

**MINUTES  
CITY COMMISSION MEETING  
NOVEMBER 17, 2025  
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  
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  
Mark Barnebey, City Attorney  
Mohammed Rayan, Public Works Director  
Scott Tyler, Chief of Police  
Rowena Young-Gopie, CRA Director  
Cassi Bailey, Deputy City Clerk  
Jake Bibler, City Planner

**STAFF PRESENT ELECTRONICALLY:**

Todd Williams, Information Technology (IT) Consultant

**\*\* THE AGENDA WAS REVISED ON 11/13/2025 TO REMOVE ITEM 4G. AS IT WAS A DUPLICATE OF LEGAL INVOICES. THE NEW ITEM 4G. WAS REVISED TO UPDATE THE RESOLUTION TO INCLUDE ATTACHMENT "A". \*\***

1. Mayor West called the meeting to order at 7:02 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 November 17, 2025 City Commission Agenda with the removal of item 4d.

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3. PUBLIC COMMENT

Peyton Hoey spoke regarding Breonte Johnson Davis.

Alan Coleman spoke regarding Tropic Isles.

John Vetter spoke regarding the whole property at Tropic Isles.

4. CONSENT AGENDA

a. Minutes: 09/23/2025

b. Legal Invoices

c. 2026 Meeting Dates

d. Special Function Permit: Whoville Under the Stars **(REMOVED)**

e. Special Function Permit: Desoto's 2026 Grand Parade

f. Palmetto's Mobile Home Club Reduction of Fines

g. Resolution 2025-28 FY 2025 Budget Amendment **(REVISED)**

**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., 4b., and 4e.**

Item 4c. was pulled for discussion by Commissioner Cornwell. She expressed wanting to change the March meeting dates, as the 2<sup>nd</sup> meeting is the first day of spring break. She suggested moving both meetings back a week to March 9<sup>th</sup> and March 23<sup>rd</sup>. The Commissioners also discussed alternative dates for the second meeting in December. Commissioner Cornwell didn't want to have a meeting on December 21<sup>st</sup>. Commissioner Smith suggested removing the second meeting in December. Commissioner Whitaker suggested moving the July meeting from July 27<sup>th</sup> to July 20<sup>th</sup>. Mr. Freeman explained the reason for scheduling the meeting later in July.

**Meeting Changes:**

**March 9<sup>th</sup> and March 23<sup>rd</sup>**

**July 20<sup>th</sup>**

**December 7<sup>th</sup> meeting only**

**MOTION: Commissioner Cornwell moved, Commissioner Joiner seconded, and the motion carried 5-0 to approve item 4c. with the changes as discussed.**

Item 4f. was pulled for discussion by Commissioner Cornwell. She asked what the City's hard costs were. Mr. Rayan answered that there weren't any hard costs. Mr. Bowman said the Mobile Home Club has been great to work with. The previous owner was the one who abandoned the property and it became infested with rats.

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**MOTION: Commissioner Cornwell moved to reduce the fine to \$0, Commissioner Smith seconded.**

Commissioner Williams asked if they are selling the property. Mr. Bowman was not sure. Mr. Barnebey clarified this would authorize the City to release the lien on the property.

**The motion carried 5-0.**

Item 4g. was pulled for discussion by Commissioner Cornwell. She questioned what these specific hurricane reimbursements were for. Mr. Freeman answered most were related to debris cleanup for hurricanes Milton and Helene. This budget amendment is just to true up these funds.

**MOTION: Commissioner Cornwell moved, Commissioner Joiner seconded, and the motion carried 5-0 item 4g.**

**5. CONTINUATION OF PUBLIC HEARING: ORDINANCE 2025-07 COMPREHENSIVE PLAN MAP: HABITAT FOR HUMANITY**

THIS ITEM WAS CONTINUED FROM OCTOBER 6, 2025

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.

**All three public hearings (items 5, 6 and 7) were discussed at the same time. They were all continued from October 6, 2025. Mr. Bibler, City Planner, presented a PowerPoint, which was included in the agenda. The Planning and Zoning Board originally denied recommending this project. The applicant made modifications to their application since then. Staff proposed stipulating no street parking to their recommendation. Mr. Bibler further detailed staff's pros and cons for the proposed developments.**

Bernie Quinn, CEO of Manatee County Habitat for Humanity, presented their project, which was made part of the minutes.

