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Manatee County Government Administrative Building  
Commission Chambers, First Floor  
9:00 a.m. - December 10, 2015

**December 10, 2015 - Planning Commission Meeting**

WORKSESSION CALLED TO ORDER (Bill Conerly, Chairman)

MEETING CALLED TO ORDER

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS

Items Scheduled for Time Certain

1. [9:00 am Item 6 - Ordinance 16-03 Educational Facilities Impact Fee Update](#)

Minutes for Approval

2. [November 12, 2015 Minutes for Approval](#)

CITIZEN COMMENTS

CONSENT AGENDA

Building and Development Services Department

3. [PDR-15-12\(P\) – STONECREEK HOMES, LLC/RINASCITA PHASE II - DTS# 20150230 - MEPS #454 - Quasi-Judicial - Stephanie Moreland](#) \* Schenk

Attachment: [Maps - Zonning, FLU, and Aerials - Rinascita Phase II - PDR-15-12.pdf](#)

Attachment: [Special and Specific Apporval - Rinascita Phase II - PDR-15-12\(P\).pdf](#)

Attachment: [Copy of Newspaper Advertising - Rinascita Phase II - PDR-15-12\(P\) - Bradenton Herald - 12-10-15 PC.pdf](#)

Attachment: [Copy of Newspaper Advertising - Rinascita Phase II - PDR-15-12\(P\) - Sarasota Herald Tribune - 12-10-15 PC.pdf](#)

Attachment: [Letter from Emergency Managment - Rinascita Phase II.pdf](#)

Attachment: [Traffic Impact Statement - Rinascita Phase II - PDR-15-12](#)

[\(P\) .pdf](#)

Attachment: [Preliminary Site Plan - Rinascita Phase II - PDR-15-12\(P\).pdf](#)

Attachment: [Staff Report- Rinascita Phase II - PDR-15-12\(P\) - DTS20150230.pdf](#)

Attachment: [Public Comment Letter - Rinascita Phase II .pdf](#)

REGULAR

Building and Development Services Department

4. [PA-15-02 / ORDINANCE 15-32 MANASARA CORP/TENNESSEE STREET PROPERTY, LLC - Legislative - Margaret Tusing](#) \* Schenk

Attachment: [Maps - Zoning, FLU, and Aerials - Oasis at University - PA-15-02.pdf](#)

Attachment: [Copy of Newspaper Advertising - The Oasis at University - Plan Amendment - PA-15-02 - Ord 15-32 - Sarasota Herald Tribune - 12-10-15 PC.pdf](#)

Attachment: [Copy of Newspaper Advertising - The Oasis at University - Plan Amendment - PA15-02 - Ordinance 15-32 - Bradenton Herald 12-10-15 PC.pdf](#)

Attachment: [Backup Data and Analysis - Oasis Comprehensive Plan Amendment - Oasis at University - PA-15-02.pdf](#)

Attachment: [School Report - Oasis at University - PA-15-02 - Ord. 15-32 - DTS20150243.pdf](#)

Attachment: [Traffic Impact Statement with Approval Letter - Oasis at Univeristy - PA-15-02.pdf](#)

Attachment: [Staff Report - Oasis at University - PA-15-02 \(121015 PC\).pdf](#)

5. [PDR-15-13\(Z\)\(P\) – MANASARA CORP / TENNESSEE STREET PROPERTY, LLC / THE OASIS AT UNIVERSITY - \(DTS #20150244\) - Quasi-Judicial - Margaret Tusing](#) \* Schenk

Attachment: [Maps - Zonning, FLU, and Aerials - Oasis at University - PDR-15-13.pdf](#)

Attachment: [Traffic Impact Analysis and Approval Letter -Oasis at Univeristy - PDR-15-13\(Z\)\(P\).pdf](#)

Attachment: [Copy of Newspaper Advertising - Oasis at University - PDR-15-13\(Z\)\(P\) - Sarasota Herald Tribune - 12-10-15 PC.pdf](#)

Attachment: [Copy of Newspaper Advertising - The Oasis at University PSP - PDR-15-13\(Z\)\(P\) - Bradenton Herald - 12-10-15 PC.pdf](#)

Attachment: [School Report - Oasis at University - PDR-15-13\(Z\)\(P\).pdf](#)

Attachment: [Height Analysis - Oasis at University - PRD-15-13\(Z\)\(P\).pdf](#)

