

**MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS
REGULAR MEETING
COUNTY ADMINISTRATION CENTER, HONORABLE PATRICIA M. GLASS CHAMBERS
1112 Manatee Avenue West
Bradenton, Florida
October 6, 2022**


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

Present were:

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


Also present were:

Dr. Scott L. Hopes, County Administrator
Courtney De Pol, Development Services Director
Rossina Leider, Planning Section Manager
Sarah Schenk, Chief Assistant County Attorney
Robin Toth, Deputy Clerk, Clerk of the Circuit Court

 Chairman Van Ostenbridge 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.  In the absence of Chaplain Tony Ledbetter, International Fellowship of Chaplains, the Invocation was delivered by Commissioner Bellamy, followed by the Pledge of Allegiance.

(Enter Commissioner Satcher)

AGENDA

BC20221006DOC001

 Revised Agenda 1, with Update Memorandum (dated 10/3/22)

BC20221006DOC002

Additions to Consent Agenda

- Item 10, Coquina Beach Market/The Coquina Beach Sunset Market
- Item 11, Water Taxi Program

Addition to Regular Agenda

- Item 9, Confirmation of Utilities Department Director – Evan Pilachowski, P.E.

Advertised Public Hearings (Presentations upon Request)

- Item 3, LDCT-22-02/Ordinance 22-26 – Land Development Code Text Amendment (County Initiated) Agritourism:
 - To be continued to October 20, 2022, at ~~9:00 a.m.~~, **1:30 p.m.**, or as soon thereafter as same may be heard; and
 - Revised Requested Action – I move to continue the public hearing for LDCT-22-02/Ordinance 22-26 to October 20, 2022, at ~~9:00 a.m.~~, **1:30 p.m.**, or as soon thereafter as same may be heard at the Manatee County Government Administration Building, First Floor, Patricia M. Glass Chambers


Revised Agenda 2, with Update Memorandum (dated 10/4/22)

BC20221006DOC003

Regular Portion of the agenda moved to beginning of Agenda

Regular Agenda

- Item 9, Confirmation of Utilities Department Director – Evan Pilachowski, P.E.


Advertised Public Hearings (Presentations Scheduled) 

- Item 6, PDMU-22-03(Z)(G) – Shreya LWR Investments LLC – Revised Future Land Use Map with

proposed Land Use change on map added
Revised Agenda 3, with Update Memorandum (dated 10/5/22)

BC20221006DOC004

- Item 6, PDMU-22-03(Z)(G) – Shreya LWR Investments LLC – Neighborhood meeting summary added

REQUESTS BY COMMISSIONERS (Items to be pulled from Consent Agenda) 


- Item 10 – Pulled by Commissioner Whitmore
- Item 11 – Pulled by Commissioner Whitmore

9. **UTILITIES/CONFIRMATION OF UTILITIES DEPARTMENT DIRECTOR**

 Courtney DePol, Deputy County Administrator, requested confirmation of the appointment of Evan Pilachowski, Utilities Department. Director.


Mr. Pilachowski was present and introduced via Zoom.


Ms. DePol thanked Jeff Goodwin, Utilities Deputy Director, for carrying the responsibility of the Utilities Department during the interim period.

 Commissioners had dialogue with Mr. Pilachowski and welcomed him to Manatee County.

 A motion was made by Commissioner Whitmore, seconded by Commissioner Bellamy and carried 7-0, to confirm Evan Pilachowski as Utilities Department Director. BC20221006DOC005


CITIZEN COMMENTS (Future Agenda Items)

 Glen Gibellina spoke about Lincoln Park Pool, Future Land Use best practices, increasing Impact Fees to 100 percent, and institute a renewable energy policy.

 By telephone, Tina Shelp suggested all Commissioners hold quarterly, town hall meetings to give constituents an opportunity to dialogue with their District Commissioner.

There being no further citizen comments, Chairman Van Ostenbridge closed Citizen Comments.