Catherine Coil, with Boggs Engineering, went on to provide further details of the project.

Commissioner Smith questioned the mortgage. They answered that it's a 0% interest fixed mortgage. Mr. Quinn went on to say that they guarantee that their mortgage combined with their HOA fees, taxes and insurance won't be more than 30% of the homeowner's gross income. There are two parking spaces per unit. Commissioner Smith said the project looked good to him.

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Commissioner Williams asked where other people would park if all the spaces were full. Habitat said it can be part of the HOA requirements to address no street parking. He questioned street lighting. Ms. Coil answered that they will work with FPL to add ample lighting. That will all be addressed in the development plan. In other Habitat neighborhoods, they've had problems with no one paying HOA fees. He questioned how they are going to force people to pay the HOA fees in this development. This property is going to be set up differently. They are working to get any bad situations out and put good homeowners into these homes. They have procedures in place to enforce foreclosures or buy back these homes if the homeowners aren't fulfilling their agreements with Habitat for Humanity. Mr. Quinn also verified that these houses can't be used as rentals. Commissioner Williams isn't in favor of rezoning a commercial area. He went on to ask if they are seeking any CRA funding. No, they're not seeking any CRA funding.

Commissioner Whitaker asked about a law allowing commercial vehicles to be allowed to park in HOA's. Mr. Barnebey wasn't aware of that particular law. Mr. Bibler said that he believes that was for right of ways, this is related to private roads. They went on to discuss zoning and adequate lighting and the importance of street lighting. They confirmed that the HOA can't be dis-banned. Commissioner Whitaker asked if there was a possibility of city employees being able to live there or a priority being given to police officers, fire fighters, city employees, first responders, teachers, county workers, etc.

Mr. Barnebey said he would be hesitant to put anything formal in the agreement, which would be contract zoning, which would be illegal.

Mr. Barnebey noted that this site might be eligible for the Live Local Act, which they may want to keep in mind. It could come back to the City, but not the Commission. The Live Local Act was further discussed.

Commissioner Smith thinks this would be great for the City. After 30 years, even when you own your home, the HOA stays forever; in perpetuity. Commissioner Smith thinks this project would be great for our community and for first responders and teachers.

Commissioner Joiner asked how far in advance people could apply. Mr. Quinn explained the process and how they already have a waiting list for houses.

Ched Manausa spoke on behalf of the Board of Habitat for Humanity regarding the project.

Mr. Rayan asked about the HOA and if a private company was going to oversee the property management. One of their staff members is going to take on an advisory role over the HOA's. Mr. Rayan also noted that being a private road, they can deny access to law enforcement if there's not an agreement in place. Ms. Coil spoke on their intent to have a public transportation and utility access easement. She also noted a 2024 state statute that mandates HOA training.

Peyton Hoey questioned school bus pick up in this area.

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Betty Sailes Rhodes noted the townhouses are being built within 2 miles of the schools so there probably wouldn't be a bus, so they would have to walk to the local schools.

Catherine Coil reiterated they agreed with staff's stipulation of no on street parking.

*Mayor west closed the public hearings at 8:46 pm.*

Commissioner Williams questioned the Live Local Act. He's worried this will be the same situation as the other Habitat for Humanity neighborhood.

Commissioner Whitaker asked if they could put stipulations for their HOA to be absolved. They are required to have an HOA. Commissioner Whitaker thinks they need to trust everything they've been presented with tonight and move forward.

**MOTION:**                    **Commissioner Whitaker moved, Commissioner Joiner seconded, and the motion carried 5-0 based on the information and testimony provided, I find the request for a Small-Scale Comprehensive Plan Map Amendment for the parcel at 903 11th Street West to be consistent with the policies and intent of the Comprehensive Plan. I hereby move to approve PA2024-01/Ord. 2025-07.**

6.     CONTINUATION OF PUBLIC HEARING: ORDINANCE 2025-08 REZONE HABITAT FOR HUMANITY  
THIS ITEM WAS CONTINUED FROM OCTOBER 6, 2025

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.)

**MOTION:**                    **Commissioner Whitaker moved, Commissioner Joiner seconded, and the motion carried 5-0 based on the information and testimony provided, I find the request for a rezone to Planned Development Housing on the parcel at 903 11th Street West to be consistent with the policies and intent of the Comprehensive Plan and to meet the requirements in the Code for Planned Developments. I hereby move to approve RZ2024-01/Ord. 2025-08.**

7. CONTINUATION OF PUBLIC HEARING: ORDINANCE 2025-11 GENERAL DEVELOPMENT PLAN HABITAT FOR HUMANITY

THIS ITEM WAS CONTINUED FROM OCTOBER 6, 2025

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.)

