

BOARD OF COUNTY COMMISSIONERS

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MANATEE COUNTY, FLORIDA

Dr. Scott Hopes, County Administrator
William E. Clague, County Attorney

Manatee County Administration Building
Honorable Patricia M. Glass Chambers, First Floor
1112 Manatee Avenue West, Bradenton
9:00 AM or as soon thereafter as may be heard -
June 17, 2021

**Board of County Commissioners
Agenda and Notice of Public Meeting
June 17, 2021 - Land Use Meeting**

This meeting can be viewed live on www.mymanatee.org/mga and on Manatee Government Access (MGA) Spectrum channel 644, Verizon channel 30, and Comcast channel 20.

Written comments can be submitted at www.mymanatee.org/comment by **Friday, June 11, at 2 p.m.** Be sure to include your name and submit your remarks by the meeting deadline. Commissioners may not receive your comments before the meeting if the form is submitted after the deadline.

During the meeting, comments may be delivered in person in the Honorable Patricia M. Glass Chambers at the Manatee County Administration Building, 1112 Manatee Avenue West, Bradenton.

For Citizens Comments (Consideration for future agenda items) only the public can offer comments by phone by dialing 1-888-788-0099 or 1-877-853-5247. Enter Meeting ID Number **837 5009 8997** (followed by #).

Dial-in Instructions:

- Dial one of the zoom numbers and enter the Meeting ID number: **837 5009 8997** (followed by #)
- There are no participant IDs, please press (#)
- You will be placed into the call on mute
- (*) 9 to raise hand
- (*) 6 to unmute

A. CALL TO ORDER

B. INVOCATION (The Commission does not endorse the religious beliefs of any speaker.)

Invocation led by Commissioner Satcher

C. PLEDGE OF ALLEGIANCE

D. ANNOUNCEMENTS

E. CITIZEN COMMENTS (Consideration for Future Agenda Items - 30 Minute Time Limit)

Each person will be limited to three (3) minutes. If the thirty (30) minute time period has been exhausted, the Board will entertain any remaining

comments near the end of the meeting with the same three (3) minute per person time limitation.

Citizens Comments (Consideration for Future Agenda Items)

F. REPORTS

Building and Development Services

- 1. **Code Enforcement Volunteer sign removal program NA**

G. ADVERTISED PUBLIC HEARINGS (Presentations Upon Request)

Administrator

- 2. **Approval and Execution of LDA-20-01 Local Development Agreement for Lennar Homes, LLC and IA Manatee, LLC – PLN2007-0071 - Quasi Judicial Soto**

H. ADVERTISED PUBLIC HEARINGS (Presentation Scheduled)

Building and Development Services

- 3. **LDCT-20-03/ORDINANCE 21-11 (f.k.a. ORD. 20-15) – COUNTY INITIATED LAND DEVELOPMENT CODE TEXT AMENDMENT/ACCESSORY DWELLING UNITS (ADUs) PLN2002-0090 - LEGISLATIVE - BILL O'SHEA, PRINCIPAL PLANNER**
 AMENDMENT TO THE LAND DEVELOPMENT CODE BY AMENDING CHAPTER 2, DEFINITIONS TO PROVIDE DEFINITIONS FOR “ACCESSORY DWELLING UNIT (ADU)” AND “OBSCURE GLASS”; AMENDING CHAPTER 4, ZONING BY ADDING “ACCESSORY DWELLING UNIT” AS A USE IN SPECIFIED ZONING DISTRICTS IN SECTION 401.2, SCHEDULE OF USES TABLE 4-1 – USES IN AGRICULTURAL AND RESIDENTIAL DISTRICTS; TABLE 4-12 - SCHEDULE OF USES FOR PLANNED DEVELOPMENT (PD) DISTRICTS; TO AMEND SECTION 401.3. – BULK AND DIMENSIONAL REGULATIONS, TO PROHIBIT OUTDOOR STAIRWAYS ASSOCIATED WITH ADUS FROM ENCROACHING INTO THE ZONING DISTRICT STANDARD SETBACKS OR FROM BEING LOCATED ON THE REAR OF THE ADU; AND BY ADDING LANGUAGE TO SECTION 403.132, WHITFIELD RESIDENTIAL OVERLAY DISTRICT, TO PROHIBIT THE CONSTRUCTION OF AN ADU; AMENDING CHAPTER 5 – PART II - STANDARDS FOR ACCESSORY USES AND STRUCTURES, TO CREATE A NEW SECTION 511.18 – ACCESSORY DWELLING UNITS (ADUs), TO PROVIDE DEVELOPMENT STANDARDS AND GUIDELINES FOR ACCESSORY DWELLING UNITS; PROHIBITING ADUS IN THE BAYSHORE GARDENS PARK AND RECREATION DISTRICT AND ADDING MAP 5.1 DEPICTING THE BOUNDARIES OF THE DISTRICT; PROVIDING THAT ACCESSORY DWELLING UNITS SHALL NOT BE CONSIDERED DWELLING UNITS FOR DENSITY CALCULATIONS; AMENDING SECTION 531.32.C.1, MOBILE HOMES, MOBILE HOME SUBDIVISIONS, AND MOBILE HOME PARKS TO EXEMPT MOBILE HOMES USED AS ACCESSORY DWELLING UNITS FROM CERTAIN MOBILE HOME

