

**MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS
WORK SESSION
BETHANY BAPTIST CHURCH
26604 S.R. 64 East
Myakka City, Florida
August 31, 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
Reggie Bellamy, Third Vice-Chairman
James A. Satcher III
Misty Servia
Carol Whitmore

Also present were:

Dr. Scott L. Hopes, County Administrator
Sarah Schenk, Assistant County Attorney
John Barnott, Building and Development Services Director
Rob Wenzel, Planning Section Manager
Lisa Wenzel, Planning Section Manager
Rossina Leider, Planning Section Manager
Vicki Tessmer, Board Records Supervisor, Clerk of the Circuit Court

Chairman Baugh called the work session to order at 9:05 a.m.


INVOCATION AND PLEDGE OF ALLEGIANCE


1.  The Invocation was delivered by Pastor Guy Glass, Bethany Baptist Church, followed by the Pledge of Allegiance.


AGENDA


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1. **FUTURE DEVELOPMENT AREA BOUNDARY**


 Chairman Baugh thanked Pastor Glass for hosting the work session.


 Dr. Scott L. Hopes, County Administrator, welcomed everyone to the work session.

 Lisa Wenzel, Planning Section Manager, used a slide presentation to review the Future Development Area Boundary (FDAB), Comprehensive Plan definitions and policies regarding the FDAB, a map of the approved utility boundaries, adopted land use map in the Comprehensive Plan, Objective 2.1.2 which is the Geographic Extent of Future Development, Policy 2.1.2.2 regarding Urban Sprawl, Objective 2.5.1, Economic Viability, history of the Comprehensive Plan and modifications, 1998 Evaluation and Appraisal Report due every seven years, another Evaluation and Appraisal Report is due this year, there is always the ability to amend the Comprehensive Plan, vacant land west of the FDAB and assigned entitlements, vacant parcels east of the FDAB total approximately 210,000 acres, lands with mining approval, a map of agricultural zoning, Certificates of Occupancy east of the FDAB, things to consider and the pros and cons for the FDAB, desired density and intensity, compatibility with uses, environmental impacts from mining and development to the watersheds, public safety and infrastructure, and the need for master plans for parks, public safety, utilities, and public works.

 Cathleen Strong opposed development in the FDAB and emphasized that residents do not want the area to change.


 Norman Stockton requested no development in the area.


 Meredith Barcomb used a slide presentation to present smart development in east county to preserve land from over development, growth in Manatee County, what Manatee County really needs, wildlife, ways to accomplish goals, future needs, and overlay district for Myakka.


 Alan Jones addressed the life of the Comprehensive Plan until 2040, there is plenty of land west of the FDAB, allow north county to develop as planned, protecting the watershed, stormwater planning, and it is important to preserve traditional farm land.


 William Heine spoke in support of keeping the FDAB as is.


 David Dean opposed moving the FDAB further east.


 Keith Ludwig questioned why the FDAB would be moved and emphasized the importance of agricultural lands.

 Barrett Ramey opposed development east of the FDAB and stressed the need for traffic management.


 Carol Felts commented on the uniqueness of the area and asked the Board to listen to Myakka residents.

 Mark Van DeRoy opposed moving the FDAB further east.


 Elizabeth Arnold spoke on the negative aspects of new developments, protecting wildlife, discouraged further development east of the FDAB, and encouraged redevelopment improvements on the western part of the County. She suggested imposing a fee to take down a tree.

 Andra Griffin thanked everyone for attending the meeting and opposed moving the FDAB further east.


