

**MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS
REGULAR MEETING
COUNTY ADMINISTRATION CENTER, HONORABLE PATRICIA M. GLASS CHAMBERS
1112 Manatee Avenue West
Bradenton, Florida
October 7, 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

 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 Pastor Randy Bezet, Bayside Community Church, followed by the Pledge of Allegiance.

AGENDA

BC20211007DOC001

Agenda Update Memorandum: 

BC20211007DOC002

- Citizen correspondence was received from Yvonne Kelly, Mark Vanderee (two separate topics), and Mark Theharp
- Item 3, Planning Commission – Public comment correspondence received from Carol Felts and Yvonne Kelly
- Item 5, LDA-14-04(R), First Amendment to Local Agreement for Trevesta – Presented were the omitted cover sheet, a marked up version of the agreement, and a clean version of the agreement, which was updated to include a provision amending the definition of “Owners” to remove MB REO-FL Land LLC since they no longer own the subject property
- Item 10, PDR-20-09(P)(R), Moore Property – This item moved to Presentations Scheduled
- Item 12, PDMU-20-23(Z)(G), Jones Farm-Jones Potato Farm, Inc./First City Property Company LLC – Revised Specific Approval Request Letter from Rachel Layton (10/5/21), additional Stipulation A.14, and public comment letter from Hillsborough County Commissioner Mariella Smith (10/6/21)

(Enter Commissioner Satcher)


COMMISSIONER REQUESTS

There were no requests by Commissioners.

CITIZENS' COMMENTS (Future Agenda Items)

Citizen correspondence was received with the agenda update memorandum. BC20211007DOC000

 Glen Gibellina suggested the County adopt practices for infill lots.

 Carol Felts remarked on how citizens are being encouraged to be active in the County, how the Future Development Area Boundary should not be moved, and Agritourism Activities on agriculturally zoned lands (letter dated 9/27/21).

There being no further citizen comments, Chairman Baugh closed citizen comments.
(Enter Commissioner Van Ostenbridge)

Discussion took place on citizen comments, correspondence is attached to the agenda update memorandum, housing for homeless will be discussed during Commissioners Comments, letter did not state there was an emergency, and the loan program as suggested by Mr. Gibellina would cost the County. BC20211007DOC000

CONSENT AGENDA

Citizen Comments (Consent Agenda Items)

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

CONSENT AGENDA

1. **BUILDING AND DEVELOPMENT SERVICES/FINAL PLAT/AZARIO ESPLANADE, PHASE III, SUBPHASE D**

- Executed and authorized recording of Final Subdivision Plat;
- Authorized recording of the Supplemental Declaration to the Declaration of Covenants, Conditions, and Restrictions and Easements for Esplanade at Azario Lakewood Ranch;
- Accepted, executed, and authorized recording of Mortgagee’s Joinder in and Ratification of Subdivision Plat and all Dedications and Reservations Thereon from SMR Northwest LLC;
- Accepted, executed, and authorized recording of Consent to Subdivision Plat and all Dedications and Reservations Thereon;
- Authorized the County Administrator to accept, execute, and record Agreement for Public Subdivision with Public Improvements, Azario Esplanade, Phase III, Subphase D from Taylor Morrison of Florida, Inc.;
- Authorize the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Azario Esplanade, Phase III, Subphase D - Surety Bond US00110415SU21A, \$1,334,593.78;
- Authorized the County Administrator to accept, execute, and record Agreement for Public Subdivision with Private Improvements, Azario Esplanade, Phase III, Subphase D from Taylor Morrison of Florida, Inc.;
- Authorize the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Azario Esplanade, Phase III, Subphase D - Surety Bond US00110417SU21A, \$2,915,424.10;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Azario Esplanade, Phase III, Subphase D - Surety Bond SUR0070158, \$405,513.03; and
- Authorize the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Azario Esplanade, Phase III, Subphase D - Surety Bond US00110416SU21A, \$109,265.00

