

**MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS
REGULAR MEETING
COUNTY ADMINISTRATION CENTER, HONORABLE PATRICIA M. GLASS CHAMBERS
1112 Manatee Avenue West
Bradenton, Florida
December 16, 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
Robert Wenzel, Planning Division Manager
Lisa Wenzel, 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 2:00 p.m.

All witnesses and staff giving testimony were duly sworn.

INVOCATION AND PLEDGE OF ALLEGIANCE

 The Invocation was delivered by Cindy LeMar, Original County Ministries, followed by the Pledge of Allegiance.

AGENDAS 

BC20211216DOC001

Agenda with Update Memorandum (12/14/21):

BC20211216DOC002

- Item 1, Comprehensive Plan Text and Map Amendments PA-18-03/Ordinance 21-17 and PA-18-04/Ordinance 21-18, L3 Partnership/Gamble Creek Village – Presented were revised maps to change only the date of adoption on maps, and public comment email
- Add-On Item 2, Rattlesnake Key – Agenda Memorandum presented

Revised Agenda 1 with Update Memorandum (12/15/21):

BC20211216DOC003

Consent Agenda

- Add-On Item 3, Clerks Consent Agenda – Resolution R-21-193 for adoption
- Changes to Order

- Item 2, Rattlesnake Key – Moved from Consent Agenda to Regular Agenda

Advertised Public Hearing (Presentation Scheduled)

- Item 1, Comprehensive Plan Text and Map Amendments PA-18-03/Ordinance 21-17 and PA-18-04/Ordinance 21-18, L3 Partnership/Gamble Creek Village – Comprehensive Plan Text and Map Amendments PA-18-03/Ordinance 21-17 and PA-18-04/Ordinance 21-18, L3 Partnership/Gamble Creek Village


Revised Agenda 2 with Update Memorandum (12/16/21):


BC20211216DOC004


- Item 2, Rattlesnake Key – Revised motion presented

CITIZEN COMMENTS (Future Agenda Items)

BC20211216DOC005

 Mark VanDeRee asked the County Commission to consider spending more attention on central and west areas of the County and preserving more land (i.e. Babcock Ranch). He remarked on crime rates and pedestrian deaths.

 Glen Gibellina agreed with Mr. VanDeRee regarding sustainability and remarked on the lack of affordable housing. He suggested looking at infill lots and increasing incentives for affordable housing, and live streaming meetings such as the Affordable Housing Committee.

 By telephone, Carol Felts expressed concern that the public comment correspondence is not being included with the agendas, because citizens do not understand the system and/or their correspondence is being mismanaged.

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

CONSENT AGENDA

3. **CLERK'S CONSENT AGENDA/RESOLUTION**

BC20211216DOC006

Adopted Resolution R-21-193, authorizing the Chairman and First Vice-Chairman (for 2022) to sign checks

BC20211216DOC007

MOTION - CONSENT AGENDA


A motion was made by Commissioner Servia and seconded by Commissioner Bellamy, to approve the Consent Agenda.


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


 The motion carried 7-0.

REGULAR

2. **PARKS AND NATURAL RESOURCES/RATTLESNAKE KEY**

 Charlie Hunsicker, Parks and Natural Resources Director, stated the State has expressed the intention of purchasing Rattlesnake Key.

 Discussion ensued on whether Senator Jim Boyd supports the request, whether or not ELMAC has discussed this matter, loan from ELMAC or Parks and Natural Resources funds, whether or not the paperwork would be submitted by the County, how would people get to Rattlesnake Key (by boat), Rattlesnake Key would be a State park, so the County would not have to maintain it, restoration and managing exotics, if public and County Commission input was considered, would it be in writing that the public would have access to Rattlesnake Key (a management plan would be put in place), and gratitude to Senator Boyd.

 A motion was made by Commissioner Servia to authorize the County to work with the State of Florida for the acquisition of Rattlesnake Key with a local contribution of 10 percent of the purchase price or \$3 million, whichever is less, to be operated under the State parks system as a State park with daytime public access and provisions for camping and other passive recreation activities. The motion was seconded by Commissioner Van Ostenbridge.


 Commissioner Van Ostenbridge spoke with Senator Jim Boyd about this matter, and the action was driven by him, not by the County Commission.

Chairman Baugh questioned funding and pointed out that the matter has not been handled well by the County.

 By telephone, Carol Felts supported the request.

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

The motion carried 7-0.

 Commissioner Whitmore thanked staff for their efforts, because it was time sensitive.

Dr. Hopes relayed funding source.


Commissioner Van Ostenbridge stated he would make better efforts to include conversations during Commissioners' Comments.

Commissioner Satcher stated the purpose and intent of efforts for environmental lands was questioned, but today's vote is a positive decision.


Chairman Baugh reported that she did not receive a briefing on this matter. BC20211216DOC008


ADVERTISED PUBLIC HEARING (Presentation Scheduled)


1. **ORDINANCE/ZONING**


 A duly advertised public hearing was held to consider adoption of proposed Comprehensive Plan Text Amendment PA-18-03/Ordinance 21-17 (fka 19-38), and Map Amendment PA-18-04/Ordinance 21-18 (fka 19-39), L3 Partnership/Gamble Creek Villages. This matter was previously transmitted by the Planning Commission (4/8/21) and the Board of County Commissioners (9/16/21).


Lisa Barrett, Planning Section Manager, stated this is the adoption hearing and State agencies' comments are included with the staff report. She noted the applicant would review revisions made since the transmittal hearing.


 Mark Barnebey, Attorney representing the applicant, stated he requested additional time in the event that the County Commission wanted a full presentation. He used a slide presentation to review that this is multi-step process, project specifics, boundary map, Gamble Creek Village, and changes since the transmittal hearing.


