

**MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS  
REGULAR MEETING  
COUNTY ADMINISTRATION CENTER, HONORABLE PATRICIA M. GLASS CHAMBERS  
1112 Manatee Avenue West  
Bradenton, Florida  
June 3, 2021**

Meeting video link: <https://www.youtube.com/channel/UCUlgjuGhS-qV966RU2Z7AtA>

Present were:

Vanessa Baugh, Chairman  
George Kruse, First Vice-Chairman  
Kevin Van Ostenbridge, Second Vice-Chairman (entered during meeting)  
Reggie Bellamy, Third Vice-Chairman  
James A. Satcher III (entered during meeting)  
Misty Servia  
Carol Whitmore


Also present were:

Dr. Scott L. Hopes, County Administrator  
Rossina Leider, Planning Section Manager  
Sarah Schenk, Chief Assistant County Attorney  
Quantana Acevedo, Deputy Clerk, Clerk of the Circuit Court  
(Note: Dr. Hopes was confirmed as County Administrator on 5/26/21)

Chairman Baugh called the meeting to order at 9:00 a.m.

All witnesses and staff giving testimony were duly sworn.

**INVOCATION AND PLEDGE OF ALLEGIANCE**

1.  The Invocation was delivered by Kris Hager, Freedom's Voice, Inc., followed by the Pledge of Allegiance led by Commissioner Bellamy.

**AGENDA**

BC20210603DOC001

Agenda Update Memorandum: 

BC20210603DOC002

- Item 5, PDR-20-19(Z)(P), Mattamy Canal Road/Hayman Monteen C. Trust & Hayman/Hollis B Testamentary Trust/Mattamy Tampa/Sarasota LLC - Revision to negative aspects in staff report to read in strikethrough/underline format
- Item 7, PDR-20-12(Z)(G), GTIS I VCG LP/Villages of Glen Creek, Parcel MC-2 - Updates to staff report in strikethrough/underline format attached
- Item 8, Ordinance 21-06, Gateway North DRI 21 (aka Artisan Lakes) - Revised Map H and public comments attached
- Item 9, PDMU-91-07(G)(R7), Gateway North (aka Artisan Lakes) - Revised General Development Plan and public comments attached
- Item 10, PDR-20-17(Z)(P), Marwood/Marwood of Manatee County, Inc./Pulte Home Company LLC - Request for additional public comment time from Patricia Petruuff representing Oakley Place Homeowners Association, additional public comments, Oakley Place Ordinance and approved site plan attached


**CITIZEN COMMENTS** (Future Agenda Items)

There being no citizen comments, Chairman Baugh closed citizen comments.

(Enter Commissioners Satcher and Van Ostenbridge)


**ADVERTISED PUBLIC HEARING** (Presentation Upon Request)

1. **ORDINANCE/ZONING**

 A duly advertised public hearing was opened to consider adoption of proposed Zoning Ordinance Z-20-12, SRP Developments LLC/Palmetto Industrial Park. The Planning Commission recommended adoption (5/13/21). This item to be continued to June 17, 2021.


No ex-parte communications were disclosed.

There being no public comment, Chairman Baugh closed public comment.


 A motion was made by Commissioner Servia, seconded by Commissioner Bellamy and carried 7 to 0, to continue Z-20-12, SRP Development LLC/Palmetto Industrial Park, to June 17, 2021 at 9:00 a.m., or as soon thereafter as same may be heard. BC20210603DOC003

**ADVERTISED PUBLIC HEARINGS** (Presentations Scheduled)

2. **ORDINANCE/ZONING**


 A duly advertised public hearing was held to consider adoption of proposed Zoning Ordinance Z-20-20, Lewis Grundy, London and Grundy. The Planning Commission recommended adoption (5/13/21).

No ex-parte communications were disclosed.


 Robert Schmitt, Planner for the applicant, used aerial and future land use (FLU) maps from the staff report to point out location of the site, which consists of six acres on two parcels. The current zoning district is A, and the applicant is requesting a rezone to A-1.

 Susan Grundy, property owner, explained circumstances surrounding the rezone.

Mr. Schmitt reviewed the staff report and concurred with its findings.