 Chairman Van Ostenbridge stated the County Administrator met with the School Board regarding a partnership on building pools.

 Commissioner Baugh stated the reason for not seeing Commissioners in town hall meetings is due to COVID. She held meetings with Lakewood Ranch (LWR) residents and offered to meet with other LWR communities. BC20221006DOC006

CITIZEN COMMENTS (Consent Agenda Items Only)

There being no citizen comments, Chairman Van Ostenbridge closed Citizen Comments.

CONSENT AGENDA

 A motion was made by Commissioner Baugh, seconded by Commissioner Kruse and carried 7-0, to approve the Consent Agenda, with the changes incorporated in the Agenda Update Memorandum, and with deletion of Items 10 and 11(separate action).

1. **DEVELOPMENT SERVICES/FINAL PLAT/ISLES AT LAKEWOOD RANCH, PHASE III**

- Executed and authorized recording of Final Subdivision Plat;
- Authorized recording of First Amendment to Amended and Restated Declaration of

- Covenants, Conditions and Restrictions for Isles at Lakewood Ranch
- Authorized County Administrator to accept, execute and record Agreement for Private Subdivision with Public Improvements for Isles at Lakewood Ranch, Phase III;
- Authorized County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Isles at Lakewood Ranch, Phase III, Surety Bond 107648551, \$670,906.11;
- Authorized County Administrator to accept, execute and record Agreement for Private Subdivision with Private Improvements for Isles at Lakewood Ranch, Phase III;
- Authorized County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Isles at Lakewood Ranch, Phase III, Surety Bond 9392722, \$1,091,581;
- Authorized County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Isles at Lakewood Ranch, Phase III, Surety Bond 107648553, \$74,251.61; and
- Authorized County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Isles at Lakewood Ranch, Phase III, Surety Bond 10764552, \$231,615.80

BC20221006DOC007

2. **DEVELOPMENT SERVICES/LETTER/MTC POLICE ACADEMY REMOTE SITE**

Executed letter to School Board of Manatee County, confirming the County’s determination of consistency with the Manatee County Comprehensive Plan, Manatee Technical College’s (MTC’s) Law Enforcement Academy Firing Range and Driving Facility, located approximately two miles south of State Road 64 East and 0.4 miles west of Taylor Road in Myakka City


BC20221006DOC008


(End Consent Agenda)

10. **CONVENTION AND VISITORS BUREAU/COQUINA BEACH MARKET/THE COQUINA BEACH SUNSET MARKET**


and


11. **CONVENTION AND VISITORS BUREAU/WATER TAXI PROGRAM**

 Commissioner Whitmore stated she pulled Item 10 to question why a work session was not held to discuss the Coquina Beach Market at South Coquina Beach. She voiced concern of the County operating a private business and subsidizing the market for a few years. She does not support the County running a private operation to compete with the public sector.

 Commissioner Whitmore stated she pulled Item 11 and questioned why the Water Taxi Program was not discussed in a work session about the County’s financial investment, liability to run the Program, and the establishment of policy.


South Coquina Beach Market


 Discussion ensued on not having sufficient information about the beach market to make a decision, estimated annual revenue is shown but net income and expenses are not shown, County employees would operate the market and use County liability insurance, private sector was running the market with no complaints but the County wanted to take control, operating and estimated overhead costs (\$20,000) for tangible items, the change in location is to create a special event pad on South Coquina Beach to include other events, and both Items 10 and 11 should have come to the Board with policy as requested (9/13/22).


 Elliott Falcione, Director, Convention and Visitor Bureau, stated staff is looking at the big picture while not competing with small Island businesses. He asked to present this item today if the market is to start in November.


