

**MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS  
REGULAR MEETING  
COUNTY ADMINISTRATION CENTER, HONORABLE PATRICIA M. GLASS CHAMBERS  
1112 Manatee Avenue West  
Bradenton, Florida  
March 21, 2024**

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

Present were:


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

Absent was:


Amanda Ballard, First Vice-Chairman

Also present were:

Rossina Leider, Planning Section Manager  
Sarah Schenk, Chief Assistant County Attorney  
Nicole Knapp, Development Services Director  
Julissa Santana, Deputy Clerk, Clerk of Circuit Court

 Chairman Rahn called the meeting to order at 9:00 a.m.

All witnesses and staff giving testimony were duly sworn.

 Chairman Rahn congratulated Commissioner Ballard and her husband, on welcoming their third child, Barrett Joseph Ballard.

**INVOCATION**

 The Invocation was delivered by Commissioner Satcher.

**PLEDGE OF ALLEGIANCE**

 The Pledge of Allegiance was led by Commissioner Bearden.

**AGENDA**

 Agenda Update Memorandum (dated 3/19/24):

BC20240321DOC001

BC20240321DOC002

- Port Authority Meeting Agenda added to the agenda.
- Item 6- Execution of Interlocal Agreement (ILA) with the City of Bradenton for the beautification improvements to State Road 64-The Palma Sola Causeway (North and South sides)- District 3 - Cover Sheet attached;
- Item 13- Execution of First Amendment to Reimbursement Agreement for Economic Development Activities SRQ Observation Deck - Revised Exhibit A attached;
- Item 7- SSP-23-03 - Resolution 24-053 East County K-8 Prototype School Site- Site Plan documents attached;
- Item 11- PA-23-11/Ordinance 24-11 Shops at Harrison Ranch - Small-Scale Comprehensive Plan Map and Text Amendment- Action from Planning Commission, summary of public comment heard at the March 14, 2024, Planning Commission and revised alternative motion for adoption attached;
- Item 12- PDMU-11-12(G)(R2) - Shops at Harrison Ranch/HC Properties, LLC- Action from Planning Commission, summary of public comment heard at the March 14, 2024, Planning Commission and revised alternative motion for adoption attached.

- Item 15- County Administrator Bishop contract items;  
Item 14- Pool Alarm Ordinance- Removed item from the agenda; BC20240321DOC022

- Item 16- Lecom Letter of Support


Agenda Update Memorandum (dated 3/20/24): BC20240321DOC003

- Item 2- Execution of First Amendment to Reimbursement Agreement for Economic Development Activities SRQ Observation Deck- Moved to Consent Agenda;
- Item 13- PDMU-11-12(G)(R2) – Shops at Harrison Ranch/HC Properties, LLC – Revised Stipulations A.5 and D.7 in strikethrough/underline format and clean copy of Ordinance attached;
- Item 14- Hiring of a new County Attorney – County Attorney Employment Agreement added to agenda item and attached.
- Item 15 – County Administrator Bishop contract items – Amendment to the Employment Contract attachment has been added to the agenda item.

Agenda Update Memorandum (dated 3/21/24): BC20240321DOC004


- Item 14- Hiring of a new County Attorney – Revised County Attorney Employment Agreement to correct minor typographical errors attached.


**CITIZEN COMMENTS** (Future Agenda Items)

 Thomas Carter expressed traffic concerns regarding the Creekwood roundabout project. BC20240321DOC005

There being no further public comments, Chairman Rahn closed public comments.

**CONSENT AGENDA**

 A motion was made by Commissioner Kruse, seconded by Commissioner Turner, and carried 6-0, with Commissioner Ballard absent, to approve the Consent Agenda.

 Commissioner Kruse encouraged citizens to look at the items on the Consent Agenda, as they are positive projects for the community.

There being no public comments, Chairman Rahn closed public comments.