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


 Discussion ensued regarding strong restrictions on moratoriums, as of yet, no one has taken advantage of the incentives along the urban core, farmers who no longer want to farm their land, protecting individual property rights, hold town hall meetings in Myakka, the FDAB serves the purpose of stopping urban sprawl, avoid identifying years and instead stop growth at a certain number of residents, the amount of development in the past eight years, County has grown over 200,000 people since the FDAB was drawn, residents should be proud of their County and encourage visitors but also manage how to handle growth, there is a lack of services out east, concentrate on areas for people to live close to services and infrastructure, focus on the urban core, encourage smaller units for young professionals, redevelopment in west Bradenton, will not vote on development that infringes on Myakka, positive changes in


Myakka including a new ambulance, diversity is needed such as businesses opening headquarters in Manatee County, west of I-75 is a different area, S.R. 70 and S.R. 64 are State roads, a stop light or roundabout is needed at Verna Bethany on S.R. 70, both S.R.70 and S.R. 64 are being redone, and residents chose to live on unpaved roads.

 Discussion continued that the Board is proceeding with major infrastructure improvement projects, transit should run this far east, more discussion is needed, the impact of the pandemic, development slowed down, people are moving to Manatee County, property values are increasing, and Panther Ridge is a natural boundary for stopping development.

RECESS/RECONVENE: 10:42 a.m. – 10:52 a.m. All Commissioners present.

 There was discussion regarding the importance to manage growth and change, Schroder-Manatee Ranch Comprehensive Plan amendment for contiguous property had no effect on residents and would not have an economic impact on the County, what do the years 2040 and 2050 look like, the need to constantly look to the future, County must be compliant with State law, there are markets for all kinds of housing, it is easier to redevelop a city because there is less area, moratoriums do not work, FDABs are a way to manage growth, housing prices can go up if the line does not move in a timely manner, how long can we go without moving the line, low density buffer around Lake Manatee, it is better to be hooked up to County Utilities, the Board is open to solutions from citizens, the Power Group is a good voice, multifamily housing belongs along the I-75 corridor, and grow Manatee County in a way that makes sense to all residents.


 John Barnott, Building and Development Services Director, clarified that the amendment was to transmit to the State, not to approve the amendment.

 Discussion continued to judge each project on its own merits, clean water is a major concern on the west side, to move development east and break up large parcels into smaller ones would open up adding many septic systems which can affect water quality, there is a lot of work, budgeting is required to move the FDAB, transfer of development rights would shift the burden elsewhere, and moving the FDAB would take pressure off redeveloping which is needed.


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RECESS/RECONVENE: 11:37 a.m. – 1:02 p.m. All Commissioners present.

2. **NORTH CENTRAL OVERLAY DISTRICT**

 Rossina Leider, Planning Section Manager, used a slide presentation to discuss potential amendments to the North Center Overlay (NCO) District including providing a history, background, comparison of the NCO with other areas of the County, an aerial of the NCO, Future Land Use Categories, purpose and intent, exempted uses from the NCO, regulation groups, landscape planting design intended to preserve visual characteristics of the area, obscure buildings from the thoroughfare measurements, roadway buffers required for commercial and office uses, comparison of buffer requirements, non-motorized circulation including sidewalks, and non-motorized multi-use trails, sign regulations differ from the rest of the County, non-residential site and building design intended to promote a visual identity and a connection with the multimodal transportation network, on-site pedestrian circulation, outdoor gathering spaces, building scale and mass, a map of the approved projects in the NCO, no other areas in the County have such strict regulations, common specific approvals requested in the NCO are mostly regarding roadway buffers, commercial square footage for a single tenant building, pool cage setbacks, greenbelt buffers, maximum height of buildings,

secondary walkway systems, other specific approvals that are secondary to the major items, difficult implementation, Comprehensive Plan amendments regarding affordable housing, and development trends. Potential amendments include removing the NCO, propose new language in the Land Development Code (LDC) to allow expansion of the Parrish Commercial Village Overlay, reduce the NCO area, or simplify the NCO regulations.


 David Dean spoke regarding lessening the limitations of the NCO, but do not completely abolish it.

 Gretchen Fowler, Parrish Civic Association President, spoke regarding the neighborhood action plan for Parrish and the purpose of the NCO to allow a rural area to remain rural. The restrictions are making it difficult for small business to open. They will make a presentation regarding their suggestions to make the NCO a small walkable town. No projects in the area have implemented all of the regulations.