Water Taxi Program

Mr. Falcione outlined details of the Water Taxi Program involving a County investment to have two, 49-passenger water vessels built, vessels would be operated and maintained by a third-party vendor, County would subsidize operation up to \$350,000 annually, passenger fees, funding sources for the water taxi initiative include Coquina Market revenues, beach concession revenue, and the Tourist Development Tax, County would develop interlocal agreements with the three cities (City of Anna Maria, Bradenton Beach and City of Bradenton), that would host ferry service, market and water taxi are linked, one of the water taxi stops is South Coquina Boat Ramp, market and water taxi would be promoted concurrently, Board does not have a reimbursement plan for its funding assistance, and this is being pushed through the Board.

 Discussion ensued regarding supporting the water taxi, but not the \$750,000 investment, there is \$300,000 in Concession Funds, the Mayors are coming together to request the funds, use of this Fund to subsidize the water taxi is a major policy change without Board approval, there are more creative ways to promote Manatee County other than a beach market, overloading staff, and staff cost to operate the market.


 Mr. Falcione determined current staff can manage the market operation, and it would not be subsidized by taxpayers. He requested approval of the beach market, and a monthly status report would come back to the Board.

 Commissioner Servia stated Dr. Hopes should have held briefings with Commissioners before assuming a beach market operation.


 Dr. Hopes stated this item had informational materials to present, but was pulled from the September 13 agenda. The materials could be refreshed and brought back to the Board.


Motion – Table Item 10


 A motion was made by Commissioner Satcher to table Item 10, Coquina Beach Market, until a time in the future, perhaps even after November. The motion was seconded by Commissioner Baugh.


 Dr. Hopes asked the Board to table Item 10 to a meeting in November, which would allow the County to have a Christmas beach market.

 Commissioner Satcher maintained the no date certain.

 Dr. Hopes stated Mr. Falcione reached out to all Commissioners to be briefed on both the Coquina Beach Market and Water Taxi Program.


 Sarah Schenk, Chief Assistant County Attorney, suggested the motion for Item 10 be reworded to state to defer to a future Board meeting. The motioner and seconder agreed.

 Mr. Falcione stated he would request up to \$700,000 of TDC Funds for the water taxi program and bring back to the Board in a future meeting on the Consent Agenda.

 By telephone, Garin Hoover spoke against the beach market proposal.

There being no further public comment, Chairman Van Ostenbridge closed public comment.

Vote - Item 10


 The motion modified by Ms. Schenk, to defer Item 10 to a future Board meeting, carried 6-1, with Commissioner Whitmore voting nay. BC20221006DOC009


Item 11


 Sarah Schenk, Chief Assistant County Attorney, stated the action requested on the agenda memorandum for Item 11 was unclear and requested clarification.

RECESS/RECONVENE: 10:30 a.m. – 10:40 a.m. All Commissioners were present.


11. CONVENTION AND VISITORS BUREAU/WATER TAXI PROGRAM (Continued)

 Mr. Falcione presented the following motion:
“Request approval of water taxi initiative that allows the County Administrator to move forward with the purchase of two water vessels that will be owned by Manatee County. Staff will bring back at a future meeting, an agreement between Manatee County and Clearwater Ferry, who will manage the water taxi operation, utilizing the water vessels that will be owned by Manatee County.”

 Commissioner Baugh so moved the motion presented by Mr. Falcione. The motion was seconded by Commissioner Satcher.

 Glen Gibellina stated the vessel is poorly designed and should be tweaked for inclement weather. He suggested staff man the vessels.


There being no further public comments, Chairman Van Ostenbridge closed comments.


 Commissioner Servia stated she would like to see Island employers provide passes to their employees.


 Commissioner Whitmore stated safety rails should be added at the docks and ramps.

 Mr. Falcione assured various modifications would be made.

 The motion carried 7-0.

 Commissioner Bellamy asked Mr. Falcione to make sure an emergency plan is in place during inclement weather.

 Mr. Falcione stated a plan would be brought back on stopping points in all three cities, effort will be made to design the vessels to accommodate bicycles, and passengers will be surveyed.