Attachment: [Public Comments - Oasis at University - Manasara - PDR-15-13\(Z\)\(P\).pdf](#)

Attachment: [Preliminary Site Plan - Oasis at University -PDR-15-13\(Z\)\(P\) 12-01-2015.pdf](#)

Attachment: [Staff Report - Oasis at Univeristy - PDR-15-13\(Z\)\(P\).pdf](#)

Attachment: [Zoning Disclosure -Oasis at University - Manasara - PDR-15-13](#)

[\(Z\)\(P\).pdf](#)

Attachment: [Zoning Disclosure -Oasis at University - Picerne - PDR-15-13](#)

[\(Z\)\(P\).pdf](#)

Attachment: [Zoning Disclosure -Oasis at University - Tennessee - PDR-15-13](#)

[\(Z\)\(P\).pdf](#)

Attachment: [Renderings - Oasis at University - PRD-15-13\(Z\)\(P\).pdf](#)

6. [9:00 am - Time Certain - Ordinance 16-03 Educational Facilities Impact Fee Update](#)

\* Clague

Attachment: [Staff Report - SIFs PC 12-10-2015.pdf](#)

Attachment: [2015 School Impact Fees Update Ordinance v4 \(PC Clean with Fee Table\).pdf](#)

Attachment: [Phased School Impact Fee Table.pdf](#)

Attachment: [Exec SB RESOLUTION 15-08.pdf](#)

Attachment: [MCG-SB Executed Interlocal Agrmt.pdf](#)

Attachment: [Copy Ad - School IFs - Ord 16-03 - Brad Herald.pdf](#)

Attachment: [Copy Ad - School IFs - Ord 16-03 - SRQ Herald Trib.pdf](#)

Attachment: [Manatee County School Impact Fees 11 3 15.pdf](#)

7. [Election of 2016 Officers](#)

ADJOURN

The Planning Commission 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 Commission'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, should contact Kaycee Ellis at 742-5800; TDD ONLY 742-5802, wait 60 seconds; FAX 745-3790.

# MEMORANDUM



To: Nicole M. Knapp, Planning Section Manager  
From: Danielle Walker, Planning Tech II  
Date: **December 9, 2015**  
Subject: Agenda Update for the December 10, 2015 Planning Commission

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*THIS MEMO AND THE CHANGES INDICATED BELOW ARE REFLECTED IN THE ELECTRONIC AGENDA (E-AGENDA)*

**\*\* ITEM 2. Minutes for Approval – Remove from Agenda, put on agenda in error**

**ITEM 5. PDR-15-13(Z)(P) – Manasara Corp / Tennessee Street Property, LLC / The Oasis At University - (DTS #20150244) – Quasi-Judicial – Margaret Tusing**

This item will be continued to the April 14, 2016 Planning Commission Meeting

**ITEM 6. Ordinance 16-03 – educational facilities impact fees – legislative**

Additional Documents: Public Comment Letter and Slide Show Presentation

/dw

cc: Planning Commissioners – 7  
Clarke Davis, Transportation Planning Manager  
Tom Gerstenberger, Stormwater Engineering Division Manager  
Joel Christian, Environmental Review Manager  
Sarah Schenk, Assistant County Attorney  
William Clague, Deputy County Attorney  
Nicole Knapp, Planning Section Manager  
Bobby Jones, Development Review Specialist  
Margaret Tusing, Principal Planner  
Stephanie Moreland, Principal Planner  
Bobbi Roy, Planning Coordinator  
John Osborne, AICP Planning Official  
Board Records  
Counter Copy

**\*\*Minutes for November 12, 2015 were approved**

Building and Development Services  
Public Hearings  
1112 Manatee Avenue West, 4<sup>th</sup> Floor  
Phone number: (941)-748-4501

## Danielle Walker

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**From:** John Osborne  
**Sent:** Monday, December 07, 2015 2:57 PM  
**To:** Danielle Walker  
**Subject:** FW: Sharing fairly

Please make sure in PC public comment for impact fees

John Osborne, AICP  
Planning Official  
Manatee County Government  
Building & Development Services Department  
1112 Manatee Ave W  
Bradenton, FL 34205  
(941) 748-4501 x6825  
[John.Osborne@mymanatee.org](mailto:John.Osborne@mymanatee.org)

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**From:** Marianne Lopata  
**Sent:** Monday, December 07, 2015 2:51 PM  
**To:** John Osborne  
**Subject:** FW: Sharing fairly