**MOTION:** **Commissioner Whitaker moved, Commissioner Joiner seconded, and the motion carried 5-0 based on the information and testimony provided, I find the request to approve a General Development Plan for 20 Single-Family Attached dwellings on the parcel at 903 11th Street West to be consistent with the policies and intent of the Comprehensive Plan and to meet the requirements in the Code for Planned Developments. I hereby move to approve Ord. 2025-11.**

8. UNSOLICITED PROPOSAL (J.FREEMAN)

PURCHASE OF A .37-ACRE PORTION OF PARCEL 2700200159/818 10TH AVE WEST FOR SURFACE LEVEL PARKING AND STORMWATER RETENTION

Mr. Freeman summarized the history of this item. The Commission previously approved the sale of approximately four acres to Brad Baker at the October 21, 2024, Commission meeting. On May 19, 2025, the City received an unsolicited offer from Brad Baker to purchase an additional approximately 0.37 acres located at the southeast corner of the Police Department property for \$91,500. The parcel is intended for a vaulted stormwater facility to serve both the Palmetto Police Department and the proposed development on the previously approved four-acre parcel. Mr. Baker and his representatives discussed the need for this additional property at Commission meetings on February 24, 2025, and April 7, 2025. In response to the offer, the City complied with Section 255.065, Florida Statutes, by advertising the proposed sale once a week for two weeks and allowing at least 21 days for competing offers, with notices published in the Bradenton Herald on October 26 and November 2, 2025, and in the Florida Administrative Register over three weeks between mid-October and early November.

**MOTION:** **Commissioner Williams moved, Commissioner Joiner seconded, and the motion carried 5-0 to approve the unsolicited offer from Brad Baker to purchase .37 acres at the southeast corner of 818 10th Ave West, Parcel ID 2700200159 currently being used for the Police Department stormwater retention for \$91,500 and**

**authorize the City attorney to draft a purchase and sale agreement for future approval by the City Commission.**

9. SEPTEMBER CHECK REGISTER (Informational Only)

10. OCTOBER CHECK REGISTER (Informational Only)

COMMENTS:

11. DEPARTMENT HEADS' COMMENTS

Mr. Rayan formally announced that the City was awarded \$19,166,503 from the State Revolving Fund with 100% principal forgiveness. Additionally, the City received the maximum grant funding allotted in Southwest Florida for the expansion of the WWTP.

Mr. Rayan will invite the engineers to come to the second meeting in December to go over the details at the workshop. The money from the grant has to be spent by 2031.

Mr. Freeman noted one of the appropriations we received last year for the I&I work throughout the City was for \$1 million. We received those funds after the agenda deadline. He said without objection, the Mayor will sign the budget amendment and it will be on the 12/1/25 agenda to ratify the budget amendment.

Mr. Barnebey noted that now that they have rezoned the Habitat for Humanity property it doesn't qualify for the Live Local Act. Which gives us better protection.

12. MAYOR'S REPORT

Farm City week started last Friday, November 14<sup>th</sup>.

The Palmetto High School Tigers won their football game on Friday. They have another playoff game this week on Friday, November 21<sup>st</sup>.

December 11<sup>th</sup> is the City's employee appreciation luncheon at the fairgrounds.

Happy Thanksgiving to everyone!

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13. COMMISSIONERS' COMMENTS

Commissioner Williams opined that the mishap with the MLK Playground needs to fall on the CRA to pay to complete. Mr. Barnebey confirmed there is no legal reason they can't pay for it.

Commissioner Williams emphasized his opposition to the cost of the Women's Club project. He asked for an update on ReEnvision. He strongly stressed his desire to have a copy of all the presentations ahead of the meetings.

Commissioner Joiner congratulated the CRA for all they have accomplished. She also asked if the Christmas lights were on the way. Mr. Freeman said they should arrive this week.

Mayor West adjourned the meeting at 9:36 pm.

MINUTES APPROVED: FEBRUARY 23, 2026

***JAMES R. FREEMAN***

JAMES R. FREEMAN

CITY CLERK