 Dr. Hopes stated the vessel operator has committed to hiring local captains that have knowledge of local waterways. There is a shelter at South Coquina Beach for inclement weather conditions, and the back-up plan involves MCAT service. BC20221006DOC010

ADVERTISED PUBLIC HEARINGS (Presentations Upon Request) 


3. ORDINANCE/LAND DEVELOPMENT CODE

 A duly advertised public hearing was opened to consider adoption of proposed Land

Development Code Text Amendment LDCT-22-02/Ordinance 22-26, (County Initiated) Agritourism.


 A motion was made by Commissioner Servia and seconded by Commissioner Kruse, to continue the public hearing for LDCT-22-02/Ordinance 22-26 to October 20, 2022, at 1:30 p.m., or as soon thereafter as same may be heard at the Manatee County Government Administration Building, First Floor, Patricia M. Glass Chambers.


There being no public comment, Chairman Van Ostenbridge closed public comment.

 The motion carried 7-0.


BC20221006DOC011

4. **ORDINANCE/ZONING**

 A duly advertised public hearing was opened to consider adoption of proposed Zoning Ordinance PDR-22-06(Z)(G), Rutland Planned Development/Ardith C. Rutland I LLC (Owner)/Nicholas Aparicio (Contract Purchaser).

 Sara Schenk, Chief Assistant County Attorney, reworded the motion to state to continue the public hearing for PDR-22-06(Z)(G) to October 20, 2022, at 1:30 p.m., or as soon thereafter as same may be heard.


There being no public comment, Chairman Van Ostenbridge closed public comment.

 A motion was made by Commissioner Kruse, seconded by Commissioner Servia, and carried 7-0, to continue the public hearing for PDR-22-06(Z)(G) to October 20, 2022, at 1:30 p.m., or as soon thereafter as same may be heard.

BC20221006DOC012

ADVERTISED PUBLIC HEARINGS (Presentation Scheduled) 


5. **DEVELOPMENT SERVICES/ORDINANCE**


 A duly advertised public hearing was held to consider adoption of proposed Ordinance PA-22-01/Ordinance 22-17, Patel – Small-Scale Comprehensive Plan, privately-initiated Map Amendment to the Future Land Use Map (FLUM) of the Future Land Use Element Planning Commission recommended approval (9/8/22).


and

6. **DEVELOPMENT SERVICES/ORDINANCE**


A duly advertised public hearing was held to consider adoption of proposed Zoning Ordinance PDMU-22-03(Z)(G) – S.R. 64 – Shreya LWR Investments LLC. The Planning Commission recommended approval (9/8/22).

 Ms. Schenk suggested the public hearings for Items 5 and 6 be opened together and treated as quasi-judicial public hearings.


 There were no ex-parte communications disclosed.


 Scott Rudacille, representing the applicant, introduced the project team. He utilized a slide presentation to review the request. The requested Comprehensive Plan Amendment from UF-3 to RES-9 is a logical continuation of the existing MU-C/AC-1 (Mixed Use – Community/Activity Center Level 1) located to the south of the site. The area is transitioning from low density residential to medium density residential and mixed-use development.

There is a companion application to rezone the site from A and GC to PDMU for the mixed-used project. The site is currently zoned for GC uses, and the UF-3 FLUC allows for large community-serving potentially commercial projects up to 300,000 square feet. The proposed RES-9 allows more density, but limits commercial uses to neighborhood-serving commercial and allows for a mixed-used project, which is the exact type of project encouraged under the Comprehensive Plan at activity node areas. Removing the intensive potential commercial uses also provides a significant decrease in potential traffic impacts on the site, and the internal connectivity and mixed use reduces dependency on vehicular traffic.


 Phillip Dimaria, Kimley-Horn & Associates, showed colored renderings of mixed-use projects incorporating neighborhood-serving commercial and residential uses located to the rear of the site. This project brings alternative housing options to a predominantly single-family area, incorporating elements of walkability, street trees and high-quality amenities. How Will We Grow encourages mixed use and infill development, and this project implements that vision. He referred to an activity node at S.R. 70 and Lorraine Road to the south, and Comprehensive Plan Objective 2.10.4 regarding commercial locational criteria activity nodes and centering development on these nodes. He showed a current future land use map and zoning map to highlight the activity node and intense commercial uses. There is a tradeoff of commercial to allow for additional dwelling units. The project is consistent with goals, policies, and objectives of the Comprehensive Plan.