BC20211007DOC003

2. **BUILDING AND DEVELOPMENT SERVICES/FINAL PLAT/BELLA LAGO, PHASES IE AND IIB**

- Executed and authorized recording of Final Subdivision Plat;
- Authorized recording the Second Supplement to the Declaration of Covenants, Conditions, and Restrictions of Bella Lago;
- Authorized the County Administrator to accept, execute, and record Agreement for Private Subdivision with Public Improvements, Bella Lago, Phases IE and IIB from SFTEN LLC;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Bella Lago, Phases IE and IIB – Surety Bond SUR0068974, \$3,068,259.35;
- Authorize the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Bella Lago, Phases IE and IIB – Surety Bond SUR0068976, \$108,018.63;
- Authorize the County Administrator to accept, execute, and record Agreement for Private Subdivision with Private Improvements, Bella Lago, Phases IE & IIB from SFTEN LLC;
- Authorize the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Bella Lago, Phases IE and IIB – Surety Bond SUR0068975, \$252,219.50; and
- Authorize the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Bella Lago, Phases IE and IIB – Surety Bond SU1170053, \$326,620.42

BC20211007DOC004

(End Consent Agenda)

MOTION – CONSENT AGENDA

A motion was made by Commissioner Servia, seconded by Commissioner Kruse and carried 7-0, to approve the Consent Agenda.

ADVISORY BOARD APPOINTMENTS

3. **BUILDING AND DEVELOPMENT SERVICES/PLANNING COMMISSION**

Rossina Leider, Planning Section Manager, reported the two seats were properly advertised.

Chairman Baugh opened the floor for nominations to appoint one person to the Planning Commission.

Commissioner Servia nominated David Roth.

A motion was made by Commissioner Van Ostenbridge, seconded by Commissioner Kruse and carried 7-0, to close nominations. By majority vote, David Roth was reappointed to the Planning Commission (term to expire October 2025).

Chairman Baugh opened the floor for nominations to appoint a second person to the Planning Commission.

Commissioners Kruse and Servia nominated Cynthia Kebba.

Commissioner Van Ostenbridge and Chairman Baugh nominated Morris Hill.

A motion was made by Commissioner Satcher, seconded by Commissioner Van Ostenbridge and carried 7-0, to close nominations. By majority vote, Cynthia Kebba was appointed to the Planning Commission (term to expire October 2025).

BC20211007DOC005

4. **BUILDING AND DEVELOPMENT SERVICES/HISTORIC PRESERVATION BOARD**

Rossina Leider, Planning Section Manager, reported there are three open seats that need to be filled.

Chairman Baugh opened the floor for nominations to appoint three people to the Historic Preservation Board.

Commissioners Servia and Whitmore nominated Stephen Rees.

Commissioners Servia and Van Ostenbridge nominated Kyle Huff.


Commissioners Servia and Whitmore nominated Albert Keown.


By majority vote, Stephen Rees was reappointed and Kyle Huff and Albert Keown were appointed to the Historic Preservation Board (terms to expire for one seat October 2022 and the remaining two to expire October 2022).


BC20211007DOC006


ADVERTISED PUBLIC HEARINGS (Presentations Upon Request)

5. **BUILDING AND DEVELOPMENT SERVICES/LOCAL DEVELOPMENT AGREEMENT**

 A duly advertised public hearing was held to consider approval of LDA-14-04(R), First Amendment to Local Development Agreement for Trevesta.

 Nicole Knapp, Impact Fee Administrator, reported the first public hearing was held on September 14, 2021, and she submitted the updated version of the agreement (Recital three and Recital Level of service were changed).

 Commissioner Servia moved to approve and execute LDA-14-04(R), First Amendment to Local Development Agreement for Trevesta. The motion was seconded by Commissioner Kruse.

 Carol Felts stated there is problem with the process and procedures for citizen involvement pertaining to zoning matters.


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

There was discussion on passing an ordinance to prevent residents from campaigning during meetings.


 The motion carried 7-0.

BC20211007DOC007

6. **ORDINANCE/DISSOLUTION OF COMMUNITY DEVELOPMENT DISTRICT**


 A duly advertised public hearing was held to consider adoption of proposed Ordinance 21-39 (established by Ordinance 15-16) to dissolve the Fieldstone Community Development District. This item was continued from September 28, 2021.

 Jaime Elbert, Planner II, was available to address any questions.