 Kevin Oatman, Planner I, utilized a slide presentation to review the site location, request, history, FLU and zoning maps, surrounding developments, site design details for A-1 Zoning, positive aspects, and mitigating measures. The request appears to be consistent with both the Comprehensive Plan and the Land Development Code (LDC). Staff received one public comment email in support of the request.


There being no public comment, Chairman Baugh closed public comment.

 Based upon the staff report, evidence presented, comments made at the public hearing, the action of the Planning Commission, and finding the request to be consistent with the Manatee County Comprehensive Plan and the Manatee County LDC, Commissioner Whitmore moved to adopt Manatee County Zoning Ordinance Z-20-20, as recommended by the Planning Commission. The motion was seconded by Commissioner Satcher.


There were no staff or applicant closing comments.

 The motion carried 7-0. BC20210603DOC004

3. **ORDINANCE/ZONING**

 A duly advertised public hearing was held to consider adoption of proposed Zoning Ordinance PDMU-17-29(G)(R), TP Ellenton LLC/Specialty Restaurant Whiskey's Joe's. The Planning Commission recommended adoption (5/13/21).


Commissioner Whitmore disclosed she ate at the restaurant on Friday, May 28, 2021.


 Kyle Grimes, Attorney representing TP Ellenton LLC, stated the request is revising the General Development Plan to add acreage for additional parking on land acquired from FDOT. He displayed an aerial map to point out the site and discussed the specific approval requests and modifications to the buffer. He agreed with the staff report and its findings.

Commissioner Whitmore inquired about staff's concern regarding an oak tree.

Mr. Grimes stated he is unsure of plans for the oak tree at this time.

Commissioner Servia stated she wished there were other plans for acreage instead of a parking lot.

 Dorothy Rainey, Principal Planner, stated the parking lot would be the best use for the parcel since it is adjacent to the I-75 interchange.

 Based upon the staff report, evidence presented, comments made at the public hearing, the action of the Planning Commission, and finding the request to be consistent with the Manatee County Comprehensive Plan and the Manatee County LDC, as conditioned herein, Commissioner Bellamy moved to adopt Zoning Ordinance PDMU-17-29(G)(R) and approve the amended General Development Plan with Stipulations A.1-A.3; B.1-B.3; C.1-C.9; and D.1-D.4; Adopt the Findings for Specific Approval; and Grant Specific Approval for an alternative to Section 701.3.A.4 (Minimum Required Landscaping - Vehicular Use Area) of the LDC, as recommended by the Planning Commission. The motion was seconded by Commissioner Kruse.


There were no staff or applicant closing comments.

There being no public comment, Chairman Baugh closed public comment.


 The motion carried 7-0.

BC20210603DOC005


4. **ORDINANCE/ZONING**

 A duly advertised public hearing was held to consider adoption of proposed Zoning Ordinance PDMU-06-102(P)(R), CWR LAC Cone LLC/Jen Tampa 4 LLC and William L. Cone, Jr., Ida Ruth Cone Desear, Jon Julian Cone, Douglas Wayne Cone and Matthew James Desear.

No ex-parte communications were disclosed.

 Rachel Layton, Planner for the applicant, used a slide presentation to review the aerial map, zoning map, request, revised Preliminary Site Plan, and zoning ordinance.


Achaia Brown, Planner II, made use of a slide presentation to review the aerial map, history, approved Preliminary Site Plan, request, FLU and zoning maps, and specific approval request. The request appears to be consistent with both the Comprehensive Plan and the LDC.


 Commissioner Whitmore inquired about the evolution of setbacks from seven to five feet. Rossina Leider, Planning Section Manager, confirmed that the setbacks are being set for five

feet and staff has a proposed stipulation to such.


There being no public comment, Chairman Baugh closed public comment.

There were no staff or applicant closing comments.


