

MINUTES

Communications Media Technology City Commission Meeting

Monday, September 23rd, 2025, at 7:00 pm

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
Brian Williams, Vice-Mayor/ Commissioner Ward 3
Tamara Cornwell, Commissioner-at-Large 2
Sunshine Joiner, Commissioner, Ward 2
Harold Smith, Commissioner Ward 1
Scott Whitaker, Commissioner-at-Large 1

STAFF PRESENT IN CHAMBERS:

Jim Freeman, City Clerk
Marisa Powers, City Attorney
Mohammed Rayan, Public Works Director
Scott Tyler, Chief of Police
Rowena Young-Gopie, CRA Director (Not Present)
Jake Bibler, City Planner
Annie Jones, Executive Assistant

STAFF PRESENT ELECTRONICALLY:

Todd Williams, Information Technology (IT) Consultant

Chaplain Frank Brunner (State College of Florida & American Legion) delivered the invocation.

1. CALL THE CITY COMMISSION MEETING TO ORDER

Call to order, followed by a moment of silence and the Pledge of Allegiance.

Swearing-in of all persons intending to address City Commission.

2. CITY COMMISSION AGENDA APPROVAL:

MOTION: Commissioner Joiner moved, Commissioner Whitaker seconded, and the motion carried 5-0 to approve September 23rd, 2025, City Commission Agenda.

3. Palmetto High School Proclamation moved to next meeting.

4. PUBLIC COMMENT

Public Comment- Sophie Botel, a buyer under contract with the Masonic Lodge, requested a concrete date for the Mayor's signature on the settlement agreement. The City Attorney indicated that the settlement agreement needed to be revised based on previous commission discussions, specifically that the \$7,000 payment should be made within 30 days of the executed agreement, not contingent on the closing. Commissioner Smith requested a copy of the agreement being circulated. The discussion clarified that the commission wants the \$7,000 paid within 30 days and not contingent on the closing of the property sale. The City Attorney will provide a copy of the agreement and the email from the Masonic Lodge attorney prior to the last meeting and will work with Masonic Lodge to get them to agree to the terms.

Public Comment- Mr. Frank Reuter wanted to extend an invitation to everyone to come out to "Coffee with a Cop" event in partnership with the Palmetto PD on Friday from 7:30 AM to 9:30 AM at 10th Street Coffee. Crime Stoppers will be providing free coffee to the first 50 customers at the event.

Public Comment - North River Community Market: Karen Hodge, manager of the North River Community Market, announced its grand opening on September 14th and invited everyone to attend future markets, which will be held on the first Sunday of every month (except Easter) from November to June at the Palmetto Marriott. The next market will be October 12th from 10 AM to 2 PM.

5. CONSENT AGENDA

- a.) Emergency Purchase- C Squared Repair of 24th Ave W Broken Sewer Main
- b.) Opioid Litigation- Settlement with Purdue Pharma LP. and the Sackler Family
- c.) Opioid Litigation- Settlement with Secondary Opioid Manufacturers
- d.) The Southern Group of Florida, Inc. Renewal
- e.) 1st Amendment to Waste Management Franchise Agreement

MOTION: Commissioner Joiner moved, Commissioner Whitaker seconded, and the motion carried 5-0 to approve September 23rd, 2025 City Commission Consent Agenda as presented by staff.

6. PUBLIC HEARING- RESOLUTION 2025-18 FY 2026 FINAL MILLAGE AND RESOLUTION 2025-19 FY 2026 FINAL BUDGET (J. FREEMAN)

Mayor West opened the Public Hearing at 7:31 pm on both resolutions.

The Mayor discussed the following:

- 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.

The City proposes a millage of 5.9671 per \$1,000 taxable value, 0.24% greater than the rollback rate. Taxable value: \$1,632,709,336 (9.08% increase). Overall budget: \$50,838,663 (15.4% increase). General budget: \$20,606,896. Increase attributed to enterprise funds, capital expenditures, and personnel costs.

Mayor West closed the Public Hearing at 7:35 pm.

a.) RESOLUTION 2025-18: FY 2026 FINAL MILLAGE (Resolution was read in its entirety)

MOTION: Commissioner Joiner moved, Commissioner Whitaker seconded, and the motion carried 5-0 to adopt Resolution 2025-18 FY 2026 Final Millage.

b.) RESOLUTION 2025-19: FY 2026 FINAL BUDGET (Resolution was read in its entirety)

MOTION: Commissioner Joiner moved, Commissioner Whitaker seconded, and the motion carried 5-0 to adopt the Resolution 2025-19 FY 2026 Final Budget.

7. PUBLIC HEARING- ORDINANCE 2025-09: REZONE FOR TURNKEY HOUSES (J.BIBLER)

AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA REZONING APPROXIMATELY 0.32+/- ACRES OF PROPERTY GENERALLY LOCATED AT 2700 10th ST W, PALMETTO, FLORIDA, FROM RS-3 SINGLE FAMILY RESIDENTIAL ZONING TO CITY RS-4 SINGLE FAMILY RESIDENTIAL ZONING, AND AS MORE PARTICULARLY DESCRIBED IN THIS ORDINANCE: PROVIDING FOR SEVERABILITY, AND AN EFFECTIVE DATE.

Mayor West opened the public hearing at 7:38 pm.

Mr. Bibler provided an overview of the request to rezone from RS-3 to RS-4. Both zoning categories are for single family residential, but RS-4 has smaller lot sizes (5,000 sq. ft) and smaller lot widths of 50 ft. in comparison to RS-3. The applicant intends to rezone and split the lots in order to build another single-family home of the split parcel. Mr. Bibler said the proposed rezone is consistent with surrounding areas and the comp plan.