 Based on the record of the public hearing and having evaluated the criteria for the dissolution of a community development district in Chapter 190, Florida Statutes, and Chapter 2020-191, Law of Florida, Commissioner Servia moved to grant the petition to


dissolve the Fieldstone Community Development District, and to approve Ordinance 21-39 (fka Ordinance 15-16). The motion was seconded by Commissioner Kruse.


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


 The motion carried 7-0.

BC20211007DOC008

7. **ORDINANCE/DISSOLUTION OF COMMUNITY DEVELOPMENT DISTRICT**

 A duly advertised public hearing was held to consider adoption of proposed Ordinance 21-40 (established by Ordinance 18-08) to dissolve the North River Ranch Community Development District (CDD). This item was continued from September 28, 2021.

 Jonathan Johnson, representing the CDD, stated the CDDs are merging upon dissolution (see agenda package).


 Based on the record of the public hearing and having evaluated the criteria for the dissolution of a community development district in Chapter 190, Florida Statutes, and Chapter 2020-191, Law of Florida, Commissioner Servia moved to grant the petition to dissolve North River Ranch Community Development District and to approve Ordinance 21-40 (fka Ordinance 18-08). The motion was seconded by Commissioner Kruse.

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

 The motion carried 7-0.


BC20211007DOC009

8. **ORDINANCE/ZONING**


 A duly advertised public hearing was held to consider adoption of proposed Zoning Ordinance Z-21-04, Manatee Ventures Rezone/Manatee Ventures, Inc. The Planning Commission recommended adoption (9/9/21).

Rossina Leider, Planner Section Manager, introduced Laura Gonzalez, Planner I.

No ex-parte communications were disclosed.

 Robert Schmitt, Planner for the applicant, displayed the aerial map from the staff report, the site located at Mendoza Road (37th Street East) and 24th Avenue East, and part of a larger property, that once rezoned, would be split into four lots. Drainage concerns from the Planning Commission meeting were addressed by the applicant.

Discussion ensued on the rezone from X to RES-2, maximum amount of four lots, and the requirement for shared driveways (LDC Section 800.3).

 Kim Holbrook, area resident, expressed concern with area drainage issues, roadways are not built to County standards (photographs displayed), and traffic on Mendoza Road and 24th Avenue East is dangerous.

 Glen Gibellina supported the request.

 Carol Felts restated her previous comments about the process and procedures.

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

Chairman Baugh explained to the citizens who are speaking during the scheduled hearings must speak to the matter at hand since the items are quasi-judicial.

Commissioner Whitmore inquired how the applicant would address drainage concerns.

Mr. Schmitt stated the applicant cannot affect neighbors.



Thomas Gerstenberger, Stormwater Engineering Division Manager, addressed any proposed development would go forward with a plat, and then they would address storm water retention. If the lots are split, there would be a requirement for a drainage plan to ensure the drainage would not go onto neighboring properties.



Laura Gonzalez, Planner I, stated staff finds the request to be consistent with the Comprehensive Plan and LDC.



Commissioner Bellamy concurred with Ms. Holbrook on the dangers of traversing Mendoza Road, and it is the County's responsibility to address the condition of Mendoza Road. He asked that the County Administrator investigate why citizen concerns are not being addressed in a timely matter.

Dr. Scott Hopes, County Administrator, stated the Building and Development Services department is undergoing changes, and there is a system in place to track zoning projects.

Chairman Baugh stated improvements to Mendoza Road are planned as reflected in the CIP.

Commissioner Satcher confirmed improvements.



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 Bellamy moved to adopt Manatee County Zoning Ordinance Z-21-04, as recommended by the Planning Commission. The motion was seconded by Commissioner Kruse and carried 7-0.

(Depart Commissioner Bellamy)

BC20211007DOC010

9. **ORDINANCE/ZONING**



A duly advertised public hearing was held to consider adoption of proposed Zoning Ordinance PDMU-15-19(G)(R2), I-75 Office Park LLC/I-75 Office Park. The Planning Commission recommended adoption (9/9/21).


No ex-parte communications were disclosed.




Carol Clarke, Planner for the applicant, summarized the request (documents displayed).


Discussion took place on whether there would be an assisted living facility on site (multifamily is being proposed) and this being a great project.

Marshall Robinson, Principal Planner, reported the project is below the maximums.

 Glen Gibellina commented on enhancing the incentives to encourage affordable housing.