**From:** David & Ruth Kraner [<mailto:drkraner@gte.net>]  
**Sent:** Friday, November 20, 2015 2:31 PM  
**To:** Larry Bustle; Yvonne Tryon; Charles Smith; Shirley Talley; John Chappie; Robin DiSabatino; Vanessa Baugh; Marianne Lopata; Carol Whitmore; Betsy Benac  
**Subject:** Sharing fairly

Dear Manatee County Commissioners,

Thank you for the opportunity to have had a few minutes to address the commission on your consideration of increases in impact **fees**. This is a long letter, to cover all that is pertinent to this issue, so I want to make my most important point up front.

You are the gate keepers for the School Boards attempt to raise impact fees and you will take some political heat for it no matter how you vote. **I want you to understand that what the school board is doing is asking for impact fees that will not be shared with roughly 10% of your constituents county wide, who are very active voters.** These are the parents of the nearly 4,000 students who attend Manatee Counties Public Charter Schools, that under the laws of the State are in every way public schools, with no tuition and open to all students.

2,000 of these students attend Manatee School for the Arts, where I am chairman. Our parents are very active, they know what is going on. They pay the current local sales tax add-on for capital outlay, yet their children do not share in the tax revenue and they are extremely angry about that. I promised to take up their cause and I have, but I expect you will hear from them soon too and at the next election, they have long

memories. **They expect you to insure that the School Board Shares any revenue you approve.**

Fees or taxes differ little in the mind of voters. It is, to them money they must send to government and that they don't have for their budgets. Sadly many will never hear the concerns you clearly expressed as to the burden that is to those of lower income in our community. Our parents know the difference between impact fees, property and sales taxes. They also do not trust the school board.

As Constitutional officers you are tasked with making tough decisions in finding the revenue to provide the numerous services the taxpayers expect, but sadly most tax payers forget they are paid for by them until the tax bill arrives. Each State is different in demographics and laws but there are things you may want to consider.

First lighter populated communities like Manatee County versus Sarasota often must accept lesser services and conveniences from government, or pay a much higher per-capita tax to support their initial and maintenance costs. At our waterfront vacation home in Maine property taxes are nearly four hundred percent the mill levy of Manatee County. This is due in no small part to the fact that Maine is so sparsely populated that there is only one area code for the entire state, 207! For those higher taxes we get no garbage or trash pickup, a volunteer fire department and our water and sewer are a private well and septic system! Manatee County is in another century by comparison.

As communities grow from small to large the residence pay to buy the land and construct roads, bridges, schools and parks, sewer and water projects. The accumulation of the infrastructure we have today took over a century and several generations of tax payers paying for it all to achieve. I have been contributing for over half a century. Those taxes hire policemen; buy police cars and build jails and court houses. Most of this (not hiring police) are capital expenses. Repairing the roads and the school buildings, bridges and sewers is not a capital expense and capital revenues from sources like impact fees cannot by law be used for these things. This massive century long growth of infrastructure comes with a heavy price of maintaining it all with operating funds. The larger the infrastructure the higher that cost is. It must be budgeted for if you do not want it to deteriorate. Previous boards have left you to do that heavy lifting.

One can see that those who have lived here for over half a century, as I, and many have, paid for many of these things when they were first purchased. Manatee Avenue and U.S. 41 were two lanes when I was a child. I-75 did not exist. There was one rickety wooden bridge to Anna Maria. There was no county wide water system or sanitary sewer system; there still is none like ours in Sarasota!

Previous Commissioners like Dan McClure had the foresight to see the water wars coming that would destroy the counties agriculture businesses and lack of sewers would damage our environment, water ways, and tourism, our two largest businesses.



Those who came later benefited from the items those of us who grew up here have paid for. Impact fees are a way of making newcomers, pay their share of the initial capital expenditures for all that is here they will enjoy and to fund their impact on the community to build the newly needed roads, schools, bridges, etc for them.

Without these impact fees we will have to live with an insufficient future infrastructure, or raise fees and taxes on those who have already paid to build these things in the first place to build more for the new development. You will be forced to raise other taxes and to diverting limited operating monies to just maintain the status quo. Do not feel bad. Most governments are good at building the bridges to the future; most fail to fund their upkeep. Think of it as buying a vacation home. The purchase price is only the first expense, and then begins the recurring tax payments and the upkeep. Over the life of the home those items often cost more than the original purchase price. So too does municipal upkeep.

