

**MINUTES**  
**CITY COMMISSION MEETING**  
**DECEMBER 15, 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 (Not Present)  
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  
Cassi Bailey, Deputy City Clerk  
Jake Bibler, City Planner  
Todd Williams, Information Technology (IT) Consultant

1. Mayor West called the meeting to order at 7:00 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 Whitaker moved, Commissioner Joiner seconded, and the motion carried 4-0 to approve the December 15, 2025 City Commission Agenda.**

3. PUBLIC COMMENT

Jerry Parrish spoke in favor of the Juvenile Curfew Ordinance.

Pastor Dexter McDonald spoke in favor of the Juvenile Curfew Ordinance.

Peyton Hoey spoke against the Juvenile Curfew.

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Tracey Washington spoke against the Juvenile Curfew.

John Murrell spoke in favor of the Juvenile Curfew Ordinance.

Sheldon Jones spoke via Zoom against the Juvenile Curfew.

Leo Gonzalez spoke via Zoom against the Juvenile Curfew.

Alan Kim spoke via Zoom against the Juvenile Curfew.

4. CONSENT AGENDA

- a. Minutes: 10/06/2025
- b. Resolution 2025-31: Charter Review Committee Appointment
- c. Temporary Use Permit: Cirque Italia
- d. Floodproofing
- e. Board Appointments
- f. Appointments to Outside Organizations
- g. Minor Modification of an Approved General Development Plan
- h. City Legal Invoices
- i. Installation of Fence at Regatta Pointe by Saafe Harbor Marina

**MOTION: Commissioner Cornwell moved, Commissioner Joiner seconded, and the motion carried 4-0 to approve the Consent Agenda as presented by staff with the removal of 4g.**

Item 4g. was removed for discussion by Commissioner Cornwell. Mr. Bibler gave an overview of what was being requested by the applicant. They're asking to transfer 700 square feet from parcel 3 to parcel 2. This is part of the overall general development plan for the Palmetto Marriott. Commissioner Cornwell wished she had a greater description of where parcel 1, 2, and 3 are located.

**MOTION: Commissioner Cornwell moved, Commissioner Williams seconded, and the motion carried 4-0 to approve item 4g.**

5. FIRST READING: ORDINANCE 2025-13 ADOPTION OF MANATEE COUNTY'S JUVENILE CURFEW ORDINANCE (S. TYLER)

AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA, REGARDING ESTABLISHING A LOCAL CURFEW FOR JUVENILES; INCORPORATING BY REFERENCE SECTIONS 877.20-877.25, FLORIDA STATUTES; AMENDING CHAPTER 20, ARTICLE 1, DIVISION 1 OF THE CITY OF PALMETTO CODE OF ORDINANCES TO CREATE CHAPTER 20 TO CREATE SECTIONS 20-5 AND 20-6; MAKING CERTAIN FINDINGS; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Chief Tyler explained his request to adopt Manatee County's Ordinance which was recently passed but hasn't

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yet been codified. He also clarified it is not for children riding in a car. He referenced a document stating the rules, which were made part of the minutes. The county adopted the ordinance on 11/18/25.

Commissioner Cornwell wished it would have come to a Workshop before the First Reading. She has a lot of knowledge she would like to put towards this. She wants to have a workshop before this moves forward.

Commissioner Williams doesn't want to wait and have Palmetto be the last one to adopt this and have all the teenagers come to Palmetto.

Commissioner Cornwell reiterated that she has a lot of questions she wants answered before this moves forward. Chief Tyler said a lot of the activities she mentioned would be exempted.

They agreed they can move forward with the first reading and not advertise for the public hearing until commission approves staff to do so, after they've had further discussions at a workshop.

**MOTION: Commissioner Whitaker moved, Commissioner Joiner seconded, and the motion carried 4-0 to approve the First Reading of Ordinance 2025-13 and direct staff to advertise for the appropriate public hearings.**

Omar Edwards spoke in favor of the Juvenile Curfew Ordinance.

6. CONDITIONAL USE- 2025-02 PUBLIC HEARING: JET MOBILE PARK (J.BIBLER)

*Mayor West opened the Public Hearing at 7:42 pm.*

Mr. Bibler presented a Power Point, which was included in the agenda. Staff recommended the following stipulations, RV use shall not be permitted in the portion of the subject site that is zoned RM-6, between Tennessee Street and Illinois Street. The Planning and Zoning Board recommended approval of this item.

The applicant requested approval to allow additional Recreational Vehicles (RVs) within Jet Mobile Home Park. Discussions focused primarily on safety concerns, particularly storm preparedness and how quickly RVs could be moved if severe weather approached. The applicant indicated that vehicles could be relocated when necessary, and the Commissioners discussed having procedures in place for emergencies, including maintaining extra keys and potentially requiring liability waivers.

Questions were raised about the CHHA map and the specific parcel involved. It was noted that the lots already have utilities installed, and building permits—rather than full site plans—would likely be required.

Ms. Powers clarified that this is a private application and cannot be forced into a workshop. If the Commission is not ready to decide, the public hearing can be continued to a future meeting.

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Commissioners also discussed the types of RVs and mobile homes permitted and how to handle situations where an owner leaves an RV behind before a storm. The need for a clear emergency response system was emphasized.