(Depart Commissioner Satcher)


 Mr. Rudacille stated this is not an affordable housing project, but offers a diversity of rents that fall into affordable workforce options.

 Mr. Dimara continued with slides to address rezone request, PDMU-22-03(Z)(G). The subject property consists of three parcels totaling 23.15 acres for a commercial and residential development. The parcel having road frontage onto the south side of S.R. 64 is zoned GC and the two, southerly parcels are zoned A. The applicant seeks to rezone the A and GC parcels to the PDMU to create a mixed-use development. Currently, the project lies within the UF-3 FLUC; however, there is a companion application associated with the subject property for a small-scale Comprehensive Plan map amendment to change the FLUC from UF-3 to the RES-9 FLUC (PA-22-01/Ordinance 22-17).


Main access will be by a single, full-access point onto S.R. 64 East. Secondary access on S.R. 64, a 50-foot emergency access will be constructed into the site from the west project boundary. A future cross-access to the east using the reverse frontage road, serving the proposed commercial uses, will be constructed.


 Discussion ensued that the activity node is also the locational criteria requirement of the Comprehensive Plan within a maximum of 1,500 feet along two roadways classified as collector or higher, connectivity to surrounding properties to the east and west is provided, if a connection was considered at the southeast corner to the vacant parcel to the east, a variety of access points were evaluated and connections were chosen that made the most sense for circulation around the site and creating connectivity between uses on site and proposed future uses.

(Enter Commissioner Satcher)


 Clint Cuffle, WRA Engineering, stated that inasmuch as FDOT wants to restrict access onto S.R. 64, a cross access coordinated with FDOT exists to the east for when the subject project and the commercial-zoned property for SR-64 Pet Resort is developed. The applicant also proposes to have a public access easement to the east to ensure the cross connection when

both properties develop. The parcel to the southeast is agricultural single-family residential, and the subject project would connect better with existing commercial property to the east.


 Charles Andrews, Planner, utilized a slide presentation to review Plan Amendment PA-22-01/Ordinance 22-17. He showed aerial and zoning maps, existing and proposed FLUMs, site characteristics, surrounding development, density/intensity, positive and negative aspects and mitigating factors. The site is located at an activity node at S.R. 64 East and Lorraine Road and the subject property has a concurrent rezone application to the PDMU zoning district. The request meets applicable policies of the Comprehensive Plan and Land Development Code. Staff recommends transmittal of Plan Amendment PA-22-01/Ordinance 22-17.


 Marshall Robinson, Planner, utilized a slide presentation to review the request to rezone approximately 23.15 acres from A and GC-zoned parcels to PDMU, to create a mixed-use development. An additional 100-foot building setback is proposed along the southeast project boundary adjacent to a single-family residential use to the adjacent east property, and a 50-foot setback off the south project boundary. A 20-foot roadway buffer is shown along S.R. 64 East frontage, with 15-foot perimeter buffers along west and east project boundaries.


The project qualifies for up to 20 dwelling units per acre given the proposed mixed-use development having a residential and commercial component within an Activity Node. Proposed is 350 dwellings on approximately 18.14 acres, for a density of 19.3 dwelling units per acre. The project also qualifies for a maximum Floor Area Ratio (FAR) of 1.0 for mixed-use development within an Activity Node.

 Glen Gibellina suggested the applicant enter into a Land Use Restriction Agreement with the County to provide 25 percent of the dwelling units for affordable housing. He submitted Florida Statute (F.S.) 163.3187, Process for Adoption of a Small-Scale Comprehensive Plan Amendment.

There being no further public comment, Chairman Van Ostenbridge closed public comment.

