

DRAFT
CITY COMMISSION MEETING
SEPTEMBER 28, 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
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
Jeff Bowman, City Planner
Gabiella Vork, Administrative Assistant
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 Commissioner 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 Whitaker seconded, and the motion carried 5-0 to approve the September 28, 2026 City Commission Agenda

3. **PUBLIC COMMENT**

No public comment.

4. **CONSENT AGENDA**

- a. Resolution 2026-13 WWTP Electrical Building Resiliency Improvements (Resilient Florida Program)
- b. Convey Quit-Claim Deeds to the City for Additional Right-of-Way
- c. Multicultural Event Planning Renewal with Apex Connections, Inc.
- d. City Legal Invoices

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

Commissioner Smith pulled item 4c. for discussion. He asked why the contract requires that sponsorship funds received for the event be handled through the City, noting that the event planner operates a nonprofit and that he had not seen such language in other agreements. Mr. Freeman explained that the City would receipt any sponsorship funds, but the planner would retain control of them and account for them as part of her event budget and report back to the City. Mr. Freeman said the purpose was to give the Commission visibility into how event funds were spent. Ms. Powers noted that the provision appeared in the planner's previous contract and in the 4th of July event agreement, and that the contract refers to sponsorships secured for "the Events," a defined term.

Commissioner Smith expressed concern that the language could be read to reach sponsorships for other events held by the planner and said it should be stated more clearly. Mr. Freeman confirmed that the intent was to cover only sponsorships specific to the multicultural festival.

MOTION: **Commissioner Smith moved to approve item 4c., Commissioner Joiner seconded, and the motion carried 5-0.**

5. PUBLIC HEARING- RESOLUTION 2026-16 FY 2027 FINAL MILLAGE AND RESOLUTION 2026-17 FY 2027 FINAL BUDGET (J.FREEMAN)

Mayor West opened the Public Hearing on Resolution 2026-16 and Resolution 2026-17 to discuss the FY 2027 final millage rate and final FY 2027 budget at 6:21 pm.

The Mayor discussed:

- The percentage increase/decrease in proposed final millage over rolled back rate.
- The specific purposes for which the ad valorem revenues are being increased/decreased.
- The proposed final budget.

Mayor West closed the Public Hearing at 6:23 pm.

a) RESOLUTION 2026-16: FY 2027 FINAL MILLAGE (The Resolution was read in its entirety.)

MOTION: **Commissioner Joiner moved, Commissioner Whitiker seconded, and the motion carried 5-0 to adopt Resolution 2026-16 at 6:26 pm.**

b) RESOLUTION 2026-17: FY 2027 FINAL BUDGET (The Resolution was read in its entirety.)

MOTION: Commissioner Joiner moved, Commissioner Williams seconded, and the motion carried 5-0 to adopt Resolution 2026-17 at 6:27 pm.

6. PUBLIC HEARING ORDINANCE 2026-12: RE-ZONE – JET MOBILE HOME OWNERS ASSOCIATION LLC-506 5TH AVE W (PLANNING)

AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA, REZONING APPROXIMATELY 0.8+/- ACRES OF PROPERTY GENERALLY LOCATED AT NORTH OF ILLINOIS STREET, SOUTH AND EAST OF TENNESSEE STREET AND WEST OF WISCONSIN STREET, PALMETTO, FLORIDA, FROM CITY ZONING RM-6 (MULTIPLE FAMILY RESIDENTIAL) TO CITY ZONING MHP-1 (MOBILE HOME PARK), AND AS MORE PARTICULARLY DESCRIBED IN THIS ORDINANCE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE. (JET MOBILE HOMEOWNERS ASSOCIATION, INC.)

Mayor West opened the Public Hearing at 6:29 pm.

Mr. Bowman presented a PowerPoint, which was included in the agenda. The applicant is Jet Mobile Home Owners Association, with Patricia Petra representing the park. The request covers several parcels on the East Palmetto Plat. The Planning and Zoning Board recommended approval on September 17, and proper notice and posting were provided. Jeff explained that the comprehensive plan's future land use map from 1989–1990 already included these parcels, but they were omitted from the zoning map when the rest of the park was rezoned to MHP-1. The rezoning is consistent with the comprehensive plan, requires no plan amendment, and provides continuity throughout the park. Staff recommended approval.

Ms. Petra, having been sworn, spoke for the applicant. She stated that the issue came to light after the 2024 storms flooded the park, when the park reviewed FEMA requirements and possible replacement of mobile homes and found that 28 lots were incorrectly zoned. She said the original zoning code consultant told her the omission was a mistake, because mobile homes were already integrated into the park. She stated that Mr. Barnebey had suggested the park initiate the rezone rather than the City, and she requested approval so that residents holding 99-year proprietary leases may place newer mobile homes on their lots. No further comment was offered.