 Alan Jones stated there are not many vacant properties left in the NCO. He suggested removing the NCO and expanding the Parrish Commercial Village Overlay.

 Elizabeth Arnold encouraged protecting trees on land being developed.

 Carol Felts stressed the importance of listening to the residents and what they want for the areas they live in.


 Rachel Layton, representing Parrish Civic Association, used a slide presentation to reviewed the history of Parrish, the Parrish geographical star from 1926, boundaries of Parrish from 1989, aerials from 1940 and 2021, the evolution of regulations, the Neighborhood Action Plan, the NCO is 17,200 acres, Parrish Commercial Village lies in the center, development patterns, residents at the time wanted a buffer so they would not see pool cages, all but six parcels have been developed south of the Village, NCO adopted in 2005, challenge for developing within the regulations, more commercial to come and regulations are difficult to navigate, comparison of buffer requirements, NCO Specific approval requests, and 20 projects that have requested specific approvals. She recommended removing the NCO and replacing it with the Parrish Commercial Overlay District and the Neighborhood Action Plan.

She continued with slides to discuss the Neighborhood Action Plan (2,200 acres), new boundaries, Future Land Use Categories, various density categories for property already adjacent to Parrish Community Park, the Parrish Village Academic Center, certain essential capital improvement projects, one key thing would be sidewalk development, neighbors want flexibility on homesteads, Comprehensive Plan amendment to change, detailed conversation with citizens, have the Parrish Commercial District (PCD) consistent with the LDC, and find funding for transportation and infrastructure improvements. The Parrish Civic Association would like to encourage small business, and she displayed a list of uses that would be allowed. A slide identified various parcels and uses instituting the use of roundabouts to help traffic and a proposed sewer system graphic.

 Stuart Chin supported the suggestion by Ms. Layton and requested the Board consider having his property changed to ROR as a transitional buffer to various parts of Parrish.


 Bob Schmidt representing Parrish Civic Association, reiterated points made by Ms. Layton.


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

 Discussion ensued that there are no establishments strictly serving alcohol in the 34219 zip code, there is a need for service industries, sit down restaurants, the NCO was requested by the residents, getting rid of the NCO and replacing it with the PCD is a reasonable request, unintended consequences if there is an overlay and too many restrictions, if there are too many specific approvals, it is time to change the LDC, chart of uses provides additional uses that were excluded, ability to have home occupations, and the area wants more commercial growth to help reduce traffic.


Ms. Layton stated the Village is less restrictive than the NCO. The Melborne Plan has the east side of Parrish Plantation, the Academic Cluster and the middle is the heart of the Village. She responded to questions.


Ms. Fowler responded that the Neighborhood Acton Plan has changed and they would like to expand that to meet the Parrish Village Overlay.

 Discussion continued that the concept of the NCO sounds pleasing, but it did not attract businesses and was not workable, what regulations are being proposed, and what needs to be done to make this a reality.

 Ms. Layton proposed presenting their findings at a work session. The area east of U.S. 301 is not expanding that much. It would be up to the Board as to the order of adopting new regulations and abolishing the NCO. There are beautiful developments in Parrish, but these could present the opportunity to have something more in Parrish to benefit homeowners and businesses. The Neighborhood Action Plan laid the foundation for proposed changes.

 Discussion ensued regarding thanking the Parrish Civic Association for hiring planners.

 Ms. Fowler responded that the Railroad Museum is now part of a destination and they are working with the Tourist Development Council. She suggested a joint meeting with the Railroad, the PCA and the County regarding the installation of sewer lines. She appreciated Commissioners supporting the small businesses in Parrish.

 Discussion ensued regarding support to roll back the NCO, revisiting the setbacks, and thanks to the residents for attending this work session.

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ADJOURN

There being no further business, Chairman Baugh adjourned the work session at 2:43 p.m.

Minutes Approved: September 13, 2022