 Based upon the staff report, evidence presented, comments made at the public hearing, and finding the request to be consistent with the Manatee County Comprehensive Plan and the Manatee County LDC, as conditioned herein, Commissioner Kruse moved to adopt Manatee County Zoning Ordinance PDMU-06-102(P)(R); Approve the revised Preliminary Site Plan with Stipulations A.1–A.26, B.1–B.11, C.1–C.5, D.1–D.13., E.1–E.12, F.1–F.10, G.1–G.5, and H.1; Adopt the Findings for Specific Approval; and Grant previously Granted Specific Approvals for alternatives to LDC Sections: (1) 403.12.D.5 (roadway buffers for residential and other uses) [formerly 603.10.3.5(1)], 1005.07 (multiple stacking of spaces, formerly 710.1.5.2), (2) 701.3.B (require landscaping to be on the outside of a fence, formerly 715.3.2.C.1.A), and (3) 100.4.D.2 (temporary dead-end street to provide 90-foot radius, formerly 907.9.4.1) and an alternative to LDC Section 403.12.D.3.k. to allow a reduction of the setback for pool cages and accessory structures in the North Central Overlay District from a 15-foot setback to a five-foot setback. The motion was seconded by Commissioner Bellamy and carried 7-0.


 John Barnott, Building and Development Services Director, announced the North Central Overlay and Future Development Area Boundary would be discussed at an upcoming work session (8/31/21). BC20210603DOC006

5. **ORDINANCE/ZONING**


 A duly advertised public hearing was held to consider adoption of proposed Zoning Ordinance PDR-20-19(Z)(P), Mattamy Canal Road/Hayman Monteen C. Trust and Hayman/Hollis B Testamentary Trust/Mattamy Tampa/Sarasota LLC. The Planning Commissioner recommended adoption (5/13/21).


No ex-parte communications were disclosed.

 Rachel Layton, Planner for the applicant, made use of a slide presentation to review community outreach (additional emails were submitted), project location, aerial, FLU and zoning maps, development trend map, environmental map, Preliminary Site Plan, and transportation. The request is consistent with the Comprehensive Plan and LDC.

 Discussion took place on whether the Preliminary Site Plan was revised since additional comment emails (Deer Run residents) reference an interconnection, eagle's nest location and stipulation, timing of improvements to Canal Road, 800 feet dead-end and project is designed in a loop, and a second means of access is not required, because there are less than 100 lots.

Ms. Layton displayed a map to point out area of concern from Deer Run residents.


 Joel Christian, Environmental Scientist for the applicant, spoke to process.

 Achaia Brown, Planner II, utilized a slide presentation to review the aerial, zoning and FLU maps, history, request, Preliminary Site Plan, site characteristics, positive and negative

aspects, and mitigating measures. The request appears to be consistent with both the Comprehensive Plan and the LDC.

There being no comment, Chairman Baugh closed public comment.

 Clarke Davis, Deputy Director of Traffic Management, reported improvements to Canal Road would be from U.S. 301 to U.S. 41 in CIP with three parts.

 Discussion took place on amenities being passive, buyers desired for the project, and traffic calming measures for the long straight away, the importance of connectivity in the County, interconnections can disrupt security and increase traffic within a development, public roads belong to the public, and roads can be designed to protect children.

Ms. Layton stated Deer Run residents were adamant about not having interconnection with the project.

Based upon the staff report, evidence presented, comments made at the public hearing, the action of the Planning Commission, and finding the request to be consistent with the Manatee County Comprehensive Plan and the Manatee County LDC, as stipulated herein, Commissioner Kruse moved to adopt Manatee County Zoning Ordinance PDR-20-19(Z)(P); and Approve the Preliminary Site Plan with Stipulations A.1-A.7, B.1-B.4, C.1-C.4 and D.1, as recommended by the Planning Commission. The motion was seconded by Commissioner Bellamy.

There were no staff closing comments.


Ms. Layton stated there are no specific approval requests and a lot of work went into designing a safe project including the interneighborhood tie.

The motion carried 7-0.


BC20210603DOC007


**RECESS/RECONVENE:** 10:26 a.m. – 10:38 a.m. All Commissioners were present.

6. **ORDINANCE/ZONING**

 A duly advertised public hearing was held to consider adoption of proposed Zoning Ordinance PDR-14-34(Z)(G)(R), Azario (fka LWR 1000)/SMR Northeast/Taylor Morrison of Florida, Inc. The Planning Commissioner recommended adoption (5/13/21).


No ex-parte communications were disclosed.

 Alexis Crespo, Agent for the applicant, used a slide presentation to review the request details.

 Marshall Robinson, Senior Planner, made use of a slide presentation to discuss the aerial map, zoning and FLU maps, request details, snapshot of surrounding density, internal roadways, and positive and negative aspects.

There being no comment, Chairman Baugh closed public comment.