1. **DEVELOPMENT SERVICES/AGREEMENT**

Executed Land Use Restriction Agreement between Manatee County and Help to Home, Inc., a Florida-Not-for-Profit Corporation, for Hope Village affordable housing development project located at 1825 30th Avenue West, Bradenton, FL 34205 BC20240321DOC006

2. **DEVELOPMENT SERVICES/AGREEMENT**

Executed the First Amendment to Reimbursement Agreement for Economic Development Activities SRQ Observation Deck with the Sarasota Manatee Airport Authority BC20240321DOC007

3. **FINANCIAL MANAGEMENT/AGREEMENT**

Executed Agreement 24-TA005094SAM Professional Geotechnical Engineering and Soils and Material Testing Services with Ardaman & Associates, Inc.; AREHNA Engineering, Inc.; Colliers Engineering & Design, Inc.; Driggers Engineering Services, Inc.; ECS Florida, LLC; GHD Services, Inc.; MC Squared, LLC; Professional Service Industries, Inc.; Terracon Consultants, Inc.; Tierra South Florida, Inc. d/b/a TSFGeo; Tierra, Inc.; Universal Engineering Services, LLC BC20240321DOC008

4. **FINANCIAL MANAGEMENT/AGREEMENT**

Authorized Purchasing Official, or designee, to issue a Purchase Order to Ring Power Corporation to perform Caterpillar D8T Dozer Power Train Plus Rebuild services located at the Lena Road Landfill in the amount of \$850,986.12 BC20240321DOC009

5. **FINANCIAL MANAGEMENT/AGREEMENT**

Authorization Purchasing Official, or designee, to issue a Purchase Order to Matthews Specialty Vehicles, Inc., for a customized Manatee County Bookmobile in the amount of \$587,100 utilizing the General Services Administration (GSA) Contract GS-30F-0026U

BC20240321DOC010

6. **FINANCIAL MANAGEMENT/AGREEMENT**

Authorization Purchasing Official, or designee, to execute Change Order 1 to Agreement 23-TA004432JH for Coquina Beach Asphalt Pedestrian Path Resurfacing Improvements with Woodruff & Sons, Inc., authorizing an additional \$139,897.65 for a revised not-to-exceed amount of \$1,453,895.58


BC20240321DOC011

7. **PROPERTY MANAGEMENT/AGREEMENT**

Executed Interlocal Agreement (ILA) with the City of Bradenton for the beautification of the Palma Sola Causeway (North and South sides)- District 3


BC20240321DOC012

(End Consent Agenda)


 **RECESS/RECONVENE:** 1:33 p.m. – 1:36 p.m. The County Commission meeting recessed for the purpose of holding a Port Authority meeting. The County Commission meeting reconvened with all Commissioners present except Commissioner Ballard.

**PUBLIC HEARINGS** (Presentations Upon Request)

8. **DEVELOPMENT SERVICES/ORDINANCE**

 A duly advertised public hearing was held to consider adoption of proposed Resolution 24-053 East County K-8 Prototype School Site Plan.


There being no public comments, Chairman Rahn closed public comments.

 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 applicable standards for review in the Land Development Code, as conditioned herein, Commissioner Turner moved to adopt Manatee County Resolution 24-053 (SSP-23-03); approval of a School Site Plan which includes a 227,404 square-foot K-8 public school facility with a 24,025 square-foot gym and related infrastructure. The motion was seconded by Commissioner Bearden and carried 6-0, with Commissioner Ballard absent. BC20240321DOC013


9. **DEVELOPMENT SERVICES/ORDINANCE**


 A duly advertised public hearing was held to consider adoption of proposed Resolution 24-052 North County Middle School - School Site Plan.


There being no public comments, Chairman Rahn closed public comments.


 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 applicable standards for review in the Land Development Code, as conditioned herein, Commissioner Kruse moved to adopt Manatee County Resolution 24-052 (SSP-23-01); approval of a School Site Plan which includes a 163,300-square-foot middle school facility with a 2,625-square foot chiller yard/maintenance building, 6,495-square-foot covered play area, 4,552-square-foot support buildings and related infrastructure. The motion was seconded by Commissioner Turner and carried 6-0, with Commissioner Ballard absent. BC20240321DOC014


10. **DEVELOPMENT SERVICES/ORDINANCE**


 A duly advertised public hearing was held to consider adoption of proposed Resolution 24-054 Manatee Technical College (MTC) Shooting Range School Site Plan.

 George Southworth, and Cameron Southworth expressed concern regarding traffic, noise, and wildlife endangerment.


