

**MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS  
REGULAR MEETING  
COUNTY ADMINISTRATION CENTER, HONORABLE PATRICIA M. GLASS CHAMBERS  
1112 Manatee Avenue West  
Bradenton, Florida  
December 7, 2023**

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

Present were:

Kevin Van Ostenbridge, Chairman  
Mike Rahn, First Vice-Chairman  
Amanda Ballard, Second Vice-Chairman  
Jason Bearden, Third Vice-Chairman  
George Kruse  
James A. Satcher, III  
Ray Turner

Also present were:

Denise Greer, Deputy County Administrator  
Sarah Schenk, Chief Assistant County Attorney  
Julissa Santana, 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**

The Invocation was delivered by Pastor Randy Bezet, Bayside Community Church, followed by the Pledge of Allegiance led by Commissioner Bearden.

**AGENDA**

BC20231207DOC001



Agenda Update Memorandum (12/6/23)

BC20231207DOC002

- Item 13, ADD-ON ITEM TO CONSENT - Authorization for Chairman to sign letters to The Honorable Jim Boyd and the Honorable Will Robinson supporting the City of Bradenton Beach Underground Utility Project and 2023-24 State Appropriation Request
- Item 6, PA-23-19/Ordinance 23-122 Capital Improvements Element - Annual Update FY 2024-2028 - Exhibit C (Draft) attached.
- Item 10, PDR-22-26(Z)(G) Lazy C Ranch/Lazy C Ranch Holdings, LLLP - Updated Environmental Information Table attached
- Item 11, PA-23-05/Ordinance 24-03 Landsman Large-Scale Comprehensive Plan Map Amendment Request from applicant to continue transmittal hearing to February 1, 2024, at 9:00 a.m., or as soon thereafter as same may be heard and public comments attached. Revised Motion: I move to continue the public hearing for PA-23-05/Ordinance 24-03 to February 1, 2024 at 9:00 a.m., or as soon thereafter as same may be heard at the Manatee County Government Administration Building, 1st Floor, Patricia M. Glass Chambers
- Item 12, PDR-23-10(Z)(P) - 18th Avenue East - Landsman/Yoder Land Holdings LLC - Yoder Land Holdings LLC/Matthew Landsman and Paul Yoder - Request from applicant to continue public hearing to February 1, 2024, at 9:00 a.m., or as soon thereafter as same may be heard and public comments attached. Revised motion: I move to continue the public hearing for PDR-23-10(Z)(P) to February 1, 2024, at 9:00 a.m., or as soon thereafter as same may be heard at the Manatee County Government Administration Building, 1st Floor, Patricia M. Glass Chambers

**GT BRAY PARK HOLIDAY EVENT**

Casey Zemple showed a video promoting the Night Before Christmas at G.T. Bray, on December 8, 2023.

CITIZEN COMMENTS (Future Agenda Items Only)

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

RECESS/RECONVENE: 9:03 a.m. – 9:14 a.m. All Commissioners were present.

CONSENT AGENDA

CITIZEN COMMENTS (Consent Agenda Only)

A motion was made by Commissioner Rahn, seconded by Commissioner Kruse, to approve the Consent Agenda with the changes incorporated in the Update Agenda Memorandum.

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

 The motion carried 7-0.

1. DEVELOPMENT SERVICES/FINAL PLAT/ISLES AT LAKEWOOD RANCH PHASE IV

- Executed and authorized recording of Final Subdivision Plat;
- Recorded Second Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions of the Isles at Lakewood Ranch;
- Authorized County Administrator to accept, execute, and record Agreement for Private Subdivision with Public Improvements Isles at Lakewood Ranch Phase IV;
- Authorized County Administrator to accept and execute Surety Bond for Performance of Required Public Improvements, Isles at Lakewood Ranch Phase IV, Surety Bond 019089781, \$722,965.76;
- Authorized County Administrator to accept, execute, and record Agreement for Private Subdivision with Private Improvements Isles at Lakewood Ranch Phase IV;
- Authorized County Administrator to accept and execute Surety Bond for Performance of Required Private Improvements, Isles at Lakewood Ranch Phase IV, Surety Bond 7901021857, \$1,487,031.16;
- Authorized County Administrator to accept and execute Surety Bond for Performance of Required Private Improvements, Isles at Lakewood Ranch Phase IV, Surety Bond 7901021855, \$97,400.08; and
- Authorized County Administrator to accept and execute Surety Bond for Performance of Required Private Improvements, Isles at Lakewood Ranch Phase IV, Surety Bond 7901021856, \$208,247

BC20231207DOC003

13. COUNTY ADMINISTRATOR/LETTERS

Authorized Chairman to sign letters to Honorable Jim Boyd and Honorable Will Robinson, supporting the City of Bradenton Bach Underground Utility Project and 2023-24 State Appropriation Request

BC20231207DOC004

(End Consent Agenda)

11. DEVELOPMENT SERVICES/ORDINANCE

A duly advertised public hearing was opened to consider adoption of proposed Zoning Ordinance PA-23-05/Ordinance 24-03 Landsman Large-Scale Comprehensive Plan Map Amendment.