There were no staff or applicant closing comments.

 Based upon the staff report, evidence presented, comments made at the public hearing,


the action of the Planning Commission, the action of the Planning Commission and finding the request to be consistent with the Manatee County Comprehensive Plan and the Manatee County LDC, as conditioned herein, Commissioner Whitmore moved to approve Manatee County Zoning Ordinance PDR-17-34(Z)(G)(R); and Approve revised General Development Plan with Stipulations A.1–A.6, B.1–B.6, C.1–C.5, D.1, E.1 and F.1, as recommended by the Planning Commission. The motion was seconded by Commissioner Van Ostenbridge and carried 7-0.

BC20210603DOC008

7. **ORDINANCE/ZONING**


 A duly advertised public hearing was held to consider adoption of proposed Zoning Ordinance PDR-20-12(Z)(G), GTIS I VCG LP/Villages of Glen Creek, Parcel MC-2. The Planning Commission recommended adoption (5/13/21).

Commissioner Servia worked on this project when she worked in the private sector and had a discussion with the applicant, but did not speak to this project.


 Michael Lawson, Agent for the applicant, made use of a slide presentation to review the location and jurisdictional local maps, existing surrounding uses, existing zoning, recreational amenities, and General Development Plan.

Mr. Lawson displayed the Concept Plan included with traffic impact statement to discuss Glen Creek.

Discussion took place on the City of Bradenton and the land not being annexed, and buffering on the east project boundary (Planning Commission denied specific approval request for east project boundary being reduced from 15 to 10 feet).


 Jim Rigo, Planning Section Manager, used a slide presentation to review the location, history, FLUC, zoning classification, request details, site characteristics/surrounding uses, aerial and street views, General Development Plan with aerial, positive and negative aspects, mitigating measures, conclusion (the request appears to be consistent with both the Comprehensive Plan and the LDC), and requests for the specific approval (four).


There being no public comment, Chairman Baugh closed public comment.

 Discussion ensued on why staff was in support of the specific approval request for the north boundary, and the status of 27th Street East should be discussed at a work session since this project would increase vehicles on the road.

 Clarke Davis, Deputy Director of Traffic Management, stated 27th Street East north of 26th Avenue East is not in the CIP for improvement, but improvements are scheduled for the intersection of 26th Avenue East and 27th Street East.

There were no applicant or staff closing comments.


 Deliberations ensued on how the City of Bradenton should have annexed these parcels, and a master plan community.

 Based upon the staff report, evidence presented, comments made at the public hearing, the action of the Planning Commission, and finding the request to be consistent with the

Manatee County Comprehensive Plan and the Manatee County LDC, as stipulated herein, Commissioner Bellamy moved to adopt Manatee County Zoning Ordinance PDR-20-12(Z)(G); Approve the General Development Plan with Stipulations A.1–A.7; B.1–B.4; C.1–C.4; D.1; and E.1–E.3; Adopt the Findings for Specific Approval; and Grant Specific Approval of an alternative to LDC Sections: (1) 402.7.D.5 to eliminate the greenbelt buffer and tree planting requirements for the area contiguous to the approved Villages of Glen Creek Project, along a proposed private street (23rd Street East/Everson Street); (2) 402.7.D.5 to reduce the 15-foot greenbelt to ten feet along the north, south, and east project boundaries; (3) 402.7.D.7 to reduce minimum front-yard setback from 20 feet to 15 feet; (4) 403.8.D.8 eliminate the minimum 35 percent of open space requirement for a new residential project within the Coastal Planning Area (CPA). The motion was seconded by Commissioner Whitmore and carried 7-0.

BC20210603DOC009


8. **ORDINANCE/DRI**


 A duly advertised public hearing was held to consider adoption of proposed Ordinance 21-06, Gateway North DRI 21 (aka Artisan Lakes). The Planning Commission recommended adoption (5/13/21).  
and


9. **ORDINANCE/ZONING**


A duly advertised public hearing was held to consider adoption of proposed Zoning Ordinance PDMU-91-01(G)(R7), Gateway North (aka Artisan Lakes). The Planning Commission recommended adoption (5/13/21). The Planning Commission recommended adoption (5/13/21).

No ex-parte communications were disclosed.