 There was discussion about concerns regarding the design of the wastewater treatment plant and others tying into the system, second means of access, reservation of right-of-way for future roads, septic tanks would be prohibited on site, location and timing of the project are concerns, leap frogging development, the request would hinder affordable housing, and affect property between the site and the Future Development Area Boundary (FDAB).


 Elizabeth Arnold presented a video regarding urban sprawl and the loss of farmland. She agreed with the discussion on leap frogging. <https://youtu.be/suAIYGzfnS>

 Mark VanDeRee, East County resident, explained views regarding the request are mixed among residents in East County. He agreed with comments made regarding risks and leap frogging. Residents have lost confidence in the County Commission slowing down growth.


 Pamela Gispent opposed the request, because it is planned two miles from the FDAB and it would affect utilities.


 Glen Gibellina remarked on how the request is ahead of its time, the centralized system, location of affordable housing within the site, migrant housing, density, schools, and solar options.


 By telephone, Carol Felts did not support the request and noted Mr. Gibellina brought up valid points. The property owners should be offered incentives to sell the land to the County for environmental preservation.

 Discussion took place on farmers selling their land, because they are getting older and their children do not want to be farmers, right now the site could be developed with approximately 1,000 septic tank systems, reclaimed water, property rights, the County Commission has the responsibility of upholding the Comprehensive Plan, and making sure that the public is aware that septic tanks are not allowed.


Ms. Wenzel did not have closing comments.

 During rebuttal, Mr. Barnebey explained the village plan would include a minimum of 10 percent of the units for affordable housing, which would be addressed with future stages of the approval process, and the FDAB would not be affected by this project.


 Bob Lombardo, Engineer for the applicant, discussed standards and requirements for the wastewater system.

 Mr. Barnebey pointed out recycling and trash would be addressed in the future.

Motion -PA-18-03/Ordinance 21-17

 Based upon the evidence presented, comments made at the public hearing, the action of the Planning Commission, the technical support documents, and finding the request to be consistent with the Community Planning Act as codified in applicable portions of Chapter 163, Part II, Florida Statutes and the Manatee County Comprehensive Plan, Commissioner Kruse moved to adopt Comprehensive Plan Amendment PA-18-03/Ordinance 21-17, as recommended by the Planning Commission. The motion was seconded by Commissioner Bellamy and carried 6-1, with Commissioner Servia voting nay.

Motion - PA-18-04/Ordinance 21-18

 Based upon the evidence presented, comments made at the public hearing, the action of the Planning Commission, the technical support documents, and finding the request to be consistent with the Community Planning Act as codified in applicable portions of Chapter 163, Part II, Florida Statutes and the Manatee County Comprehensive Plan, Commissioner Kruse moved to adopt Comprehensive Plan Amendment PA-18-04/Ordinance 21-18, as recommended by the Planning Commission. The motion was seconded by Commissioner Bellamy and carried 6-1, with Commissioner Servia voting nay.



Commissioner Bellamy stated he could relate with children of farmers not wanting to be farming, and challenged developers to look at including 10 percent of units for affordable housing.

BC20211216DOC008

RECESS/RECONVENE: 4:04 p.m. – 4:15 p.m. All Commissioners were present.

COMMISSIONERS' COMMENTS

Commissioner Whitmore

-  Inquired if the County Commission would like to discuss adding a manatee to County logo
-  Noted Homeless Shelter for Veterans is located at Port Manatee Jail, municipalities should be informed
- Noted questions have been posed about a water taxi


Commissioner Van Ostenbridge

- Wished everyone a Merry Christmas and Happy New Year

Commissioner Satcher

- Announced a Soccer game tonight at Parrish Community High School

Commissioner Bellamy

-  Stated Lee Washington has been working on a Homeless Shelter for Veterans
- Reported the Gulf Coast Lions Professional Basketball Team would be playing at Bradenton Christian School
- Announced that Eddie Starling, Manatee County Sheriff's Deputy and Coach for the Palmetto Athletic League, passed away. He extended his condolences to his family.

Commissioner Whitmore

- Announced Gregory LaPensee, LaPensee Plumbing, passed from COVID-19 and offered her condolences

Commissioner Kruse

- Reported that he did not vote against the chairmanship and supported Commissioner Van Ostenbridge as the 2022 chairman and nominations should be conducted professionally going forward

Commissioner Whitmore stated in the past, R.B. "Chips" Shore, former Clerk of the Circuit Court, controlled elections during his tenure and this could be an option for elections in the future.

Motion – Adjournment Withdrawn

A motion was made by Commissioner Van Ostenbridge and seconded by Commissioner Whitmore to adjourn the meeting. Following discussion, the motion was withdrawn by Commissioner Van Ostenbridge.

Chairman Baugh

- Expressed concern with how elections for chairman were handled on December 14, 2021, and sought clarification on how to reconsider her vote.

 William Clague, County Attorney, read Section 5.5.6.4 of Exhibit A (Resolution R-20-065), Procedures for the Board of County Commissioners.

In response to the rules being explained, Chairman Baugh expressed her protest with how the elections were held.

Motion - Adjournment

A motion was made by Commissioner Servia and seconded by Commissioner Whitmore to adjourn the meeting.

Commissioner Bellamy expressed dismay with how other commissioners conduct themselves.

Motion - Call the Question

A motion to Call the Question was made by Commissioner Bellamy, seconded by Commissioner Van Ostenbridge, and carried 7-0.

(Depart Commissioner Bellamy)

Motion - Carried

The motion carried 6-0, with Commissioner Bellamy absent.

ADJOURN

There being no further business, Chairman Baugh adjourned the meeting at 4:41 p.m.

Minutes Approved: January 31, 2023