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

A motion was made by Commissioner Kruse, seconded by Commissioner Rahn, and carried 7-0, to continue the public hearing for PA-23-05/Ordinance 24-03 to February 1, 2024, at 9:00 a.m., or as soon thereafter as same may be heard at the Manatee County Government Administration Building, 1st Floor, Patricia M. Glass Chambers.

BC20231207DOC005

12. **DEVELOPMENT SERVICES/ORDINANCE**

A duly advertised public hearing was opened to consider adoption of proposed Zoning Ordinance PDR-23-10(Z)(P) – 18th Avenue East – Landsman/Yoder Land Holdings LLC – Yoder Land Holdings LLC/Matthew Landsman and Paul Yoder.

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

A motion was made by Commissioner Kruse, seconded by Commissioner Satcher, and carried 7-0, to continue the public hearing for PDR-23-10(Z)(P) to February 1, 2024, at 9:00 a.m., or as soon thereafter as same may be heard at the Manatee County Government Administration Building, 1st Floor, Patricia M. Glass Chambers. BC20231207DOC006

**PUBLIC HEARINGS** (Presentations upon Request)

2. **DEVELOPMENT SERVICES/ORDINANCE**



A duly advertised public hearing was opened to consider adoption of proposed Ordinance 23-71, Tara DRI 11 PLN2302-0068.

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

Commissioner Rahn moved to continue the public hearing for Ordinance 23-71 to no date set, and to be readvertised. The motion was seconded by Commissioner Ballard and carried 7-0. BC20231207DOC007

3. **DEVELOPMENT SERVICES/ORDINANCE**



A duly advertised public hearing was opened to consider adoption of proposed Ordinance PDR/PDC/PDMU-96-03(Z)(G)(R13), Tara Amended GDP – Micron Investments LLC/Goodwill Industries Manasota, Inc.

There were no ex-parte communications.

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

Commissioner Satcher moved to continue the public hearing for Ordinance PDR/PDC/PDMU-96-03(Z)(G)(R13) to no date set, and to be readvertised. The motion was seconded by Commissioner Ballard and carried 7-0. BC20231207DOC008

4. **DEVELOPMENT SERVICES/ORDINANCE**



A duly advertised public hearing was opened to consider adoption of proposed Ordinance LDCT-23-12/Ordinance 23-98, County-Initiated Land Development Code Text Amendment Mobile Vending.

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

Commissioner Rahn moved to continue the public hearing for Ordinance 23-98/LDCT-23-12 to January 18, 2024, at 9:00 a.m., or as soon thereafter as same may be heard at the Manatee County Government Administration Building, 1112 Manatee Avenue West, 1st Floor, Patricia M. Glass Chambers. The motion was seconded by Commissioner Turner and carried 7-0. BC20231207DOC009

5. **DEVELOPMENT SERVICES/ORDINANCE**

A duly advertised public hearing was held to consider adoption of proposed Ordinance LDCT-23-11/Ordinance 23-93, County Initiated Land Development Code Text Amendment Nonconformities Created by Government Acquisition.





There being no public comment, Chairman Van Ostenbridge 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 in accordance with the review criteria for Land Development Code (LDC) Text Amendments in Section 341 of the LDC, Commissioner Turner moved to adopt Manatee County Ordinance 23-93/LDCT-23-11, amending the LDC as detailed herein, as recommended by the Planning Commission. The motion was seconded by Commissioner Bearden and carried 7-0.

BC20231207DOC010

6. **DEVELOPMENT SERVICES/ORDINANCE**


 A duly advertised public hearing was held to consider adoption of proposed Ordinance PA-23-19/Ordinance 23-122, Capital Improvements Element – Annual Update FY 2024-2028.