 Carol Felts remarked making sure needs such as schools, infrastructure, and affordable housing are addressed in the zoning process.

There being no additional 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, as conditioned herein, Commissioner Servia moved to approve Manatee County Zoning Ordinance PDMU-15-19(G)(R2); Approve a General Development Plan with Stipulations A.1–A.17, B.1–B.3 and C.1–C.4; Adopt the Findings for Specific Approval; and Grant Specific Approval for alternatives to LDC Sections: (1) 1005.3 (Number of Vehicular Parking Spaces Required, Table 10-2) – Allow a reduced number of parking spaces for multi-family residential development from two spaces per dwelling unit to 1.7 spaces per dwelling unit for development Option “C”; and (2) 1005.7.E (Multiple Stacking of Spaces) – allow twenty-six of the required parking spaces in development Option “C” of the development to be located in front of attached garages, as recommended by the Planning Commission. The motion was seconded by Commissioner Kruse.

Discussion ensued regarding the County Commission does not determine needs, free market, redistricting, the County Commission cannot force developers to include affordable housing, and collaborating with developers on the placement of affordable housing on County lands.


The motion carried 7-0.

BC20211007DOC011


RECESS/RECONVENE: 10:24 a.m. – 10:35 a.m. All Commissioners were present.

ADVERTISED PUBLIC HEARINGS (Presentations Scheduled)

10. **ORDINANCE/ZONING**

 A duly advertised public hearing was held to consider adoption of proposed Zoning Ordinance PDR-20-09(P)(R), Moore Property.


No ex-parte communications were disclosed.


 Katie LaBarr, Neal Communities of Southwest Florida, Inc., displayed a site plan to discuss an emergency only, ingress access point which was added to the application. FDOT would not accept a full access so they needed to submit an amendment to the approval in May.

Edward Vogler, Attorney for the applicant, noted the approval meeting was in May 2021, and they are trying to resolve the issue with FDOT. County staff needed to review the change; therefore, this hearing is required. This request is compliant with the Comprehensive Plan and the LDC.

Discussion ensued on whether a traffic signal is proposed for the project intersection, the number of units, grass access for emergency access, and The Freedom Factory – Cleetus McFarland’s Racetrack, and bald eagles.

Ms. LaBarr stated a traffic signal at Uihlein Road and S.R. 64 is being contemplated and the request includes 174 units.


 William O'Shea, Principal Planner, confirmed there were a lot of meetings between County staff, FDOT and the developer. Staff found the request to be consistent with the Comprehensive Plan and LDC.

 Carol Felts reported residents of Lakewood National were not aware of The Freedom Factory – Cleetus McFarland's Racetrack. She expressed concern with traffic issues in this area.

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


There were no staff closing comments.

Ms. LaBarr agreed with the staff report and its findings.


 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 stipulated herein, Commissioner Van Ostenbridge moved to adopt Manatee County Zoning Ordinance PDR-20-09(P)(R); Approve the revised Preliminary Site Plan with Stipulations A.1–A.6; B.1–B.3; C.1–C.4; and D.1–D.4; Adopt the Findings for Specific Approval; and Grant Specific Approval of an alternative to LDC Section 1001.1.C. (Second Means of Access Required). The motion was seconded by Commissioner Servia and carried 7-0.

BC20211007DOC012


11. **ORDINANCE/ZONING**

 A duly advertised public hearing was held to consider adoption of proposed Zoning Ordinance Z-21-02, Artic Palm Company. The Planning Commission recommended adoption (9/9/21).

No ex-parte communications were disclosed.

 Robert Schmitt, Planner for the applicant, displayed the aerial and future land use maps to discuss location and purpose of the request. He concurred with staff report minus staff's opinion about the NC-M.

Discussion ensued regarding rezoning the lot to GC or NC-M would make it a conforming lot.

 Kevin Oatman, Planner I, used a slide presentation to review the aerial map, request, history, zoning districts, future land use categories, zoning comparison, NC-M and GC Zoning Comparison Chart, positive and negative aspects, and mitigating measures. The request appears to be consistent with both the LDC and Comprehensive Plan. Upon question, Mr. Oatman stated the frontage is 180 feet.