 Discussion ensued regarding the proposed 350 multi-family dwelling units within seven buildings having a maximum building height of four stories, traffic would not handle additional units, and Manatee County is short 43,000 affordable housing units.

 Mr. Rudacille responded to questions, stating Manatee County does not have an affordable housing fund. Though the Comprehensive Plan has density bonuses, it is a very defined term. A future Land Use Map Amendment is not considered a density bonus per the defined term. Mr. Rudacille stated this project is not located within an area of critical state concern as referenced under F.S. 163.3187(c).


 Commissioner Servia advised Mr. Gibellina the project is allowable under the Land Development Code and Comprehensive Plan.

Mr. Andrews stated that, pursuant to Comprehensive Plan Policy 2.2.1.13.3 under Element 2, Future Land Use, a density increase to a maximum of 20 dwelling units per acre can be achieved under the RES-9 (Residential – 9) Future Land Use Category for the subject property if the site designates a minimum of 25 percent as affordable housing.

The applicant had no rebuttal.


Commissioner Kruse stated this is a good project in a good location.

PA-22-01/Ordinance 22-17

 Based upon the staff report, evidence presented, the action of the Planning Commission, and finding the request to be consistent with the Manatee County Comprehensive Plan and the applicable portions of Chapter 163, Part II, Florida Statutes, Commissioner Baugh moved to ADOPT Plan Amendment PA-22-01/Ordinance 22-17, as recommended by the Planning Commission. The motion was seconded by Commissioner Servia and carried 7-0.


BC20221016DOC013

PDMU-22-03(Z)(G)

 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 Land Development Code, as conditioned herein, Commissioner Whitmore moved to APPROVE Manatee County Zoning Ordinance PDMU-22-03(Z)(G); APPROVE the General Development Plan with Stipulations A.1-A.7, B.1-B.3, C.1-C.4, and D.1; ADOPT the Findings for Specific Approval; and GRANT Specific Approval for the following alternatives to Land Development Code Sections: 1) 402.7.D.5 reduce the required minimum perimeter buffer width from fifteen (15) feet to ten (10) feet along the southern boundary; 2) 1001.1.C - Allow for second means of access by emergency access only for a project exceeding one-hundred (100) dwellings units; 3) 1005.3 - Allow a reduction of parking, from two (2) spaces per dwelling unit to 1.8 spaces per dwelling unit; subject to the pending Map Amendment to the Comprehensive Plan (PA-22-01/Ordinance-22-17) becoming effective, as recommended by the Planning Commission. The motion was seconded by Commissioner Baugh and carried 7-0.

BC20221006DOC014

7. ORDINANCE/GATEWAY NORTH DRI 21

 A duly advertised public hearing was held to consider adoption of proposed Ordinance 22-46/Gateway North DRI 21 (aka Artisan Lakes. The Planning Commission recommended adoption (9/8/22).


and

8. ORDINANCE/ZONING

A duly advertised public hearing was held to consider adoption of proposed Zoning Ordinance PDMU-91-01(G)(R9), Gateway North General Development Plan (GDP) Amendment (fka Artisan Lakes)/Taylor Woodrow Communities LLC (Owners. The Planning Commission recommended adoption (9/8/22).


 No ex-parte communications were disclosed.

Caleb Grimes, attorney for the applicant, was present for questions.


 Rhea Lopes, RVi Planning and representing the applicant and master developer (Taylor Morrison), introduced the project team. Artisan Lakes is both a planned development and development of regional impact. She used a slide presentation to review the request to amend the General Development Plan (GDP) for the project as well as the Development of Regional Impact (DRI). The Artisan Lakes project is a 1,039-acre master planned community located north of Moccasin wallow Road, west of I-75 and south of Buckeye Road. Original approval was granted in 1991, and the project is nearly 3 decades old. Current development status includes 1,835 single-family dwellings (Esplanade and Eaves Bend), 562 Townhomes (Edgestone), 192 multi-family detached units (Christopher Todd Communities), a 7-Eleven Store along Moccasin Wallow Road, and three-story recently-approved luxury apartments on Parcel I. Today's request is for amendment to the last six-acre, vacant mixed-use Parcel H.