You are all good people, trying to do the right thing. But you need to understated this and deal with it. Sadly you are only a small part of the tax burden, the taxpayers love to hate. Few people pay attention to their tax bills. I do! Few look at their city taxes, and most important the school taxes and its mega-budget. **The school board manages more revenue and collects more taxes than the Manatee County Commission, and every city in the county combined!** It costs as much, or often more, to educate a child from a family in a subsidized low income house as from a waterfront mansion. They and their families all use the same roads and hospitals. But the guy in the mansion not only pays his families tab, he

pays for several families. Middle class Manatee gets devastated. We will not solve poverty in this county by just subsidizing the poor. We will do it with better education and better higher paying jobs. Low income housing is a band-aid and a badge of failure, not compassion.

We cannot subsidize a bus ride at 1300% of what is collected in bus tickets when an Uber cab to a doctor, grocery store, or job would cost a quarter of that amount for the poor. Better yet a good higher paying job would pull people out of poverty so they could buy their own car. And no, the five people on a typical, largely empty bus, starting and stopping and belching diesel soot while slowing traffic is not taking people off the road nor aiding Al Gore's crusade. It is insane. How many do you know who ride the bus? I assume you know how much it all costs.

The Manatee County school board does not care about your problems, or the political heat you will take. They do not even want to try to keep the soon to expire extra sales tax for desperately needed capital outlay. They have determined that it will fail in a referendum in these politically hostile times.

A while back they asked me and the other charter schools to back the issue, and despite the malfeasance that put them in this fiscal mess, we were ready to back it with the votes from nearly four thousand charter school families. They had not shared any of that local revenue as Sarasota did with their charter schools. So all we asked was include us in the revenue you will get from taxing the parents of our students and we will reluctantly back a tax hike. I told them with our backing it was still a long shot on the sales tax, without it, it was doomed. The board and

superintendent seem to think it will be easier to let you take the taxpayer heat and do the dirty work for them by doing an impact fee first and offering it as a straw man to get the sales tax later. You will be needed, by law, to get their impact fees. You will be blamed for that part of the money you will not control. You will need all the support you can get to avoid a political nightmare next year.

I am asking you to let me help and to do several things.

**1. Insist that the School board commit in writing to share, on a per student basis, every dollar in capital money they collect from any new impact fees in return for your approval. You owe this to your constituents who have nearly four thousand students in total choice, tuition free, Florida public charter schools. In law we are in every way Florida public schools, we deserve fairness and equity.**

**2. Conditioned upon item one please approve the impact fees for the schools.**

3. Approve impact fees for the county and at least consider the 100% level. New roads are not free and every operating dollar you spend on new roads is a dollar you do not have to repair old roads.

**5. Allow me and others to offer you a long list of new revenue sources.**

6. Instruct staff to work more closely with our legislative representatives. I walked across the street to Senator Bill Galvano's office and spoke to his

secretary after I addressed you. I am told he will not personally be introducing, nor sponsoring bills, but his position can be very helpful to us and other counties to deal with the states attempt to shift the burden of revenue to the counties and cities and away from the state. Face it cutting taxes is far more fun than raising them and the state has the power to force it on you.

**Use our advantage at having a Senate President to leverage more authority to levy fees, and other sources of revenue.** If you don't you will find yourself in a situation of crumbling infrastructure, and angry taxpayers, and unlike the school board you will not have someone to bail you out.

**As to angry tax payers, they morph in to angry voters and I have never seen the electorate angrier.** Given nearly four thousand students in charter schools I work with, I have an email list approaching seven thousand voters. I can't tell them how to vote. But they expect me to inform them how the school board and county commissioners voted and leave it to them to decide if they and their children were treated fairly. With the same button that will send this email to each of you with one tap, I can send it to all of those voters. I would much rather tell them how proud I was that you stood up for them and did the right thing pushing the School board to be fair and share.

7. One final word. We are not Sarasota. Most of us do not want to be Sarasota. I could move there if I thought it was so great. Trust me even the sushi is better in Palmetto than Sarasota. Our demographics are

different. You really cannot do a one for one comparison without correcting for the demographics. We have a great community, you can make it better. Please do.