Commissioner Servia asked if multifamily was allowed in GC and NC-M.

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

There were no staff or applicant closing comments.

Deliberations ensued on the site being midblock and not contiguous, moving away from planned development, concept plan for straight rezone requests, GC allows maximum uses,


cannot place restrictions on the location of the stormwater pond, S.R. 64 is a principal arterial and commercial should be expected, GC and NC-M is already near Mill Creek Subdivision, just because GC is in the area does not mean it is appropriate for the site, page 3 of the staff report, form based code standards along principal arterials, and the staff report does not include public comment for or against the request.

Ms. Leider agreed with the concept plan for straight rezones and/or stipulations.

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 Van Ostenbridge moved to adopt Manatee County Zoning Ordinance Z-21-02, as recommended by the Planning Commission. The motion was seconded by Commissioner Kruse and carried 4-3, with Commissioners Baugh, Kruse, and Satcher voting nay. BC20211007DOC013


(Depart Commissioner Kruse)

12. **ORDINANCE/ZONING**

 A duly advertised public hearing was held to consider adoption of proposed Zoning Ordinance PDMU-20-32(Z)(G), Jones Farm-Jones Potato Farm, Inc./First City Property Company LLC. The Planning Commission recommended adoption (9/9/21).

No ex-parte communications were disclosed.

 Edward Vogler, representing First City Property Company LLC, made opening remarks.

 Rachel Layton, Planner for First City Property Company LLC (Contract Purchaser), utilized a slide presentation to review the site plan development trend, future land use and zoning maps, cul-de-sac with midblock turnarounds. The site consists of 635.31 acres on the north side of Buckeye Road, south of the Hillsborough County line and approximately one-mile west of U.S. 301. The proposed Fort Hamer Road extension and JJ Road would bisect the site. The property is actively used for agricultural purposes, and suitable for development. The existing 69.98 acres of wetlands are proposed to be preserved.

The General Development Plan proposes: 1,833 residential lots for a maximum gross density of three dwelling units per acre; a maximum of 300,00 square feet of commercial development; floor area ratio (FAR) of 0.29; extending Fort Hamer Road north from Buckeye Road; multiple access points along Buckeye Road, Fort Hamer Road, and JJ Road; three commercial parcels at activity nodes at the northeast and northwest corners of Fort Hamer Road extension and Buckeye Road and the southwest corner of Fort Hamer Road and JJ Road; a 15-acre park site at the intersection of Fort Hamer Road and JJ Road; a 20-acre school site with two access points from the south of JJ Road; open space (32 percent) consistent with LDC regulations; 30-foot thoroughfare buffers along Buckeye Road, Fort Hamer Road, and JJ Road for the residential parcels and 25-foot thoroughfare buffers for the commercial parcels; 20-foot buffers along the northeast and west boundaries of the project; and future right-of-way setbacks along Buckeye Road, and the Fort Hamer Road extension and JJ Road extension, which are on the thoroughfare maps.

The amenity centers would be sized and phased in conjunction with each residential phase of the development in order to meet the recreational needs of the residents. The amenity centers may include clubhouses, swimming pools and passive recreation. The residential units would consists of single-family detached, single-family, semi-detached, and single-

family attached. The multi-family and non-residential buildings would be limited to three stories in height, and single-family detached, semi-detached and attached units would be limited to two stories.


The design of the project is consistent with LDC regulations, compatible with project in the area, and the Comprehensive Plan. The site is within three FLUCs, which allows residential and support uses with a maximum gross density of three dwelling units per acre, a maximum FAR of 0.35, which increases 0.5 at the activity nodes. The property is within the North Central Overlay District (NCO), and the Comprehensive Plan limits non-residential development to 300,000 square feet. If approved, the rezone from A to PDMU would match other PDR and PDMU approved developments in the area. The character of the area is changing from agricultural to residential, which is consistent with the Comprehensive Plan. The PDMU zoning district is intended for the establishment of complimentary groupings of residential and commercial uses. There are seven specific approval requests and staff does not support the alternative to LDC 1001.4.D.1, increase the maximum length for cul-de-sacs from 800 feet to 1,320 feet. A Traffic Impact Statement was conducted instead of concurrency to allow staff the opportunity to review in detail the traffic operations as the project develops.


