

## Minutes

# Communications Media Technology City Commission Meeting

Monday, October 6, 2025, at 7:00 pm

**THIS COMMISSION MEETING WILL BE CONDUCTED UTILIZING COMMUNICATIONS MEDIA TECHNOLOGY**

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  
Cassi Bailey, Deputy City Clerk(Absent)  
Rowena Young-Gopie, CRA Director (Absent)  
Ed Johnson, Assistant CRA Director  
Jake Bibler, City Planner  
Annie Jones, Executive Assistant

### **STAFF PRESENT ELECTRONICALLY:**

Todd Williams, Information Technology (IT) Consultant

## **COMMISSION MEMBERS**

- 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

### **1. CALL THE CITY COMMISSION MEETING TO ORDER**

A moment of silence and Reverend Joey Mims led in prayer followed by the Pledge of Allegiance.

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

Mayor West recognized the Palmetto High School Class of 1976 with a Proclamation. Ms. Karla Brogden accepted. This is the 50-year anniversary of the state 2A football championship and other achievements that year. Several alumni were present. Mayor West took a five-minute recess.

Additional members planning to speak were sworn in.

## **2. CITY COMMISSION AGENDA APPROVAL**

**MOTION: Commissioner Joiner moved, Commissioner Whitaker seconded, and the motion carried 5-0 to approve October 6<sup>th</sup>, 2025, City Commission Agenda.**

## **3. PUBLIC COMMENT**

No public comments and none online

## **4. CONSENT AGENDA**

**MOTION: Commissioner Cornwell moved, Commissioner Joiner seconded, and the motion carried 5-0 to approve October 6<sup>th</sup>, 2025, City Consent Agenda.**

## **5. PUBLIC HEARING ORDINANCE 2025-07 (PA 2024-01) COMPREHENSIVE PLAN MAP AMENDMENT FOR HABITAT FOR HUMANITY (J. BIBLER)**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PALMETTO, FLORIDA, AMENDING ORDINANCE 2010-01, AS AMENDED; TO APPROVE AN AMENDMENT TO THE FUTURE LAND USE MAP TO CHANGE A +/- 1.86 ACRE PARCEL, FROM GENERAL COMMERCIAL (GCOM) TO PLANNED COMMUNITY (PC) FOR A PARCEL OF LAND LOCATED GENERALLY AT 903 11th STREET WEST, PALMETTO, FLORIDA; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

OPEN PUBLIC HEARING- No public comments

**MOTION: Commissioner Cornwell moved, Commissioner Joiner seconded, and the motion carried 5-0 to continue the public hearing on Ordinance 2025-07 (PA 2024-01) to November 17th, 2025, City Commission 7 pm meeting.**

## **6. PUBLIC HEARING ORDINANCE 2025-08 (RZ 2024-01) REZONE FOR HABITAT FOR HUMANITY (J. BIBLER)**

AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA REZONING APPROXIMATELY 1.86+/- ACRES OF PROPERTY GENERALLY LOCATED AT 903 11th ST W, PALMETTO, FLORIDA, FROM CITY ZONING CG (BUSINESS AND LIGHT COMMERCIAL) TO CITY ZONING PD-H (PLANNED DEVELOPMENT-HOUSING), AND AS MORE PARTICULARLY DESCRIBED IN THIS ORDINANCE; PROVIDING FOR SEVERABILITY, AND AN EFFECTIVE DATE. (MANATEE COUNTY HABITAT FOR HUMANITY, INC.)

OPEN PUBLIC HEARING: No Public Comments

**MOTION: Commissioner Cornwell moved, Commissioner Joiner seconded, and the motion carried 5-0, to continue the public hearing on Ordinance 2025-08 (RZ 2024-01) to November 17th, 2025, City Commission 7pm meeting.**

**7. PUBLIC HEARING ORDINANCE 2025-11 GENERAL DEVELOPMENT PLAN FOR HABITAT FOR HUMANITY (J. BIBLER)**

AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA APPROVING A GENERAL DEVELOPMENT PLAN WITH CONDITIONS AND SPECIFIC APPROVALS LOCATED ON APPROXIMATELY 1.86+/- ACRES OF PROPERTY GENERALLY LOCATED AT 903 11th ST W, PALMETTO, FLORIDA, AND AS MORE PARTICULARLY DESCRIBED IN THIS ORDINANCE: PROVIDING FOR SEVERABILITY, AND AN EFFECTIVE DATE. (MANATEE COUNTY HABITAT FOR HUMANITY, INC.)