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

Based upon the evidence presented, comments made at the public hearing, the technical support documents and finding the request to be consistent with the Manatee County Comprehensive Plan, in accordance with the review criteria for Comprehensive Plan Map Amendments in Section 340 of the Land Development Code and the applicable portions of Chapter 163, Part II, Florida Statutes, Community Planning Act, Commissioner Turner moved to adopt Plan Amendment PA-23-19/Ordinance 23-122. The motion was seconded by Commissioner Ballard and carried 7-0.

BC20231207DOC011

7. **DEVELOPMENT SERVICES/ORDINANCE**

 A duly advertised public hearing was held to consider adoption of proposed Ordinance PDC-23-08(Z)(G), Racetrac at U.S. 41 and Moccasin Wallow Road – Swackhamer Investments II, LLC; Meehan Investments II, LLC.


There were no ex-parte communications.

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

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 applicable standards for review in the Manatee County Land Development Code, as stipulated herein, Commissioner Satcher moved to adopt Manatee County Zoning Ordinance PDC-23-08(Z)(G); and approve the General Development Plan with Stipulations A.1-A.2; B.1-B.4; C.1-C.2; and D.1, as recommended by the Planning Commission. The motion was seconded by Commissioner Turner and carried 7-0.

BC20231207DOC012

8. **DEVELOPMENT SERVICES/ORDINANCE**

 A duly advertised public hearing was held to consider adoption of proposed Ordinance Z-23-13, The Ingman Marine Expansion GC Zoning – Gasparilla Marine Sales, Inc.

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

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 in compliance with the applicable review standards in the Manatee County Land Development Code, Commissioner Rahn moved to adopt Manatee County Zoning Ordinance Z-23-13, as recommended by the Planning Commission. The motion was seconded by Commissioner Ballard, and carried 7-0.


BC20231207DOC013

9. **DEVELOPMENT SERVICES/ORDINANCE**

A duly advertised public hearing was held to consider adoption of proposed Zoning Ordinance PA-22-16/Ordinance 24-06, fka 23-72, Lazy C Ranch Large-Scale Comprehensive Plan Map and Text Amendment.

and


10. **DEVELOPMENT SERVICES/ORDINANCE**

 A duly advertised public hearing was held to consider adoption of proposed Zoning Ordinance PDR-22-26(Z)(G), Lazy C Ranch/Lazy C Ranch Holdings LLLP.

There were no ex-parte communications.

Kyle Grimes, representing the applicant, introduced the request for transmittal of a Privately-Initiated Large-Scale Map Amendment to the Future Land Use Map of the Future Land Use Element to designate 404 acres of specific real property from the Ag/R (Agriculture/Rural) Future Land Use Classification to the UF-3 (Urban Fringe - 3 D.U./Acre) Future Land Use Classification, and providing for a specific property development condition in the text of the Comprehensive Plan to limit the maximum density potential to 2.23 dwelling units per acre (1,100 units), inclusive of any density bonuses, and to limit development of the property to residential uses only, and to be developed in accordance with Policy 2.1.2.8 of the Comprehensive Plan as a component of a larger project. During the initial transmittal hearing, they worked with staff to address previous concerns regarding process and Section 2.1.2.8, and addressed the Comprehensive Plan amendment. Ultimately both items would come back to be heard at the same time. A letter was received by the developer of Rye Ranch and how their project will be affected, particularly with the construction of the force main. There is a stipulation to let the Rye Ranch developer build the line.

Steven Sposado, Level Up Consulting, used a slide presentation to review the location of the project, neighboring projects, the large-scale map and text amendment for Urban Fringe 3 designation, limiting the land use to residential, Policy 2.1.2.8 and Future Development Area Boundary (FDAB), GDP, primary access on Rutland, Rye Road Extension, working with staff on design, example renderings, environmental aspects including a wildlife corridor, Specific Approvals including emergency access and front yard setbacks when used as a side yard, neighborhood workshop items, and this project is consistent with the Comprehensive Plan.

 Mr. Grimes confirmed the residential-only component is going to be in effect in perpetuity.

Bill O'Shea, Planner, used a slide presentation to review the rezone request, and was available for questions regarding the Comprehensive Plan Amendment.

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

Discussion ensued that there were meaningful changes made, and appreciating the changes.

Ordinance 24-06

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 Turner moved to transmit Plan Amendment PA-22-16/Ordinance 24-06, fka 23-72, as recommended by the Planning Commission. The motion was seconded by Commissioner Rahn, and carried 7-0.

BC20231207DOC014

PDR-22-26(Z)(G)

There is no action required for Item 10.

BC20231207DOC015

ADJOURN

There being no further business, Chairman Van Ostenbridge adjourned the meeting at 9:46 a.m.

Minutes Approved: May 14, 2024