



City of  
**PALMETTO**  
Florida

# Communications Media Technology City Commission Meeting

Monday, August 25, 2025 at 7:00 pm

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

To access the "ZOOM" City Commission meeting that begins August 25, 2025 you have the following options:

### Call in using a telephone

You may access the meeting from your phone by dialing **1 646 876 9923**. When the **Meeting ID** is requested, enter **835 3966 7014** followed by the # key. When asked for the participant ID, press the # key.

If you are charged long distance charges by your landline carrier, please contact Cassi Bailey at 941.723.4570, for an alternative method.

### Access via ZOOM Application

Download the "ZOOM Client Meetings" to your computer, laptop, smartphone or tablet by visiting [Zoom Download](#)

Once downloaded, please click on this link: [August 25, 2025 City Commission Meeting](#)

ZOOM website can be accessed on laptop, desktop computer, smartphone or tablet.

**For public comment instructions, please read below under the public comment section of the Agenda**

## PLEDGE OF PUBLIC CONDUCT

*We may disagree, but we will be respectful to one another. We will direct all comments to issues. We will avoid personal attacks.*

**516 8th Avenue West Palmetto, FL 34221**

941.723.4570 [www.palmettofl.org](http://www.palmettofl.org)

### 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
- 

*Anyone wishing to speak before the City Commission or the CRA Board must complete the Speakers Card prior to the meeting, stating name, address and topic to be addressed. Speakers making public comment will be sworn-in. All comments will be limited to two minutes.*

### **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**

ACTION REQUEST: Motion to approve the August 25, 2025 City Commission Agenda.

### **3. PUBLIC COMMENT**

Public Comment: Comments shall be limited to two minutes. Matters shall be limited to non-public hearing items on the current agenda or items related to City matters requested under a future Commission agenda, if appropriate.

#### **a. PUBLIC COMMENT PRIOR TO THE MEETING**

You may provide written comments, evidence, and/or written testimony by emailing the City Clerk no later than August 25, 2025 at 12:00 NOON at [jfreeman@palmettofl.org](mailto:jfreeman@palmettofl.org) or by regular mail at PO Box 1209 Palmetto, FL 34220. Provide your full name and address. Your comments will be made part of the official Minutes.

#### **b. PUBLIC COMMENT VIA TELEPHONE INTO ZOOM MEETING**

If you would like to speak during the public comment portions of the Agenda, please press \* 9 on your phone to activate the "raise hand" feature and \*6 to unmute on Zoom. The meeting administrator will call upon people in the order their hands are raised. Public comments are limited to two (2) minutes.

#### **c. PUBLIC COMMENT IF USING ZOOM APPLICATION ON LAPTOP, COMPUTER, SMARTPHONE OR TABLET**

There is a "raise your hand" feature when you click on the participants section at the bottom of the screen. In that section you will see a hand with "raise your hand". Click on that and your hand will be raised for the meeting administrator to call upon you during the appropriate public comment portions of the meeting. Commenters will be called upon in the order their hands are

raised. As always, public comments are limited to two (2) minutes.

**d. PUBLIC COMMENT IN THE COMMISSION CHAMBERS**

Public comment will be available in person and must be limited to two (2) minutes.

**4. CONSENT AGENDA**

ACTION REQUEST: Motion to approve the Consent Agenda as presented by staff.

- a. ) Minutes: 07/21/25, 08/04/25, 08/06/25
- b. ) Contract For 4th of July Event Planning
- c. ) Contract For Multicultural Festival Event Planning
- d. ) Memorandum of Agreement (MOA) 287(g) Task Force Model with the United States Immigration and Customs Enforcement (ICE)
- e. ) Special Function Permit- NRFD Open House
- f. ) Special Function Permit- FBC Fall Festival
- g. ) Special Function Permit- Dr. MLK Parade
- h. ) Resolution 2025-08: Budget Amendment FDEP Adaptation Grant – 25PLN19
- i. ) Resolution 2025-13: Approving the Continued Existence of the Palmetto Community Redevelopment Agency Beyond September 30, 2039
- j. ) Surplus City Hall Equipment

**5. AGRICULTURAL MUSEUM ADDITION**

ACTION REQUEST: I move to approve the Manatee County Agricultural Museum, Inc. request to place a storage shed on the City-owned Historical Park property, West of the current Ag Museum and subject to approval from the Building Department and Planning Department that the proposed structure complies with all City codes.

**6. WWTP EXPANSION (M.RAYAN)**

This item was discussed at the 4:30 pm Workshop

ACTION REQUEST: Motion to approve moving forward with planning the expansion of the Wastewater Treatment Plant (WWTP) using Aerobic Granular System (AGS) and Alternative 3 as presented in the attached Facility Plan prepared by Wade Trim and authorize the Mayor and City staff to sign the Work Assignment with Wade Trim to prepare the implementation planning to include identification of near-term improvements, development of an implementation schedule, project phasing, and capital improvement planning not to exceed \$50,000.