 Mike Pendley, representing the applicant, utilized a slide presentation to review the request for the construction of a law enforcement training facility in the AG/R (Agricultural/Rural) Future Land Use Category, and making a determination of consistency with the Comprehensive Plan for a School Site Plan, which includes a 3,487-square-foot range house with a 1,665-square foot canopy area, a 1,000-square-foot shoot house, firing ranges, a driver awareness pad, and related infrastructure.

 Jay Romine, MTC Law Enforcement Director, stated the hours of operation for the site will be 7:00 a.m. to 3:30 p.m., and students will be onsite performing daytime shooting drills for two weeks out of the school year, and the school will notify neighbors when a night shooting drill occurs.


 Charles Andrews, Planner, was available for any questions.

 Discussion ensued regarding wanting the site as far away from civilians to prevent stray bullets, 70-acres of property, and the School Board recognizes this site as an extension of MTC.


There being no further public comments, Chairman Rahn closed public comments.

 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 applicable standards for review in the Manatee County Land Development Code, Commissioner Satcher moved to adopt Manatee County Resolution 24-054 (SSP-23-02); approval of a School Site Plan which includes a 3,487-square-foot range house with a 1,665-square foot canopy area, a 1,000-square foot shoot house, firing ranges, a driver awareness pad, and related infrastructure. The motion was seconded by Commissioner Bearden and carried 6-0, with Commissioner Ballard absent. BC20240321DOC015

11. **DEVELOPMENT SERVICES/ORDINANCE**


 A duly advertised public hearing was held to consider adoption of proposed Resolution 24-055 Parrish Community High School Modification School Site Plan.

There being no public comments, Chairman Rahn closed public comments.

 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 applicable standards for review in the Land Development Code, Commissioner Satcher moved to adopt Manatee County Resolution 24-055 (SSP-24-01); approval of a School Site Plan for the modification to an existing High School (Parrish Community). The motion was seconded by Commissioner Turner and carried 6-0, with Commissioner Ballard absent. BC20240321DOC016


**PUBLIC HEARINGS (Presentations Scheduled)**

12. **DEVELOPMENT SERVICES/ORDINANCE**


 A duly advertised public hearing was held to consider adoption of proposed Zoning Ordinance PA-23-11/Ordinance 24-11 Shops at Harrison Ranch/Small-Scale Comprehensive Plan Map and Text Amendment. The Planning Commission recommended adoption.


and


13. DEVELOPMENT SERVICES/ORDINANCE


 A duly advertised public hearing was held to consider adoption of proposed Zoning Ordinance PDMU-11-12(G)(R2)/Shops at Harrison Ranch/HC Properties, LLC. The Planning Commission recommended adoption.


There were no ex parte communications.

 Scott Rudacille, representing the applicant, utilized a slide presentation to review the request for a Privately-Initiated Map Amendment to designate specific real property from the RES-3 (Residential- 3 dwelling units per acre) (29.13 acres) and UF-3 (Urban Fringe - 3 dwelling units per acre) (1.01 acres) Future Land Use classifications to the ROR (Retail/Office/Residential) (30.14 acres) Future Land Use Classification. The applicants are also requesting an amendment to Ordinance PDMU-11-12(G)(R), and the General Development Plan to allow the multi-family use up to 320-units and a free-standing emergency department, and retaining the 300,000 square-feet of non-residential uses previously approved.


 Discussion ensued regarding additional density and commercial zoning.

 Charles Andrews and Laura Gonzalez, Planners, displayed a slide presentation to review the request, Future Land Use Category, zoning, aerial of the site, surrounding uses, site plan information, positive and negative aspects, and mitigating measures.

 Discussion ensued regarding activity nodes, well thought-out request, intersection improvements, possible legal action if denied, and this being a great opportunity for citizens of Parrish.

 Jackie Hepler, Afra Wade, Susan Galbraith, Gary Zacur, and Nancy Edmonds, Normandy West Community Members, expressed their concern regarding there being no neighborhood workshop, safety issues, buffers, traffic congestion, overdevelopment, and wildlife endangerment.


There being no further public comments, Chairman Rahn closed public comments.

 Mr. Rudacille reviewed buffer requirements, why a neighborhood workshop was not held, mail notices met County requirement, tree line separation, freestanding emergency department proposed, and specific approval requests.