(Enter Commissioner Kruse during the presentation)


Mr. Vogler read revised Stipulation 14 (previous version submitted with the agenda update memorandum): For dead end streets and cul-de-sacs that exceed 800 feet, the applicant shall obtain approval of the Fire District and Public Safety staff to be provided in accordance with then applicable response time standards and requirements, consistently applied. No cul-de-sac shall exceed 1,320 linear feet. The location and design shall be approved at time of Final Site Plan submittal.

John Neal, First City Property Company LLC (Contract Purchaser), continued the slide presentation to review the multi-modal bike lanes and trails, master planning North County, and vicinity map.


Pat Neal, First City Property Company LLC (Contract Purchaser), continued the slide presentation to review the future connection to Fort Hamer.


 Discussion took place on Fort Hamer Road extension from Sarasota County to Hillsborough County, walkable community, proposed cul-de-sac lengths to 1,320 linear feet, I-75 interchange, whether wetland impacts have to be heard by the County Commission, changing the proposed stipulation to reflect Preliminary Site Plan instead of Final Site Plan, language regarding agricultural use, front setback, and would this project become part of North River Ranch (no explicit agreement with Alan Jones).


 Clarke Davis, Deputy Director of Traffic Management, stated staff is trying to set the stage for Fort Hamer Road extending through Hillsborough County and mentioned JJ Road.


 Marshall Robinson, Principal Planner, explained roadways that traverse the property, and noted staff is amenable to revised Stipulation 14.


Public Comment

 Phil Moss, Sundance Community resident, reported Sundance has over 400 homes and expressed concern that the project is not compatible due to proposed lot sizes, and buffering (documents submitted).

 Yvonne Gurzell, Sundance Community resident, displayed an aerial map, FEMA 2019 map, and photograph, to discuss how the environmental report does not address issues such as drainage and flooding. She stated this project is not smart development. (documents submitted).

 Robert Moon, Sundance Community resident, refuted Pat Neal's claims that there is a proposed I-75, Exit 234 and referenced a letter from a Hillsborough County Commissioner (documents submitted).


 Ralph Greenlee, Sundance Community resident, spoke to proposed I-75, Exit 234 and pointed out there has been no development in the Little Manatee River area because it is rural architectural (documents submitted).


 Glen Gibellina opined that large projects such as this should be self-sustaining as in the case of Babcock Ranch.

Carol Felts stated more residents would be present if they knew the rules and procedures for the land use items. Jones Potato Farm was celebrated for growing potatoes and tomatoes, and residents should be allowed to rebut comments made during hearings. She also expressed concern regarding public safety.


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

RECESS/RECONVENE: 12:22 p.m. – 1:33 p.m. All Commissioners were present.


 Discussion proceeded on County staff reaching out to Hillsborough County staff, how stormwater runoff is effecting Sundance and the requirements for new developments to control stormwater.

 Thomas Gerstenberger, Stormwater Engineering Division Manager, displayed map to discuss the existing drainage flow pattern from Buckeye Road through Sundance ending in the Little Manatee River. He displayed the FEMA 2014 FIRM and FIRM of project area to note that the 100 year floodplain delineation was basically the same, the Little Manatee Watershed Management Plan map, which has not been adopted but used as the best available source of information. He reviewed the Stipulations C.1 and explained the agricultural use of the site would not trigger environmental review.

Sarah Schenk, Chief Assistant County Attorney, posed questions to Marshall Robinson.

 Jake Bibler, Emergency Management, reported a midblock is not beneficial to EMS and cul-de-sac length correlates to response time. The project is at the limits for response time and a revised Stipulation A.14 would alleviate Public Safety concerns.


Dr. Scott Hopes, County Administrator, noted three new EMS stations were approved with the Capital Improvement Plan (CIP).

 Ivory Matthews, Neal Communities, noted Neal has been building in this community for 50 years, and they have the reputation to be good neighbors since they live here.

Pat Neal reported the distance between Sundance and the project is actually 412 feet (map


displayed). He confirmed that Exit 234 is coming and Hillsborough County has a rezone moratorium at this time.

