

**MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS  
REGULAR MEETING  
COUNTY ADMINISTRATION CENTER, HONORABLE PATRICIA M. GLASS CHAMBERS  
1112 Manatee Avenue West  
Bradenton, Florida  
August 22, 2024**

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

Present were:

Amanda Ballard, First Vice-Chairman  
Ray Turner, Second Vice-Chairman  
Jason Bearden  
George Kruse  
Kevin Van Ostenbridge

District 1 seat is vacant.

Absent was:

Mike Rahn, Chairman

Also present were:

Sarah Schenk, Chief Assistant County Attorney  
Nicole Knapp, Development Services Director  
Denise Greer, Development Services, Deputy Director  
Rachel Layton, Division Manager and Impact Fee Administrator  
Julissa Santana, Deputy Clerk, Clerk of Circuit Court

 First Vice-Chairman Ballard called the meeting to order at 9:08 a.m.

All witnesses and staff giving testimony were duly sworn.

### **INVOCATION**

 The Invocation was delivered by Reverend Mary Beth McSwain, Peace Presbyterian Church.

### **PLEDGE OF ALLEGIANCE**

 The Pledge of Allegiance was led by Commissioner Turner.

### **AGENDA**

BC20240822DOC001

 Agenda Update Memorandum:

BC20240822DOC002

- Item 6- PDMU-18-02(G)(R) – North River Self Storage (f.k.a. FT. Hamer Senior Living) - 2605-2705 Fort Hammer RD LLC (Owner) – Justin Thomas (Contract Purchaser)-Recommendation from August 15, 2024, Planning Commission, public comment and Ordinance with legal attached;
- Item 7- Ordinance 24-30 / Northwest Sector – DRI #26- Recommendation from August 15, 2024, Planning Commission and public comments attached;
- Item 8- PDMU-05-19(G)(R10) – Northwest Sector GDP Amendment- Added Stipulation A.5 - A.7, revised clean copy of Ordinance attached. Recommendation from August 15, 2024, Planning Commission and public comments attached;
- Item 9- Z-24-05 – Groover Rezone – Fathi Asfoor (Owner)- Item moved from Presentation Scheduled to Presentation Upon Request and recommendation from August 15, 2024, Planning Commission;
- Item 10- PDC/PDR-23-43(Z)(P) – Savanna at Lakewood Ranch/Meritage Homes of Florida, Inc. (Owner)- Recommendation from August 15, 2024 Planning Commission, revised Ordinance, add stipulation A.8, Revised site plan, public comment, Zoning Affidavit-for Contract Purchaser and revised staff report in strikethrough/underlined format attached;

- Item 11- Adoption of Resolution R-24-164 for Invest 97L (Hurricane Debby) – Added to the agenda

**CITIZEN COMMENTS** (Future Agenda Items)

There being no public comments, First Vice-Chairman Ballard closed public comments.

**CONSENT AGENDA**

There being no public comments, First Vice-Chairman Ballard closed public comments.



A motion was made by Commissioner Turner, seconded by Commissioner Bearden, and carried 5-0, with Commissioner Rahn absent, to approve the Consent Agenda, minus Item 11, with the changes incorporated in the Agenda Update Memorandum.

1. **DEVELOPMENT SERVICES/FINAL PLAT/WINDWATER PHASE II & III**

- Executed and Recorded Final Subdivision Plat;
- Recorded the Second Amendment to Community Declaration for Windwater; Authorized the County Administrator to accept, execute, and record Agreement for Private Subdivision with Public Improvements Windwater Phases II & III;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Windwater Phases II & III, Surety Bond 0262004, \$2,569,847.80;
- Authorized the County Administrator to accept, execute, and record Agreement for Private Subdivision with Private Improvements Windwater Phases II & III;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Windwater Phases II & III, Surety Bond 0262003, \$2,820,456.07;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Windwater Phases II & III, Surety Bond 00262002, \$195,281.52; and
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Windwater Phases II & III, Surety Bond 00262001 issued through Berkley Insurance Company for \$121,410.19