 Alexis Crespo, Agent for the applicant, made use of a slide presentation to review the project overview, the request details, proposed General Development Plan, and amendment summary.


 Marshall Robinson, Senior Planner, utilized a slide presentation to review aerial maps, zoning and FLUC maps, revised Land Use Equivalency Matrix (LUEM) and language, proposed Map H and General Development Plan, proposed MF developmen, positive and negative aspects, and mitigating measures per the LDC.

 Discussion proceeded on the location of the detached multifamily units (Parcel F and similar to Estia at Lakewood Ranch Apartments, and Parcel I would have traditional multifamily), and access points on Moccasin Wallow Road, total amount of homes before this request and with this request, the number of units with COs, which parcels would lose commercial use, does the applicant have the right to change the LUEM, and the Moccasin Wallow Road and Ellenton-Gillette Road intersection.

 Steve Henry, Traffic Engineer for the applicant, spoke to turn lanes


Rossina Leider, Planning Section Manager, reported the entitlements are not changing.

Clarke Davis, Deputy Director of Traffic Management, spoke to LUEM and intersection.

 Jack Hootman, Artisan Lakes resident, expressed concern with density, setbacks and deletion of commercial.

There being no further comment, Chairman Baugh closed public comment.


There were no staff closing comments.

 During rebuttal, Ms. Crespo pointed out the multifamily units would be reduced and commercial parcels have been vacant for many years (available commercial slide displayed) and would be done through Parcel H. She clarified there is a traffic signal at the Gateway and Moccasin Wallow Road intersection.

Deliberations ensued on encouraging walkability within the community, commercial sites should be given more time to sell, LUEM is a guide, there was a fatal accident at the intersection of Ellenton Gillette and Moccasin Wallow Road, commercial has higher intensity than residential, cautioned the County Commission on taking comments from the applicant since the public comment portion of the meeting was closed.

Motions – Item 8, Ordinance 21-06

*Denial*

 Commissioner Satcher moved to deny Ordinance 21-06. The motion was seconded by Commissioner Van Ostenbridge. The motion failed 2-5 with Commissioners Bellamy, Baugh, Kruse, Servia, and Whitmore voting nay.

*Adoption*

Based upon the staff report, evidence presented, comments made at the public hearing, the action of the Planning Commission, and finding the request to be consistent with the Manatee County Comprehensive Plan and the Manatee County LDC, and Section 380.06, Florida Statutes, subject to the conditions of approval established in the Development Order, Commissioner Kruse moved to approve DRI 21 with conditions and adopt Manatee County Ordinance 21-06, as recommended by the Planning Commission. The motion was seconded by Commissioner Bellamy and carried 4-3, with Commissioners Baugh, Satcher and Van Ostenbridge voting nay.

BC20210603DOC010


Motion – Item 9, Zoning Ordinance PDMU-91-01(G)(R7)

Based upon the staff report, evidence presented, comments made at the public hearing, the action of the Planning Commission and finding the request to be consistent with the Manatee County Comprehensive Plan and the Manatee County LDC, as conditioned herein, Commissioner Kruse moved to adopt Manatee County Zoning Ordinance PDMU-91-01(G)(R7) with Stipulations, amending and restating Ordinance PDMU-91-01(G)(R6), as recommended by the Planning Commission. The motion was seconded by Commissioner Bellamy and carried 4-3, with Commissioners Baugh, Satcher and Van Ostenbridge voting nay.


BC20210603DOC011


RECESS/RECONVENE: 11:55 a.m. – 1:30 p.m. All Commissioners were present.

10. ORDINANCE/ZONING

 A duly advertised public hearing was held to consider adoption of proposed Zoning Ordinance PDR-20-17(Z)(P), Marwood/Marwood of Manatee County, Inc./Pulte Home Company LLC. The Planning Commission recommended adoption.


No ex-parte communications were disclosed.


 Sarah Schenk, Chief Assistant County Attorney, pointed out there is a request by Patricia Petruff, Attorney for Oakley Place I Homeowners Association, r to speak for ten minutes, which should be granted.


 Kyle Grimes, Attorney for the purchaser, used slide presentation to review the site




location, history of the property, zoning designation, FLU map, request details, and proposed buffering. There was a neighborhood workshop in June 2020 and most of the attendees were from Oakley Place with concern regarding privacy (proposed interneighborhood tie) and buffering. He concurred with the staff report and its findings, and the request is consistent with the Comprehensive Plan and the LDC. Construction traffic would be directed away from the interneighborhood tie.