David R. Kraner

5311 Beacon Road

Palmetto FL 34221

(941) 722-8287



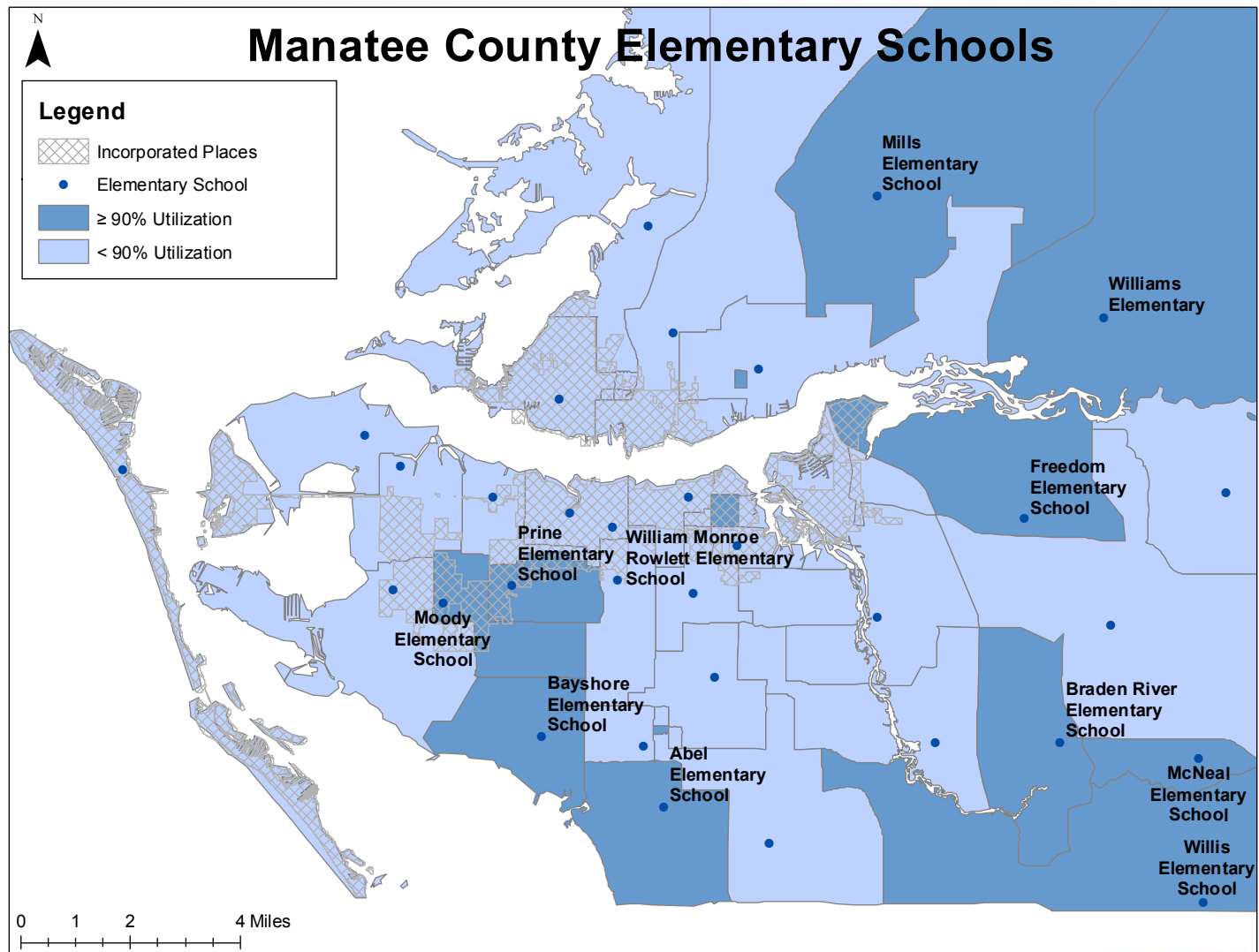
# School District of Manatee County