Mayor West closed the Public Hearing at 6:35 pm.

MOTION: Commissioner Cornwell moved, Commissioner Williams seconded and the motion carried 5-0 based on the information and testimony provided, I find the request to rezone the subject parcel from RM-6 (Multiple Family Residential) to MHP-1 (Mobile Home Park District) to be consistent with the policies and intent of the Comprehensive Plan. I hereby move to recommend approval of Rezone RZ-2026-03 / Ordinance 2026-12 to the City Commission.

7. PUBLIC HEARING CONDITIONAL USE- PALMETTO MARRIOTT-ELECTRONIC MESSAGE CENTER SIGN (PLANNING)

Mayor West opened the Public Hearing at 6:36 pm.

Mr. Bowman presented the PowerPoint, which was included in the agenda. The Conditional Use request was for an electronic message center (EMC) sign within a new monument sign at 650 US 41 North, on an out parcel next to the hotel. The applicant is the Palmetto Marriott, with Tony Deruso as managing director. The property is zoned PDMU (Planned Development Mixed Use), which permits the use, and the future land use designation is Planned Community. The EMC would be 96 square feet, which does not exceed 50% of the allowable sign area. The existing monument sign will be removed and rebuilt to the left of its current location, and remaining requirements will be reviewed at permitting. The Planning and Zoning Board recommended approval on September 17th. Staff recommended approval because the sign faces an arterial road, would not affect residential properties, and complies with the code.

Nick St. John of Speak King Signs appeared on behalf of the applicant. In response to Commissioner Williams, he and Mr. Bowman confirmed that the measured sign area is the EMC itself and does not include the brick support structure. In response to Commissioner Cornwell, Mr. Bowman confirmed the Planning and Zoning Board's approval. He also stated that the applicant agreed to emergency messaging, using a program compatible with the City's electronic sign so that the two can be linked in an emergency.

Mayor West closed the Public Hearing at 6:40 pm.

MOTION:

Commissioner Williams moved, Commissioner Joiner seconded, and the motion carried 5-0 based on the information and testimony provided, I find the request for a Conditional Use Permit for an electronic message center sign located at 650 US 41 N to be compliant with Section 3-70, Code of Ordinances, and consistent with the standards for conditional use under Article XV, Zoning Code. I hereby move to approve this Conditional Use Permit (2026-02).

8. CONTINUED PUBLIC HEARING-ORDINANCE 2026-11 GDP -BRADFORD BAKER/ PALMETTO PLACE, LLC/ 702 10TH AVE W, PALMETTO, FL 34221 (PLANNING)

THIS WAS CONTINUED FROM 08/17/2026, 08/03/2026 & 07/20/2026

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 Joiner moved, Commissioner Whitaker seconded, and the motion carried 5-0 to continue the public hearing to October 19, 2026 at 6:15 pm or as soon thereafter as can be heard in these chambers.**

9. AUGUST 2026 CHECK REGISTER (Informational Only)

Mayor West recessed the City Commission Meeting to open the September 28, 2026 CRA Board Meeting at 6:43 pm.

Mayor West reconvened the City Commission Meeting at 7:00 pm.

COMMENTS:

10. DEPARTMENT HEADS' COMMENTS

Mr. Freeman thanked the Commission for approving the budget and noted the new fiscal year begins October 1st. He reminded the Commission that the next meeting is Monday, October 5th, and said the revised branding study will return at the workshop and 7:00 meeting for seal and brand approval.

He reported that Phase Two environmental results for the CSX property are expected within about a week, with due diligence extended to January. He said the remaining item is an ALTA survey, estimated at about \$30,000 or more. He also announced two business-owner input meetings on the 10th Avenue Complete Streets project at the Palmetto Library, coordinated with the Main Street group.

Regarding Palmetto Place, Mr. Freeman said revised plans had been submitted but staff had not yet reviewed them, so the item was continued to October 19th. He noted that, because the matter is quasi-judicial, it should not be discussed at a workshop.

Mr. Freeman also sought direction on three redevelopment efforts: the CRA redevelopment plan, near-term Eighth Avenue beautification, and a broader corridor visioning master plan. Commissioner Smith asked staff to consider the large lot on Eighth Avenue near Public Works, along with the City-owned corner at 17th, as a possible City Hall site. Mr. Freeman said staff could review it.

Mr. Rayan asked the Commission to approve an addendum to the Waste Management agreement to incorporate the pricing approved in June. The enhanced bulk collection fee is \$1.98 per household from June 1 to September 30, 2026, and approximately \$2.06 per household from October 1, 2026 through September 30, 2027. The fees are absorbed within the \$100,000 annual amount negotiated in the contract and are not charged to customers. Ms. Powers stated that she had drafted an amendment to the Second Amendment (approved June 15, 2026) attaching the rate schedule as Exhibit A. The program begins October 1st.