**7. PUBLIC HEARING: ORDINANCE 2025-06 AMENDING THE SIGN CODE**

AN ORDINANCE OF THE CITY OF PALMETTO FLORIDA, AMENDING CHAPTER 3, ARTICLE III, SECTION 3-62 TO AMEND LANGUAGE RELATING TO SPECIFIC APPROVALS AND REMOVE PROVISIONS RELOCATED TO ANOTHER SECTION; SECTION 3-63 TO REMOVE PROVISION RELOCATED TO ANOTHER SECTION; SECTION 3-65 TO CORRECT A SCRIVENER'S ERROR AND ADD RELOCATED SECTION RELATING TO PROHIBITED SIGNS AND VEHICLE AND TRAILER SIGNS; SECTION 3-66 TO AMEND LANGUAGE RELATING TO SANDWICH BOARDS AND ADD ADDITIONAL PROVISIONS RELATING TO SIGNS EXEMPT FROM PERMIT REQUIREMENTS; SECTION 3-67 TO AMEND LANGUAGE RELATING TO TEMPORARY SIGNS BY PERMIT AND TO REMOVE PROVISIONS RELOCATED TO ANOTHER SECTION; SECTION 3-68 TO AMEND LANGUAGE RELATING TO WALL SIGN SETBACKS AND TO ADD A TABLE RELATING TO SETBACK REQUIREMENTS; SECTION 3-73 TO REMOVE LANGUAGE

RELATING TO RETURNING SIGNS REMOVED BY THE CITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

PUBLIC HEARING WAS OPENED AT THE 08/04/2025 COMMISSION MEETING.

CLOSE PUBLIC HEARING

ACTION REQUEST: Motion to approve Ordinance 2025-06, amending language to Chapter 3, Article III, as presented by staff.

**8. PUBLIC HEARING: CONDITIONAL USE NO. 2025-01 17TH ST OPEN STORAGE**

OPEN PUBLIC HEARING

CLOSE PUBLIC HEARING

ACTION REQUEST:

POTENTIAL MOTION FOR APPROVAL: Based on the information and testimony provided, I find the requested conditional use permit for Open storage on a parcel in CHI Heavy Commercial and Light Industrial zoning district to be compliant with the Code of Ordinances and consistent with the standards for a conditional use under Article XV, Zoning Code. I hereby move to approve Conditional Use Permit 2025-01.

POTENTIAL MOTION FOR DENIAL: Based on the information and testimony provided, I find the requested conditional use permit for Open storage on a parcel in CHI Heavy Commercial and Light Industrial zoning district to not be compliant with the Code of Ordinances and inconsistent with the standards for a conditional use under Article XV, Zoning Code. I hereby move to deny Conditional Use Permit 2025-01.

**9. FIRST READING: ORDINANCE 2025-07 COMPREHENSIVE PLAN MAP AMENDMENT FOR HABITAT FOR HUMANITY**

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.

ACTION REQUEST: Motion to approve the First Reading of Ordinance 2025-07 and direct staff to

schedule the appropriate public hearings.

**10. FIRST READING: ORDINANCE 2025-08 REZONE FOR HABITAT FOR HUMANITY**

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.)

ACTION REQUEST: Motion to approve the First Reading of Ordinance 2025-08 and direct staff to schedule the appropriate public hearings.

**11. FIRST READING: ORDINANCE 2025-11 GENERAL DEVELOPMENT PLAN FOR HABITAT FOR HUMANITY**

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.)

ACTION REQUEST: Motion to approve the First Reading of Ordinance 2025-11 and direct staff to schedule the appropriate public hearings.

**12. FIRST READING: ORDINANCE 2025-09 REZONE FOR TURNKEY HOUSES**

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.

ACTION REQUEST: Motion to approve the First Reading of Ordinance 2025-09 and direct staff to schedule the appropriate public hearings.

**13. FIRST READING: ORDINANCE 2025-10 AMENDING SUBDIVISION REQUIREMENTS AND PROCEDURES**

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.

ACTION REQUEST: Motion to approve the First Reading of Ordinance 2025-10 and direct Staff to schedule the appropriate public hearings.

**14. JULY CHECK REGISTER (INFORMATIONAL ONLY)**

**RECESS THE CITY COMMISSION MEETING TO OPEN THE AUGUST 25,  
2025 SPECIAL CRA BOARD MEETING**

**RECONVENE THE CITY COMMISSION MEETING**

**15. PURCHASE AND SALE AGREEMENT BETWEEN PALMETTO CITY OF PALMETTO AND G&L ALLIANCE LLC FOR 1620 8TH AVE W PID-2624600009 & 725 17TH ST W PID-2625600109 AND RESOLUTION 2025-15 BUDGET AMENDMENT FOR THE PURCHASE AND SALE AGREEMENT**

ACTION REQUEST: Motion to approve or deny the contract for the purchase of the parcels, a budget resolution to transfer \$800,000 to the CRA's land account to complete the purchase transaction, and authorize the Mayor to execute this contract, any extensions, and all documents necessary to effectuate the purchase of the property.

**16. SECOND AMENDMENT TO AGREEMENT OF PURCHASE AND SALE AND DEVELOPMENT OF THE PROPERTY (GRAY PROPERTIES)**

ACTION REQUEST: Motion to approve the Second Amendment to Agreement of Purchase and Sale and Development of the Property and authorize the Mayor to execute the same.

**COMMENTS:**

**17. DEPARTMENT HEADS' COMMENTS**

**18. MAYOR'S REPORT**

**19. COMMISSIONERS' COMMENTS**

**20. ADJOURNMENT**

If any person desires to appeal any decision of the City Commission, CRA Board, or of any board of the City, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (FS 286.0105).

The City of Palmetto does not discriminate on the basis of race, color, national origin, sex religion, age, marital status or handicapped status in employment or in the provision of services.

Handicapped individuals may receive special accommodation in services on forty-eight hours notice (FS 286.26). Anyone requiring reasonable accommodation for this meeting as provided for in the American with Disabilities Act should contact the City Clerk by telephone at 941-723-4570, fax 941-723-4576 or email [jfreeman@palmettofl.org](mailto:jfreeman@palmettofl.org) or [cbailey@palmettofl.org](mailto:cbailey@palmettofl.org).