Mr. Vogler made closing remarks including rebuttal on the road network and EMS response times. He clarified revised Stipulation 14: For dead-end streets and cul-de-sacs that exceed 800 feet, the applicant shall obtain approval of the Fire District and Public Safety staff to be provided in accordance with the applicable response time standards and requirements, consistently applied. No cul-de-sac shall exceed 1,320 linear feet. The location and design shall be approved at time of ~~Final Site Plan~~ Preliminary Site Plan submittal.

 Ms. Schenk remarked on joint planning efforts and can only assess projects according to the Manatee County LDC and Comprehensive Plan. There is no longer regional planning considered for rezones. In current Rules and Procedures Section 5.5.3.10, that Factual Errors can be pointed out after the applicant's rebuttal.

Factual Error


Mr. Greenlee explained that he watched the Planning Commission and wrote down what was stated on the record, which is why he brought it up.

 There was discussion regarding residents of Hillsborough County may purchase homes if the zoning moratorium stays in place, intergovernmental coordination, large amount of open space, private property rights, drainage has to be engineered to approved standards, Babcock Ranch, in favor of the language for Stipulations to be included in the LDC, and appreciate public comment from the Sundance Community.

(Chairman Baugh passed the gavel to First Vice-Chairman Kruse, presiding)

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 Baugh moved to adopt Manatee County Zoning Ordinance PDMU-20- 23(Z)(G) and approve a General Development Plan with Stipulations A.1–A.14 (as presented and modified at the hearing), B.1–B.7, C.1–C.4, and D.1: Adopt the Findings for Specific Approval; and Grant Specific Approval for an alternative to LDC Sections: (1) 402.7.d. (reduction to the front yard setback from 25 feet to 23 feet); (2) 403.12.D.4.a (reduction of the roadway buffer width in the North Central Overlay District from 50 feet to 25 feet for commercial parcels); (3) 403.12.D.5.a (reduction of the North Central Overlay (NCO) residential and other non-commercial/office uses roadway buffer from 50 feet to 30 feet); (4) 403.12.G.6.a (allow a retail building utilized by a single tenant in the North Central Overlay and within the UF-3 FLUC to exceed 75,000 square feet); (5) 403.12.D.3.k (reduction of the setback for pool cages and accessory structures in the North Central Overlay District from a 15-foot building setback to a five-foot setback); (6) 1001.4.D.1 (increase the maximum length for cul-de-sacs from 800-feet to 1,320-feet); and (7) 1001.6.A.1.c.i: (allow sidewalks on one side of local streets within two miles of a public elementary/middle school, as recommended by the Planning Commission. The motion was seconded by Commissioner Van Ostenbridge.

Commissioner Servia inquired about the front-yard setbacks.

 Ms. Layton explained there is a 20-foot setback in conjunction with buffers and units are limited to three stories in height.

The motion carried 7-0.



(Chairman Baugh presiding)

ADMINISTRATOR COMMENTS



Dr. Scott Hopes, County Administrator, thanked staff for the great work they did on briefings with the County Commissioners.

COMMISSIONERS' COMMENTS

Commissioner Servia

-  Asked how the County would be involved in partnership with FDOT's Destination Zero Program
-  Reported the Affordable Housing Advisory Committee has been reviewing on proposed LDC amendments

Commissioner Whitmore

-  Stated Jack Bluestein and Katherine Hunt, Southern Oaks residents, reported people are using 29th as a cut through and staff is suggesting speed tables
-  Toured homeless camps with Code Enforcement and the Sheriff's Office, and inquired about a model to help the homeless acquire identification, housing, and employment

Discussion ensued.

-  Requested the Agriculture Department recognize Christopher Dawes, CEO of Tru Farm Organic Hydroponic Foods Corporation

Commissioner Van Ostenbridge

- Reported on Sarasota Estuary Program plans to remove Brazilian pepper from Cortez Fish Property
- Spoke briefly with Deputy County Administrator Robert Reineshuttle regarding the Legislative Platform. Discussion ensued.

Commissioner Satcher

- Toured the Port with the Coast Guard

Commissioner Baugh

- Met with the receiver for Piney Point and an update is forthcoming
- Announced the MPO Executive Board meeting on upcoming Monday

ADJOURN

There being no further business, Chairman Baugh adjourned the meeting at 2:55 p.m.

Minutes Approved: December 15, 2022