STANDARDS; AMENDING CHAPTER 10, TRANSPORTATION MANAGEMENT; SECTION 1005, OFF-STREET PARKING; RATIOS, TO ADDRESS PARKING REQUIREMENTS FOR ACCESSORY DWELLING UNITS. **Schenk**

I. REGULAR

Administrator

- 4. **LDCT-20-03/ORDINANCE 21-11 (f.k.a. ORD. 20-15) – COUNTY INITIATED LAND DEVELOPMENT CODE TEXT AMENDMENT/ACCESSORY DWELLING UNITS (ADUs) PLN2002-0090 - Legislative - Request to hold the second public hearing prior to 5:00 p.m.**

J. ADVERTISED PUBLIC HEARINGS (Presentation Scheduled)

Building and Development Services

- 5. **PA-18-05 / ORDINANCE 21-15 ELLENTON COVE - LARGE SCALE COMPREHENSIVE PLAN MAP AMENDMENT - PLN1803-0014 - DEO21-02 ESR - LEGISLATIVE - CHARLES ANDREWS, SENIOR PLANNER, AICP, CNU-A**
Adoption of a privately-initiated map amendment to the Future Land Use Map of the Future Land Use Element to designate specific real property generally located on the south side of Mendoza Road (37th Street East) and west of Interstate-75 (I-75) at 5005 37th Street East, Palmetto, FL, in Manatee County, from the RES-3 (Residential-3 dwelling unit/acre) Future Land Use Classification (80.82± acres) to the RES-6 (Residential-6 dwelling unit/acre) (30.0 ± acres) and RES-9 (Residential-9 dwelling unit/acre) (50.82 ± acres) Future Land Use Classifications. **Morris**
- 6. **Z-20-12 – SRP DEVELOPMENTS LLC/ PALMETTO INDUSTRIAL PARK-SRP DEVELOPMENTS LLC (OWNER) PLN2008-0038 - QUASI-JUDICIAL - KEVIN OATMAN, PLANNER I**
A rezone of approximately 38.32 acres from (A-1) Agricultural Suburban to the (LM) Light Manufacturing zoning district for property is generally located north of 17th Street East commonly known as Memphis Road, and south of 21st Street East, approximately 1,200 feet east of US Hwy 41, Palmetto. **Morris**
- 7. **PDC-20-22(P) – CASTO–ELLENTON / NORTH RIVER VILLAGE RESTAURANT – CASTO NORTH RIVER II, LLC – PLN2011-0049 - QUASI-JUDICIAL - JAIME ELBERT, PLANNER II**
A Preliminary Site Plan for a 2,325 square foot restaurant with a drive-through along with associated parking and infrastructure; on an approximately 1-acre site generally located east of I-75 along US 301 North in the North River Village Shopping Center and is commonly known as 6020 US 301 North, Ellenton. **Soto**
- 8. **PDMU-19-16(Z)(G) – RYE RANCH, LLC / RYE RANCH – RYE RANCH, LLC(Owner) – PLN1908-0066 - QUASI-JUDICIAL - MARSHALL ROBINSON, SENIOR PLANNER**

A rezone of approximately 1,368.539 acres from A/NCO (General Agriculture/North Central Overlay District) to the PDMU/NCO (Planned Development Mixed Use) zoning district, retaining the North Central Overlay District; generally located along the south side of Rutland Road (C.R. 675) and east of Rye Road in Parrish (Manatee County); approving a General Development Plan (Large Project) for 3,500 residential units (single-family detached, single-family semi-detached, single-family attached and multi-family), up to 300,000 square feet of commercial space, up to 20,000 square feet for Public Use Facility; and approving a Schedule of Prohibited and Permitted Uses, as voluntarily proffered by the applicant and attached as Exhibit "B". **Soto**

- K. CITIZEN COMMENTS (Continuation of Consideration for Future Agenda Items, if Needed)**
- L. COUNTY ATTORNEY COMMENTS**
- M. COUNTY ADMINISTRATOR COMMENTS**
- N. COMMISSIONER COMMENTS**
- O. ADJOURN**

The Board of County Commissioners of Manatee County, Florida, does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions including one's access to, participation in, employment with, or treatment in its programs or activities. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act (ADA), or assistance with accessing any of these documents, should contact Carmine DeMilio at (941) 792-8784 Ext. 8203 or carmine.demilio@mymanatee.org.

The Board of County Commissioners of Manatee County and the Manatee County Port Authority may elect not to convene, if no business is scheduled; however, each reserves the right to take action on any matter during its meeting, including items not set forth within this agenda. The Chair of each governing body at his/her option may take business out of order if he/she determines that such a change in the schedule will expedite the business of the governing body.

All public comment on quasi-judicial agenda items is required to be under oath and must occur at a duly noticed public hearing. The Citizens' Comments portion of the agenda is not an advertised public hearing, and no comments on quasi-judicial agenda items are authorized during the Citizens' Comments portion of the agenda.

PUBLIC NOTICE: According to Florida Statutes, Section 286.0105, any person desiring to appeal any decision made by the Board of County Commissioners (or the other entities that are meeting) with respect to any matter considered at said public hearing/meeting will need a record of the proceedings, and for such purposes may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based.