*Mayor West closed the Public Hearing at 8:18 pm.*

**MOTION:**                    **Commissioner Williams moved, Commissioner Joiner seconded, and the motion carried 4-0 based on the information and testimony provided, I find the requested conditional use permit for travel and transient trailers to allow for Recreational Vehicles at the subject parcel to be compliant with Section 6-14, Zoning Code, and consistent with the standards for a conditional use under Article XV, Zoning Code, and move to approve Conditional Use 25-0002 with stipulations.**

7. GRAY PROPERTY GROUP, LLC 4th AMENDMENT TO PURCHASE AND SALE AGREEMENT (M. POWERS and J. FREEMAN)

Ms. Powers explained the reason for the 4<sup>th</sup> amendment. Nick Gray was present to provide an update on the project's progress. A copy of the Power Point was included in the minutes. There was a typo in the contract. It should read January 2026.

He is hopeful this will be the last extension of the parking agreement with the City.

He needs to get the "buy in" with some of the neighbors, like Safe Harbor Marina.

Commissioner Williams asked if he had had any conversations with the church to use their parking. No, he hasn't yet. Commissioner Williams opined they need to have that conversation sometime soon.

Mr. Freeman noted this lease is extending through the second meeting in January. They are going to bring it to a workshop before moving forward.

Commissioner Cornwell really likes the aesthetic changes he's made. It looks great.

They all agreed.

**MOTION:**                    **Commissioner Whitaker moved, Commissioner Williams seconded, and the motion carried 4-0 to approve the Fourth Amendment to Agreement of Purchase and Sale and Development dated March 12, 2025 between the City of Palmetto and Gray Property Group, LLC and authorize the Mayor to execute the same.**

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8. NOVEMBER CHECK REGISTER (Informational Only)

COMMENTS:

9. DEPARTMENT HEADS' COMMENTS

Ms. Young shared that they received a closure order from the Florida Department of Environmental Protection (FDEP) for the old Slicks site remediation. It comes with a few restrictions. FDEP will provide a full report with their findings. The CRA closed on the 8<sup>th</sup> Ave parcel today. They are hoping to put a retail option on that parcel. They have contractors on standby to do the asbestos abatement for that site, then to do demolition. She went on to say they are moving forward with other projects, such as Aliter's TIF agreement, Mosaic and ReEnvision updates. Ms. Young wished everyone Happy Holidays.

Mr. Rayan reported that there was a 5,000-gallon spill at the WWTP, which was contained immediately and reported to the state and DEP. They had their second meeting with Kimley Horn to discuss the design of 10<sup>th</sup> Avenue Complete Street. They are moving forward with 8<sup>th</sup> Avenue and 10<sup>th</sup> Street turn lanes. Other projects going on throughout the City are Ward 1 Phase III, lift station upgrades, and smoke testing.

Mr. Freeman said the audio/microphone upgrade should take place at the end of January. He also brought to the Commissions attention an advertising error that effected (5) Ordinances. We went through our normal processes and forwarded the advertisements to the Bradenton Herald. However, they advertised in the Miami Herald instead of the Bradenton Herald. Therefore, we will need to re-advertise in our local paper and re-do the public hearings. These Ordinances have already been approved, per legal, the expectation would be to go through the motions and re-approve the items. Mr. Freeman also noted that City offices will be closed December 24-26<sup>th</sup> for the Christmas holiday, also January 1<sup>st</sup> the following week.

Chief Tyler shared that they had "Shop with a Cop" last Friday and bought gifts for around 40 kids.

Ms. Powers spoke on an Ordinance they are working on regarding unsolicited proposals and establishing a fee. It will come to a Workshop in January. Happy Holidays to everyone.

10. MAYOR'S REPORT

Mayor West said movie in the park on December 5<sup>th</sup> was great. Karl and Brandon did a great job.

The Employee Appreciation Luncheon was wonderful. Thank you to all those who donated.

Wreaths Across America was this past Saturday.

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Sunday night he attended an event at MSA for the Father's House.

Mayor's Feed the Hungry at Mt. Carmel is on December 23<sup>rd</sup>.

The Governor has closed State offices on Friday, January 2<sup>nd</sup>, 2026.

**MOTION: Commissioner Whitaker moved, Commissioner Joiner seconded, and the motion carried 4-0 to close City offices Friday, January 2<sup>nd</sup>, 2026.**

11. COMMISSIONERS' COMMENTS

Commissioner Cornwell asked what the theme of the fair is this year. The 250<sup>th</sup> celebration of America. She wants to put a little bit of discussion on each agenda for the 4<sup>th</sup> of July. She requested the mobile home workshops be scheduled in the evenings or on Saturdays.

Commissioner Joiner went to the EDC luncheon and introduced one of the speakers.

Commissioner Williams said the Employee Appreciation Luncheon was wonderful.

Commissioner Whitaker really enjoyed the Employee Appreciation Luncheon. He also went to the Build-a-Bed event at the Elks Lodge to help build beds for kids who don't have them.

Mayor West adjourned the meeting at 9:05 pm.

MINUTES APPROVED: MARCH 9, 2026

***JAMES R. FREEMAN***

JAMES R. FREEMAN  
CITY CLERK