 Discussion took place on Oakley Place being built in 2003 and the interneighborhood tie was on the original site plan, the site would be designed to LDC requirements, and there are less than 70 units, so only one means of access is required.

 Achaia Brown, Planner II, used a slide presentation to review the aerial map, history, request, FLU and zoning maps, Preliminary Site Plan, interneighborhood tie, proffered Stipulation A.6, positive and negative aspects, mitigating measures, and specific approval requests. The request appears to be consistent with both the Comprehensive Plan and the LDC.

 Discussion took place on whether Oakley Place was a planned development, in the Comprehensive Plan does it state shall, and roadway buffers on 29th Street East.


Rossina Leider, Planning Section Manager, explained an updated memo was included and there was a stipulation for Oakley Place that there should be an interneighborhood tie. Oakley Place would have to come back to the Board to change their plan to remove the interneighborhood tie, since the roads are public in Oakley Place.


 Ms. Schenk explained she was informed this was one project in 1998, but circumstances have changed. If the Board want to change the LDC, they can.


Ms. Brown read language from Comprehensive Plan Policy 2.9.1.3


Ms. Schenk read exception language in Comprehensive Plan Policy 5.2.12


#### Public Comment


 Elzbieta Haremza, Oakley resident, expressed concern with the displacement of wildlife (specifically the Florida Panther) if the project is approved.


 Katherine Nelson, Oakley resident, opposed the interneighborhood tie (petition in opposition) and expressed concern with Florida panthers being affected (map displayed). She asked that a new wildlife study be done.


 Victoria Shaffer, Oakley resident, expressed concern with how the site is a home for wildlife, and the project would displace them. The property is very dense, and she suggested that a new wildlife study be conducted, because there are two bald eagle nests on the site.

 John Nelson, Oakley resident, expressed concern with public health (necessity of green space) and safety (increasing traffic due to development) in the area. He suggested the site be utilized as a natural preserve.


 Kent Geartz, Geartz Construction, expressed concern with the lack of notification about the project, the property line on the east does not have adequate buffering (requested a seven- or eight-foot concrete wall or fence), and sewer and water line plans.

 Phil Ormsby, Oakley Place resident, displayed a map to reflect property owners in opposition of the request and expressed concern that a neighborhood tie would become a cut through. Photographs of the roads in the development of the intersection at 60th Street East were displayed.

 Mary Borio, Oakley Subdivision, submitted a petition in opposition.


 Terry Couch, Oakley Place resident, echoed previous comments.


Ms. Petruff clarified Comprehensive Plan language and reviewed her letter (5/27/21). She asked that the County Commission approve the removal of the interneighborhood tie and if not, suggested it be an emergency access only.

 Carol Clark, Oakley resident, made a clarification and asked that the request be delayed in order for Commissioner Satcher to look at the site and report back.

Kathy Varnadore, property owner, relayed the history of the site and while the land was under her ownership she did not see a Florida panther.


There being no further comment, Chairman Baugh closed public comment.

 Discussion took place regarding the applicant having wildlife corridors, infill project, whether the site would be viable habitat for a Florida panther, process for public mail notices, and deny the project, because the project is not wanted.


 Abbey Naylor, Ecologist, displayed maps from FWC to discuss the lack of Florida panthers in Manatee County. She confirmed that she walked the site and conducted a study, and noted the eagles' nests are not on the site.

Commissioner Whitmore stated she would not support the interneighborhood tie.


Commissioner Satcher thanked residents for attending the hearing.


 Mr. Grimes read proffered Stipulation A.7: At the time of Final Site Plan for the property, the applicant shall remove the northern interneighborhood connection to 61st Terrace East from the Final Site Plan and shall, instead, provide for a continuation of the 15-foot greenbelt buffer along the entirety of the northern boundary of the property.

There were no staff closing comments.

 During rebuttal, Mr. Grimes stated he spoke with Ms. Varnadore about the history of the site and addressed concerns regarding buffering and utilities.

Upon question regarding the land being active agriculture, Ms. Leider stated per the Property Appraiser's office, the site is not being used agriculturally.