Commissioner Smith reported resident complaints that garbage and green carts are sometimes not collected on the scheduled days. Mr. Rayan said he would review the schedule for that area. He said staff had asked Waste Management for access to truck cameras and that Waste Management would provide an update on October 19. In response to Commissioner Smith, he confirmed that the contract extension is three years from June 1st.

MOTION: **Commissioner Cornwell moved to authorize the Mayor to execute the Waste Management Addendum No. 2 to the Second Amendment on June 15, 2026 contract, incorporating the Exhibit A rate schedule effective October 1, 2026. Commissioner Joiner seconded and the motion carried 5-0.**

Mr. Rayan then updated the Commission on Wastewater Treatment Plant Privatization. Letters of interest were sent to four firms and all four responded. Staff and purchasing were preparing the technical provisions, with the package expected to go out by the end of the week. He also reported that Veolia advised that Mr. Devon Bloom is no longer associated with the plant and that a new individual, Mark Whippler, had started that day. He planned to meet with the new individual the following day.

On the 10th Street and Eighth Avenue project, the engineer is finalizing the mast arm design, and the geotechnical report has been received. FDOT review is required, and a permit cannot be obtained until the City has possession of the CVS property. CVS had not responded to the City's submittals. The City has approval to pursue eminent domain but prefers a negotiated outcome, in order to avoid jeopardizing the state appropriation for the project. On Patriot Park, work continues on both the north and south sites (drainage, building foundations, potable water, sewer lines, and the pond). The project is on schedule for a July 4th ribbon cutting next year.

Ms. Young stated that the redevelopment plan update will review the waterfront, downtown, and historic plans together to determine which should tie to the redevelopment plan. Regarding the property Commissioner Smith mentioned, she said she had not seen it listed for sale, noted that a nearby parcel was a foreclosure that had been sold and cleaned up, and said the CRA would like to engage if opportunities arise.

Ms. Powers reported two district court cases. In the Epic Properties matter, summary judgment was granted for the City and the case is closed, subject to the appeal period. In the case of Breonte Davis matter, the court dismissed the case against the City and all named City employees, also subject to the appeal period. She will advise the Commission if an appeal is filed.

11. MAYOR'S REPORT

The Mayor reported attending a Daughters of the American Revolution (DAR) event on suffrage two Saturdays earlier. The DAR offered to provide, at its own cost of \$2,500, a 24-inch by 24-inch Revolutionary War bronze plaque for Patriot Park. The Mayor sought the Commission's approval to proceed so the plaque can be made, and no objections were raised.

The Mayor introduced the new Mayor's Assistant and City Commission Secretary, Ms. Gabriella Vork,

and welcomed her to the City. He also thanked Ms. Karon Dixon for her work with the Downtown Main Street group. He reminded the Commission that the next meeting is Monday, October 5.

12. COMMISSIONERS' COMMENTS

Commissioner Cornwell asked about the reconstruction of the bridges. The Mayor reported that the MPO presented the same material shown at the fairgrounds in July, that the project is in its final stages, and that the plan should move forward within a month or so. He said a 2031 start was the most recent date he had heard, with the Cortez Road Bridge first. The DeSoto Bridge is still planned as six lanes, with a later two-lane elevated roadway to carry through traffic.

Commissioner Whitaker asked about the CSX property. Mr. Freeman said the Phase One report was complete and recommended a Phase Two, and that he planned to bring both to the Commission together. He declined to comment on Phase One highlights until he had reviewed it again.

Commissioner Joiner asked about the temporary filtration system. Mr. Rayan reported that it is operating temporarily for testing, and that samples compared closely with the existing system and met the DEP 5% requirement. Additional samples taken Thursday and Friday were pending. Veolia is sending asset management and technical staff to evaluate the existing system, and he will continue reporting.

Commissioner Williams recommended holding workshops to review the plans for the historic district, waterfront district, and others, given that at least one new commissioner is expected. He asked what CRA programs could quickly improve Eighth Avenue without lengthy business applications. Ms. Young said infrastructure funds were set aside last fiscal year and increased this year, and that consulting funds are available for design, subject to FDOT approvals for work in its right-of-way. Commissioner Williams suggested refreshing the sidewalks, and Ms. Young said funds are available. He also asked that the names of the four wastewater firms be sent to him.

Commissioner Smith raised a report that a Flock license plate reader camera was located on 4th Avenue. Chief Tyler stated that the Palmetto Police Department does not employ LPR cameras, that the Sheriff operates them and allows the City to query his system, and that the camera Commissioner Smith had previously asked about is a City camera. Commissioner Smith asked the Chief to inspect the location, and the Chief agreed to check and report back.

Mayor West adjourned the meeting at 7:32 pm.