Planning Commission Presentation  
December 10, 2015

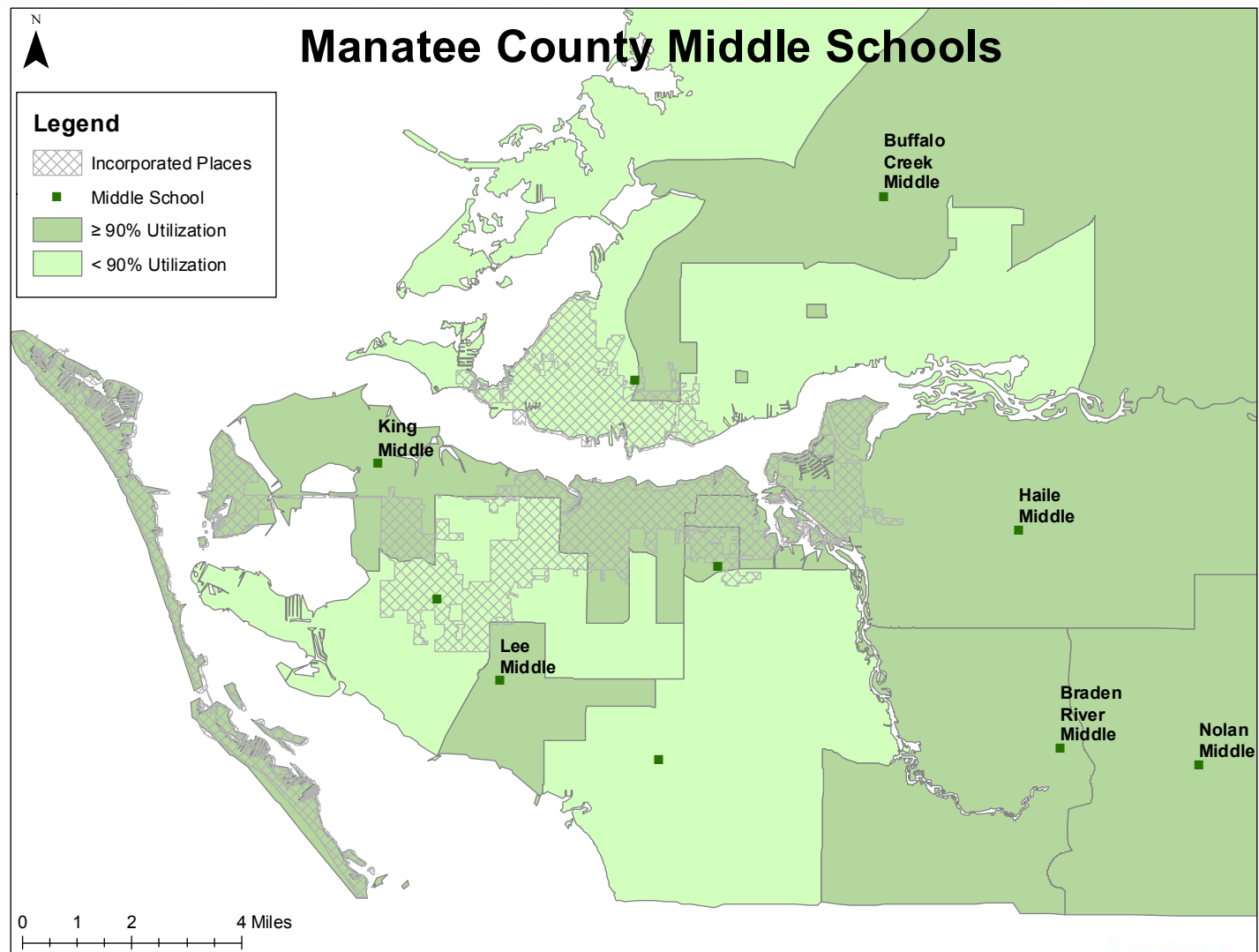
Bethesda, MD | 301.320.6900  
Bradenton, FL | 443.280.0723