Ms. Lopes continued the slides to review Gateway North (aka Artisan Lakes) project was originally approved in 1991, and the project is three decades old. The property is a 1,039-acre master planned community located north of Moccasin Wallow Road, west of I-75 and

south of Buckeye Road. Current constructed development includes 1,835 single-family dwellings (Esplanade and Eaves Bend), 562 Townhomes (Edgestone), 192 multi-family detached units planned to be developed by Christopher Todd Communities. The project includes a 7-Eleven Store along Moccasin Wallow Road, and three-story, recently-approved luxury apartments for development on Parcel I. Today's request is for amendments to the last vacant mixed-use Parcel H. There is also a housekeeping amendment related to Parcel P, located to the north.

 Parcel H is a six-acre, mixed-use parcel with secondary access off Moccasin Wallow Road by Gillet Drive. The parcel is well suited for non-residential uses with visibility from both Moccasin Wallow Road and I-75, and is naturally buffered from adjoining residential areas. A stormwater lake provides 165 feet of separation between Parcel H and Eaves Bend to the north. Gillet Road and a County lift-station property also provides separation between Parcel H and agricultural property to the west.

Available mixed-use entitlements include office (47,000 square feet), warehouse (56,000 square feet), and commercial (285,000 square feet) within the project. The request today is to add a 350-room hotel and 150,000 square feet of mini-warehouse. Commercial square footage is being reduced to 165,500 square feet to ensure there is no net traffic generated with these conversions based on the exchange within the approved Land Use Equivalent Matrix (LUEM), which establishes conversion between land uses, ensuring no increase in traffic. Gateway North DRI has an approved Certificate of Level of Service (CLOS) that addresses mitigation of external traffic impacts, and the developers have been providing mitigation consistent with the DRI's schedule of improvements. The CLOS will be modified with the DRI Amendment. The project is consistent with the goals, objectives, and policies of the Comprehensive Plan and Land Development Code.


 Discussion ensued regarding maximum height for hotels, privacy concern of neighboring properties, and increased setbacks required to be consistent with LDC requirements.


 Marshall Robinson, Planner, utilized a slide presentation to summarize the request. The most recent approval of DRI 21 (Ordinance 21-6) provides for two access points to Parcel P. These two access points serve residential development exceeding 100 dwelling units per the LDC. One of the access points along Buckeye Road was relocated to Artisan Lakes Parkway, and one was done administratively with the approval of a final site plan for Parcel P.

There being no public comment, Chairman Van Ostenbridge closed public comment.

There were no closing statements from staff or the applicant.

Ordinance 22-46

 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 Land Development Code, and Section 380.06, Florida Statutes, subject to the conditions of approval established in the Development Order, Commissioner Baugh moved to approve DRI 21 with conditions and adopt Manatee County Ordinance 22-46, as recommended by the Planning Commission. The motion was seconded by Commissioner Servia and carried 6-1, with Commissioner Kruse voting nay.

 Commissioner Kruse stated his reason for voting nay was due to the lack of a general idea of what this project would look like based on modifications to the LEUM. BC20221006DOC015

PDMU-91-01(G)(R9)

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 Land Development Code, as conditioned herein, Commissioner Servia moved to approve Manatee County Zoning Ordinance PDMU-91-01(G)(R9); and approval of the Revised General Development Plan with Stipulations, as recommended by the Planning Commission. The motion was seconded by Commissioner Baugh and carried 6-1, with Commissioner Kruse voting nay.

Commissioner Kruse stated his reason for voting nay is the same reason he gave for Item 7.

BC20221006DOC016

ADJOURN

There being no further business, Chairman Van Ostenbridge adjourned the meeting at 12:06 p.m.

Minutes Approved: July 30, 2024