOR'S REPORT

Mayor West reported that he enjoyed attending the Florida League of Cities conference.

Mayor West noted that the City's branding study was initiated in part because the entrance signs to the City need to be updated. He also pointed out that the City will celebrate 130 years of incorporation in January.

Mayor West thanked Chief Tyler, the School Resource Officers (SROs) crossing guards, and all officers and staff who assisted with the start of the new school year. He noted that the school year has gotten off to a smooth start.

Mayor West also acknowledged that Palmetto High School had a difficult first week following the loss of Coach Bryan Wilkes.

10. COMMISSIONERS' COMMENTS

Commissioner Cornwell stated that she wanted to ensure due diligence was completed regarding the easements associated with the fairgrounds in case the City needs access to those areas in the future. Commissioner Cornwell also thanked the Mayor for his assistance with the start of the school year.

Commissioner Whitaker thanked the department heads for their updates. He also expressed appreciation to the Mayor for his efforts in coordinating the Fourth of July celebration and thanked him for his collaboration with the City of Bradenton.

Commissioner Joiner reported that she had a great experience at the Florida League of Cities conference. She specifically mentioned attending a session regarding Amendment 3 and the importance of informing residents about what the amendment would mean. Commissioner Joiner asked Chief Tyler about speeding concerns along 21st Street West and what the proper channels are for residents to report those concerns. The Chief encouraged residents to contact the Police Department and noted that officers are conducting speed enforcement in that area.

Commissioner Williams stated that the Commission has become much more involved in matters affecting the city and would like to see that involvement continue. He asked what plans are being considered for traffic related to the Mosaic property and said he would like to have further discussions on the issue. The Chief stated that there have already been discussions with the state regarding traffic access. The state has made it clear that traffic from the property will not be permitted to turn onto 8th Street. FDOT does not want a roundabout at that location and will be involved in future discussions once plans are submitted. They will ask for a traffic study. However, there are not currently enough details available to provide to FDOT, as the developers do not yet own the property.

Ms. Young shared that they are still negotiating the TIF and addressing the clearing restrictions. They have not yet submitted the pre-application materials.

Commissioner Williams joked that he has dibs on getting the old logo from chambers.

Commissioner Smith questioned the Chief regarding the road closures on 8th Avenue that he referenced earlier. The Chief explained that they cannot establish ingress or egress for the Mosaic

City Commission Meeting
August 17, 2026
Page 6 of 6

parcel according to FDOT.

Commissioner Smith thanked Ms. Young for the legal aid program.

Mayor West adjourned the meeting at 7:10 pm.

MINUTES APPROVED: OCTOBER 5, 2026

JAMES R. FREEMAN

JAMES R. FREEMAN
CITY CLERK