**TischlerBise.com**

# Current Elementary School Utilization

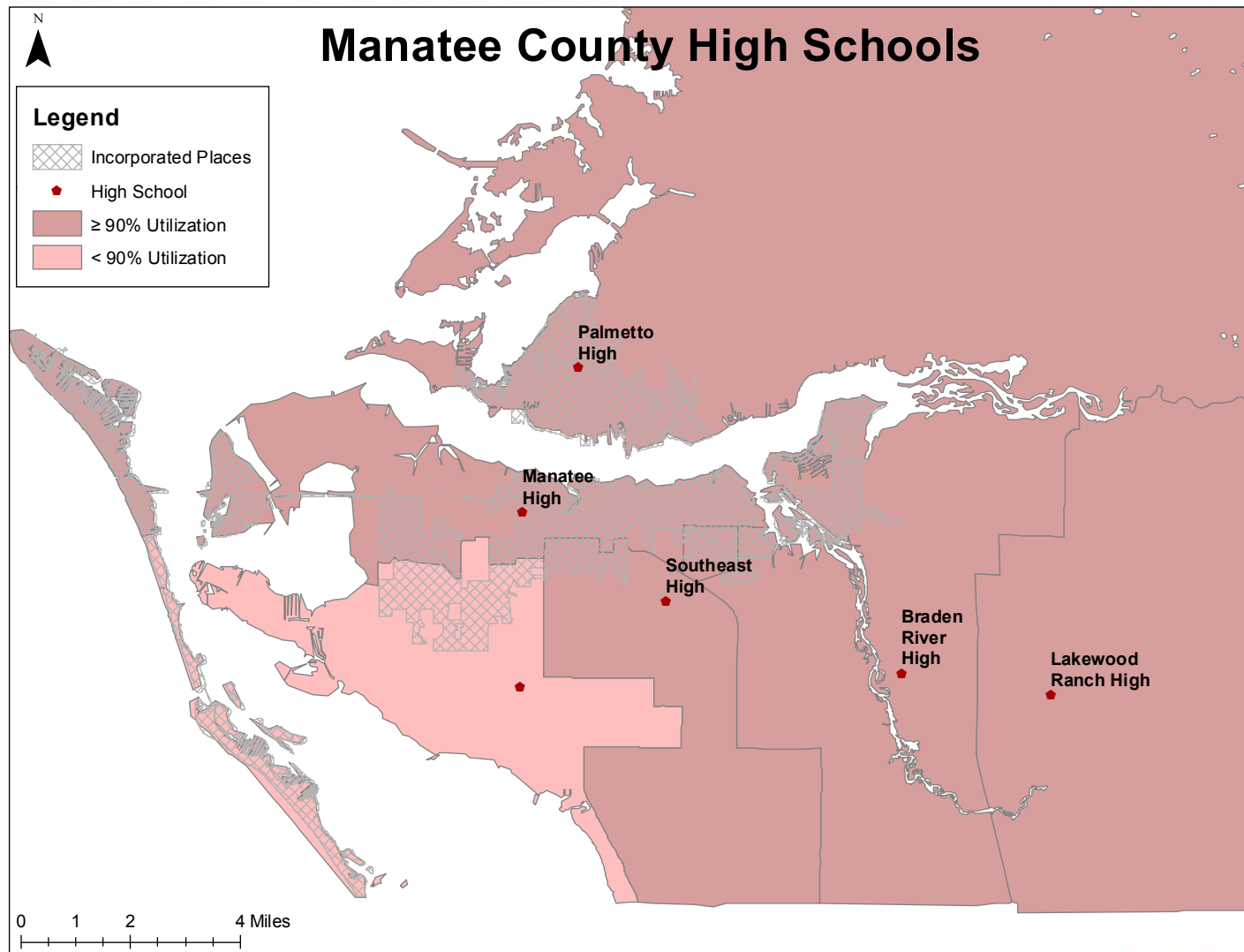


# Current Middle School Utilization





# Current High School Utilization



# Projected Enrollment

	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2025-2026	10-Year Change
<i>TischlerBise</i>	<i>Base Yr</i>	<i>1</i>	<i>2</i>	<i>3</i>	<i>4</i>	<i>5</i>	<i>10</i>	
Housing Units	185,509	188,146	190,784	193,421	196,058	198,726	212,016	26,506
Elementary		302	302	302	302	306	300	3,039
Middle		126	126	126	126	128	126	1,270
High		156	156	156	156	158	155	1,571
<b>TOTAL</b>		<b>585</b>	<b>585</b>	<b>585</b>	<b>585</b>	<b>592</b>	<b>581</b>	<b>5,881</b>

- Projections indicate need for significantly more student seats
- Approximately equal to:
  - » Four new elementary schools
  - » One new middle school
  - » One new high school
- Without additional student seats, capacity levels in 2026 are:
  - » Elementary: 97%
  - » Middle: 96%
  - » High: 113%



# Student Generation Rates

- Calculated using Manatee County data from U.S. Census Bureau 2013 ACS Public Use Micro-data Sample
  - » Rates derived from survey results calibrated to 2012-2013 school year enrollment
  - » Rates do not include Charter school students
  - » Satisfies Florida Impact Fee Act requirement of using “most recent and localized data”