Kyle Grimes with Grimes Galvano law firm representing the applicant, Turnkey Houses, and Steve Marveli, manager. His client purchased the property to clean it up and try to get it to take it back to the original plated lots of two lots instead of one.

Mayor West closed the Public Hearing at 7:47 pm.

Mr. Williams asked about a fence inside the property. Mr. Bibler clarified that the line he was referring to is an easement line not a fence.

Commissioner Cornwell wanted to confirm access to property and setback requirements from the driveway. The applicant stated the new lot after the split would be accessed off 10th Ave West or via a cross-access easement off of 27th Ave West.

MOTION: Commissioner Joiner moved, Commissioner Williams seconded, that based

on the information and testimony provided, the request to rezone the subject parcel from RS- 3 Single-family residential to RS- 4 Single-family residential to be consistent with the policies and intent of the Comprehensive Plan, I hereby move to approve Ordinance No. 2025-09 carried 5-0.

8. PUBLIC HEARING- ORDINANCE 2025-10: AMENDING SUBDIVISION REQUIREMENTS AND PROCEDURES (J.BIBLER)

AN ORDINANCE OF THE CITY COMMISSION OF PALMETTO, FLORIDA AMENDING CHAPTER 26 OF THE PALMETTO CODE OF ORDINANCES REGARD THE REQUIRING FOR AND PROCESSING OF SUBDIVISION PLATS; FINDING THE AMENDMENTS BE CONSISTENT WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor West opened the public hearing at 7:56 pm.

Attorney Powers summarized that legislative changes in Chapter 177 eliminated elected official approval of subdivision plats and imposed time limits on plat application review. The changes designate the Director of Public Works as the staff member responsible for reviewing and approving subdivision plats administratively. The code now reflects a seven-day notification period for application deficiencies and a 180-day review period for the final application. Other changes include extending preliminary plat approval from one year to two years. Changes were made to allow for specific approvals for plat modifications when variances are not appropriate. Ms. Powers emphasized that most of the changes ensure compliance with state law.

Mayor West Closed the public hearing at 7:59 pm.

Commissioner Williams also questioned the reason for extending preliminary approval to two years. Mr. Bibler said developments sometimes take time.

Attorney Powers stated she will make two typo changes to the title block. Those changes were "regard" to "regarding" and insert the word "to" be.

Commissioner Cornwell expressed some concern with the Public Works director approving Plats without Commission knowledge. Mr. Bibler clarified the Commission will still see a rezone, GDP and site plan. Currently, after final site plan the plat comes to Commission for approval. This change would only allow the Public Works Director to approve the Plat if it was consistent with the final GDP which was approved by the Commission. If it varies then it must still come back to Commission.

MOTION: Commissioner Whitaker moved, Commissioner Joiner seconded, and the motion carried 5-0 to Adopt Ordinance 2025-10 Amending Subdivision Requirements and Procedures.

9. AUGUST CHECK REGISTER (Informational Only)

COMMENTS:

10. DEPARTMENT HEADS' COMMENTS

Mr. Rayan – Provided updates on 10th Avenue Complete Street Project- Proposals from engineering are under evaluation. He anticipates final approval to take place sometime in November. Mr. Rayn gave an update on the FDEP consent order. They approved the proposed in-kind projects we submitted to the FDEP. These projects include generators at lift stations, hardening of the WWTP to prevent water intrusion and ammonia dosing. Ward 1 phase 3 waiting on FPL for electricity for the lift station.

Mr. Freeman stated that he had nothing else to report. He thanked the Commission for the budget and those resolutions. He is looking forward to the new year starting.

Chief Tyler Comments had no comments.

Ms. Powers had no comments or updates.

11. MAYOR'S REPORT:

- a. He attended youth soccer league at Blackstone Park and clothing distribution event at Sutton Park.
- b. This Saturday there is high school band event from 9 AM-3 PM in the high school parking lot.
- c. Veolia could not attend tonight regarding the WWTP, but he is available to speak with Commissioners on September 30th.
- d. Discussion of concerns regarding pickleball court noise at the new park on 14th Avenue. He has received some concerns from a few residents about the noise from pickleball. The Mayor is suggesting to flip the pickleball courts and the tennis courts to mitigate noise concerns. As a result, the pickleball will be on the north side of 10th Ave. near the Armory (current site of tennis and pickleball courts)
- e. The CRA Director requested to add the appointment of Mr. John Sidor to the CRA Advisory Board. Commissioners Cornwell asked if this is the only board he sits on. Mayor West said he is on the Charter review committee. Mr. Williams moved and Commissioner Smith seconded to appoint Mr. Sidor to the CRA Advisory Board, and the motion carried 5-0.

12. COMMISSIONERS' COMMENTS

Commissioner Whitaker discussed noise concerns related to pickleball courts and was glad we made the change to mitigate noise.

Commissioner Williams liked switching the courts as discussed above. He asked if the CRA could meet twice a month instead of once a month. He asked about the purchasing threshold for the Mayor as it pertains to CRA projects and whether it comes to the Commission. Ms. Powers clarified that the Mayor can approve contracts up to \$100,000 and the CRA follows City policy. His suggestion would require a change to the City Code.

Commissioner Joiner asked how many pickleball courts there would be with the new design and the status of the Christmas lights. Mayor West said there would be 8 courts. Mr.

Freeman stated lights will be ordered later this week. Mr. Rayan mentioned we are working on the power on each light pole to ensure they work.

Commissioner Cornwell asked about the lights are still out on the green bridge and it's been almost a year. Asked staff to provide an update at future meeting. She also asked about having a discussion on a future workshop about the Bradenton EDC.

13. ADJOURNMENT-Mayor West adjourned the meeting at 8:41 pm.

MINUTES APPROVED: NOVEMBER 17, 2025

JAMES R. FREEMAN

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CITY CLERK