 Commissioner Kruse expressed his concerns regarding the proposed rezone.

 Commissioner Satcher spoke on the role that Commissioners have in the County.

Ordinance 24-11


 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 portions of Chapter 163, Part II, Florida Statutes, Commissioner Van Ostenbridge moved to approve Plan Amendment PA-23-11 / Ordinance 24-11. The motion was seconded by Commissioner Bearden, and carried 5-1, with Commissioner Kruse voting nay and Commissioner Ballard absent. BC20240321DOC017

PDMU-11-12(G)(R2)

 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 standards for review in the Manatee County Land Development Code, as conditioned herein, Commissioner Van Ostenbridge moved to adopt Manatee County Zoning Ordinance PDMU-11-12(G)(R2); approve a General Development Plan with Stipulations A.1-A.10; B.1; C.1-C.3; D.1-D.7; and E.1; adopt the Findings for Specific Approval; and grant Specific Approval for an alternative to Land Development Code Section 531.62.E to allow the proposed Free Standing Emergency Department to be approved through the public hearing process with the General Development Plan Amendment, in place of the required amended Preliminary PDMU-11-12(G)(R2) – Shops at Harrison Ranch/HC. Agenda Item 12 - Page 1 of 152 Site Plan, subject to Comprehensive Plan Amendment PA-23-11/Ordinance 24-11 being adopted by the Board of County Commissioners and becoming effective. The motion was seconded by Commissioner Turner and carried 5-1, with Commissioner Kruse voting nay, and Commissioner Ballard absent.


BC20240321DOC018


 **RECESS/RECONVENE:** 3:40 p.m. – 3:50 p.m. All Commissioners were present, except Commissioner Ballard.


**COMMISSIONER AGENDA**

14. **DISCUSSION ON HIRING OF A NEW COUNTY ATTORNEY**

 Chairman Rahn stated an employment agreement has been drawn up to hire Pamela D’Agostino as County Attorney.


 Commissioner Kruse believes Ms. D’Agostino is the best option out of the other candidates, and is in favor of the contract.


 A motion was made by Commissioner Kruse to authorize the Chair to execute the County Attorney employment agreement entered into the record for Pamela D’Agostino. The motion was seconded by Commissioner Turner and carried 6-0, with Commissioner Ballard absent.

 Pamela D’Agostino, County Attorney, stated she appreciates the unanimous support of the Board, and looks forward to representing the County.

BC20240321DOC019

15. **DISCUSSION ON COUNTY ADMINISTRATOR BISHOP CONTRACT ITEMS**

 Chairman Rahn spoke on the amendment to County Administrator Charlie Bishop’s contract, and would like Mr. Bishop’s salary to match the County Attorney’s salary, and make the pay consistent with other Counties in Florida.


 Discussion ensued regarding earlier notice should have been provided, and salary adjustments.

 A motion was made by Commissioner Van Ostenbridge, seconded by Commissioner Turner, and carried 6-0, with Commissioner Ballard absent, to approve the amended contract for Charlie Bishop, County Administrator.

BC20240321DOC020

16. **LECOM**


Chairman Rahn requested the Board support Lake Erie College of Osteopathic Medicine (LECOM) regarding their annual budget being submitted to the Governor’s office.

 A motion was made by Commissioner Turner to submit a letter in support of LECOM’s annual budget to the Governor’s office. The motion was seconded by Commissioner Bearden and carried 6-0, with commissioner Ballard absent.


BC20240321DOC021

**MANATEE COUNTY SAFETY**

Commissioner Van Ostenbridge discussed the situation of illegal immigrants in Haiti and Latin Countries potentially entering our State.

 A motion was made by Commissioner Van Ostenbridge to direct the Chair to hold a special meeting in April with the School Board, Sheriff's Office, State Attorney, Mayor of Bradenton, and Mayor of Palmetto invited, to address impacts, and burdens regarding illegal immigration, and evaluate what the County can do. The motion was seconded by Commissioner Bearden, and carried 6-0, with Commissioner Ballard absent.

**ADJOURN**

 There being no further business, Chairman Rahn adjourned the meeting at 4:05 p.m.

Minutes Approved: April 23, 2024