# Students by House Type and School Level

	<i>Housing Unit Type</i>				<i>Weighted Average</i>
	<i>Single-Family</i>	<i>TH/Duplex</i>	<i>Manf. Home</i>	<i>MF/Other</i>	
Elementary (K-5)	0.122	0.210	0.043	0.101	<b>0.115</b>
Middle (6-8)	0.069	0.047	0.009	0.027	<b>0.048</b>
High (9-12)	0.082	0.065	0.016	0.035	<b>0.059</b>
<b>TOTAL</b>	<b>0.273</b>	<b>0.322</b>	<b>0.068</b>	<b>0.163</b>	<b>0.222</b>

Residential types are consistent  
with concurrency analysis



## Proposed School Impact Fees

- Manatee County School impact fees have the following cost components
  - » School buildings
  - » Portables
  - » Land
  - » Buses
  - » Administrative and support facilities
- LOS standards based on permanent capacity versus current enrollment
  - » Ensures new development doesn't pay for a higher LOS



## Proposed School Impact Fees

- Credits given for future contributions to existing debt service
  - » Certificates of Participation
  - » Sales Tax Revenue Bonds
- Credits given for future revenue contributions
  - » District Capital Improvement Taxes
  - » Capital Outlay & Debt Service (State source)
  - » Sales Tax

# School Fee Inputs

Component	Elementary	Middle	High
<b>School Buildings</b>			
Sq Ft per Student	136.3	142.3	158.5
Capital Cost per Square Foot	\$164	\$205	\$244
<b>Cost per Student</b>	<b>\$22,353</b>	<b>\$29,172</b>	<b>\$38,674</b>
<b>Portable Classrooms</b>			
Portables per Student	0.005	0.005	0.004
Capital Cost per Portable	\$116,423	\$116,423	\$116,423
<b>Cost per Student</b>	<b>\$582</b>	<b>\$582</b>	<b>\$466</b>
<b>Land</b>			
Acreage per Student	0.020	0.025	0.036
Capital Cost per Acre	\$57,161	\$57,161	\$57,161
<b>Cost per Student</b>	<b>\$1,143</b>	<b>\$1,429</b>	<b>\$2,058</b>
<b>Administrative / Support Facilities</b>			
Sq Ft per Student	7.8	7.8	7.8
Capital Cost per Sq Ft	\$178	\$178	\$178
<b>Cost per Student</b>	<b>\$1,388</b>	<b>\$1,388</b>	<b>\$1,388</b>
<b>Buses</b>			
Buses per Student	0.005	0.005	0.005
Capital Cost per Bus	\$106,973	\$106,973	\$106,973
<b>Cost per Student</b>	<b>\$535</b>	<b>\$535</b>	<b>\$535</b>
<b>Gross Capital Cost per Student</b>	<b>\$26,001</b>	<b>\$33,106</b>	<b>\$43,121</b>
<b>Principal Payment Credit per Student</b>	<b>(\$2,609)</b>	<b>(\$2,609)</b>	<b>(\$2,609)</b>
<b>Revenue Credit per Student</b>	<b>(\$6,615)</b>	<b>(\$6,615)</b>	<b>(\$6,615)</b>
<b>Net Capital Cost per Student</b>	<b>\$16,777</b>	<b>\$23,882</b>	<b>\$33,897</b>

# Maximum Supportable School Fees

Single-Family Detached			
School	Students per Housing Unit	Capital Cost per Student	Subtotal
Elementary	0.122	\$16,777	\$2,047
Middle	0.069	\$23,882	\$1,648
High	0.082	\$33,897	\$2,780
Single-Family Detached Fee			\$6,475

Manufactured Home			
School	Students per Housing Unit	Capital Cost per Student	Subtotal
Elementary	0.043	\$16,777	\$721
Middle	0.009	\$23,882	\$215
High	0.016	\$33,897	\$542
Manufactured Home Fee			\$1,478

Townhouse / Duplex			
School	Students per Housing Unit	Capital Cost per Student	Subtotal
Elementary	0.210	\$16,777	\$3,523
Middle	0.047	\$23,882	\$1,122
High	0.065	\$33,897	\$2,203
Townhouse / Duplex Fee			\$6,848

Multi-Family / Other			
School	Students per Housing Unit	Capital Cost per Student	Subtotal
Elementary	0.101	\$16,777	\$1,694
Middle	0.027	\$23,882	\$645
High	0.035	\$33,897	\$1,186
Multi-Family / Other Fee			\$3,525