OPEN PUBLIC HEARING- No public comments

**MOTION: Commissioner Cornwell moved, Commissioner Williams seconded, and the motion carried 5-0 to continue the public hearing on Ordinance 2025-11 to November 17th, 2025, City Commission 7pm meeting.**

**RECESS THE CITY COMMISSION MEETING AT 7:25 PM TO OPEN THE OCTOBER 6, 2025 CRA BOARD MEETING**

**RECONVENED THE CITY COMMISSION MEETING**

**COMMENTS:**

**8. DEPARTMENT HEADS' COMMENTS**

Mr. Rayan updated Commission on light receptacles on 8<sup>th</sup> Ave. A contractor has been hired to fix the receptacles for the holiday lights. Also, FDOT has been contacted to replace the 4 poles that were destroyed by the Hurricane.

Ward one Phase three construction is progressing along. He anticipates a completion date of March 2026.

10<sup>th</sup> avenue street scape project – The City has received three responses from design firms/engineers. We are going through the interview process, and a recommendation will be submitted to FDOT and eventually the City Commission for approval. This project is 100% funded by FDOT.

8<sup>th</sup> Ave and 10<sup>th</sup> Street turning lanes are moving forward. We are working with CVS to try and obtain the necessary ROW for the turn lane. We are waiting for a response from CVS. This must also go to FDOT and the City received 1.75M as part of an appropriation from the State.

Mr. Freeman stated the City received four appropriations from the State. One was on the agenda tonight. The other three are \$1.75 M for turn lane at 8<sup>th</sup> Ave and 10<sup>th</sup> St., \$1 M for I&I, and \$2 M for the injection well. The new holiday lights have been ordered and should arrive mid-November. There is a mix of fixtures which include 8 seahorses for the Riverside area. The Gray development project is moving forward. Two items remain for due diligence, the lease agreement and also the tile issue to remove the deed restriction is progressing along. The Altier project representatives (property south of the new PD) submitted their GDP and planning is reviewing. Staff will bring back the unsolicited proposal for the small stormwater pond at a future meeting.

Chief Tyler had no comments or updates

Ms. Powers stated the Masonic Lodge and City are at a stalemate and cannot agree on the agreement. Masonic Lodge's attorney wants payment contingent upon the closing of the deal versus 30 days per Commission instruction.

Commissioner Smith asked if they are asking to pay the City \$7 K at closing. Ms. Powers confirmed yes, but her understanding is Commission wants it within 30 days regardless of closing. She will bring it back to the next meeting for discussion.

## **9. Mayor's Report:**

600 8th Avenue Acquisition:

The city initially offered \$5.2 million for the property at 600 8th Avenue, including outparcels and the property across the road.

The sellers countered with \$5.725 million, excluding the property across the road.

Commissioner Whitaker asked if the City could back out at any time during due diligence. Staff stated yes if we cancel within the original due diligence period. Commissioner suggested countering with the \$5.725 with the additional lot across the street in the offer.

Concerns were raised about the value of the removed property, potential mold issues, and the terms of existing leases.

Commissioner Cornwell proposed a counteroffer of \$5.4 million, including the property, to show good faith.

Commissioner Smith stated the property is too old and suggested buying vacant land in CRA. Commission Whitaker agreed but said the CSX property should be pursued in parallel with this property.

Mr. Freeman confirmed the consensus was to counter with an offer of \$5.4 million for the property, including the previously removed lot.

The Mayor reported on successful events held on Saturday, including the opening of Eleanor's, a plant sale at fairgrounds, and Oktoberfest at the Palmetto Marriott.

## **10. COMMISSIONERS' COMMENTS**

- Commissioner Willams asked how the Charter Review Committee is doing. Mayor West reported that the Charter Review Committee had its second meeting last week. Ms. Powers stated the committee is reviewing the charter to the Commission at a future workshop. He asked about the Haben roundabout statute. Mr. Johnson stated they are planning to install a statute at US 301 and 7<sup>th</sup> Street instead. He asked about the block wall by the roundabout at Haben. Mayor West stated staff are looking at alternative materials for the wall. Mr. Freeman reported they hoped to bring the Gray parking lease to the workshop on the 20<sup>th</sup>. There is an option to extend the timeline by two weeks if needed to give the Commission time to review. Commissioner Williams asked about the EDC discussion and staff will follow up with the Mayor for scheduling.
- Commissioner Joiner enjoyed having the Palmetto High Class of 1976 present.
- Commissioner Cornwell: thanked Mr. Rayan for the comprehensive update.

## **11. ADJOURNMENT** The Meeting ended at 9:37 PM on October 06, 2025.

MINUTES APPROVED: DECEMBER 1, 2025

*JAMES R. FREEMAN*

JAMES R. FREEMAN

CITY CLERK