 Gary Race, Environmental Planning, addressed the tree replacement policy.

 Deliberations ensued on how the applicant could build over 100 lots instead of 70 lots, this is an infill project, do not understand the purpose of interneighborhood ties (there is a time and place for them), the intent was for the interneighborhood tie, and it is required by the Comprehensive Plan, lack of the interneighborhood tie is not good planning, because cars would have to get on the road to visit the adjacent neighborhood, cannot evaluate rezones in terms of popularity, protection of animals that are not protected by law, benefits of nature, lack of enforcement of cars parked on sidewalks, planning for the future, and cannot stop growth.

Based upon the staff report, evidence presented, comments made at the public hearing, the action of the Planning Commission, and finding the request to be consistent with the Manatee County Comprehensive Plan and the Manatee County LDC, as stipulated herein, Commissioner Kruse moved to adopt Manatee County Zoning Ordinance PDR-20-17(Z)(P); and Approve the Preliminary Site Plan with Stipulations A.1–A.6 (with the addition of A.7 as specified below, B.1–B.4, C.1–C.5 and D.1; Adopt the Findings for Specific Approval; and Grant Specific Approval for an alternative to LDC Sections 402.7.D.1 to allow a reduction in the roadway buffer from 20 to 15-feet, and 402.7.D.7 to allow a reduction to the front-yard setback from 25 feet to 23 feet, as recommended by the Planning Commission. The motion was seconded by Commissioner Whitmore.

Ms. Schenk clarified that the motion would be the recommended motion for approval with the addition of Stipulation A.7 as proffered.

Commissioner Van Ostenbridge suggested amending the motion for a pedestrian access.


Commissioner Kruse declined to amend the motion.

The motion carried 5-2, with Commissioners Servia and Van Ostenbridge voting nay.

BC20210603DOC012

**RECESS/RECONVENE:** 3:12 p.m. – 3:21 p.m. All Commissioners were present except Commissioner Bellamy.

**COMMISSIONER’S COMMENTS**

 Commissioner Whitmore

- Requested having a staff person in the lobby outside of chambers
- Toured Commissioner Satcher’s district to look at growth and north parks including Rye and Parrish Central Parks

Commissioner Van Ostenbridge

- Concurred with having a staff person in lobby
- Reported on the beach parking situation at Anna Maria Elementary and the Island Library; and next week he and Dr. Hopes would be meeting with the Holmes Beach Mayor to discuss various ideas. He asked for input from other Commissioners...

BC20210603DOC013

Commissioner Kruse

- Commented on parking solutions
- Requested a review of ordinances to see if it is illegal for people to park at residences

Commissioner Servia


- Suggested that parking garages and shuttles should be discussed at the next Council

of Governments meeting, park and ride, and have the County work with property owners to utilize their property for parking options

Commissioner Satcher

- Mentioned an issue with the Pentecostal Church and parking
- Suggested a ferry or water taxi to Holmes Beach from downtown

Commissioner Servia

-  Noted she is receiving several emails regarding Airbnbs and requested the County Attorney Office issue opinion regarding short-term rentals (Note: According to the County Attorney's office an opinion regarding short-term rentals does not exist)
- Stated the former Mobile Gas Station on S.R. 70 and 33rd Street East is an eye sore and asked Code Enforcement to provide a report


Discussion took place on blighted properties and the County addressing the property and assessing property owners, work session on Code Enforcement, Dr. Hopes would forward request to Code Enforcement to secure property and charge the property owner,

- Questioned IL compatibility regarding the rezone from A to A-1
- Noted Hurricane Season started and Emergency Operations Center staff invited Vern Buchanan to their facility
- Requested an update on the gate at Whitfield Park

Commissioner Satcher

- Requested a Shuttle for Palmetto Boat Ramp be set up
- Sought an update on funding for Moccasin Wallow Road and asked for increased Sheriff's patrol and signage (Dr. Hopes reported on funding)

Chairman Baugh

-  Requested a study from Public Works regarding Lorraine Road pertaining to a speed limit increase to 45 mph (Note: This item mentioned on 10/21/21)

**ADJOURN**

There being no further business, Chairman Baugh adjourned the meeting at 4:03 p.m.

Minutes Approved: December 6, 2022