BC20240822DOC003

2. **DEVELOPMENT SERVICES/FINAL PLAT/PARRISH LAKES PHASE II-E**

- Executed and Recorded Final Subdivision Plat;
- Recorded Joinder and Consent for Fidelity Land, LLC;
- Recorded Joinder and Consent for Biscayne Homes, LLC;
- Accepted, Executed, and Recorded Agreement for Public Subdivision with Public Improvements for Parrish Lakes Phase II-E;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Parrish Lakes Phase II-E; Bond 0261802, \$6,753,680.38;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Parrish Lakes Phase II-E; Bond 0261801, \$541,186.75;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Parrish Lakes Phase II-E; Bond 0261803, \$258,204.38;
- Accepted, Executed, and Recorded Agreement for Public Subdivision with Private Improvements for Parrish Lakes Phase II-E;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Parrish Lakes Phase II-E; Bond 0263637, \$281,320

BC20240822DOC004

3. **DEVELOPMENT SERVICES/MTC AIRPORT CLASSROOM AND HANGAR PROJECT**

Authorized the Chairman to sign letter addressed to the School Board of Manatee County confirming the County's determination of consistency with the Manatee County Comprehensive's Plan.

BC20240822DOC005


4. **DEVELOPMENT SERVICES/ARTISAN LAKES ELEMENTARY AND MIDDLE SCHOOL SITE**


Authorized the Chairman to sign letter addressed to the School Board of Manatee County confirming the County's determination of consistency with the Manatee County Comprehensive's Plan.


BC20240822DOC006


(End Consent Agenda)

11. **PUBLIC SAFETY/RESOLUTION/HURRICANE DEBBY**

 Adopted Resolution R-24-164 extending the Local State of Emergency relate to Invest 97L (Hurricane Debby).

 Jodie Fiske, Director of Public Safety, provided a brief update on impacts from Hurricane Debby.


 Evan Pilachowski, Deputy County Administrator, provided a brief update on the significant rainfall that occurred a few days prior. The County is continuing to monitor flow rates, and assisting residents that are downstream from the dam.

 A motion was made by Commissioner Turner to adopt Resolution R-24-164. The motion was seconded by Commissioner Ballard, and carried 5-0, with Commissioner Rahn absent.

BC20240822DOC013


**PUBLIC HEARINGS (AFFORDABLE HOUSING)** (Presentations Upon Request)

5. **DEVELOPMENT SERVICES/ORDINANCE**

 A duly advertised public hearing was held to consider adoption of proposed Zoning Ordinance PDR-23-37(Z)(P) - SR-70 Multi-Family/Bradenton Project LLC – Bradenton Project LLC (Owner) – Morris Engineering (Agent)- To be continued to September 5, 2024, at 9:00 A.M., or as soon thereafter as same may be heard.

There were no ex parte communications.

There being no public comments, First Vice-Chairman Ballard closed public comments.

 Commissioner Kruse moved to continue the public hearing for PDMU-16-16(G)(R2) to September 5, 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 5-0, with Commissioner Rahn absent.

BC20240822DOC007


**PUBLIC HEARINGS** (Presentations Upon Request)

6. **DEVELOPMENT SERVICES/ORDINANCE**


 A duly advertised public hearing was held to consider adoption of proposed Zoning Ordinance PDMU-18-02(G)(R) – North River Self Storage (f.k.a. FT. Hamer Senior Living) - 2605-2705 Fort Hammer RD LLC (Owner) – Justin Thomas (Contract Purchaser). The Planning Commission recommended adoption.

There were no ex parte communications.

There being no public comments, First Vice-Chairman Ballard closed public 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 of the Manatee County Land Development Code, as stipulated herein, Commissioner Van Ostenbridge moved to adopt Manatee County Zoning Ordinance PDMU-18-02(G)(R) with Stipulations A.1 – A.5, B.1, C.1 – C.6, D.1 – D.3; and approve the General Development Plan. The motion was seconded by Commissioner Turner, and carried 5-0, with Commissioner Rahn absent. BC20240822DOC008

7. **DEVELOPMENT SERVICES/ORDINANCE**

 A duly advertised public hearing was held to consider adoption of proposed Zoning Ordinance 24-30 / Northwest Sector – DRI #26. The Planning Commission recommended adoption.


and

8. **DEVELOPMENT SERVICES/ORDINANCE**


 A duly advertised public hearing was held to consider adoption of proposed Zoning Ordinance PDMU-05-19(G)(R10) – Northwest Sector GDP Amendment. The Planning Commission recommended adoption.

There were no ex parte communications.


There being no public comments, First Vice-Chairman Ballard closed public comments.

 Ed Vogler, representing the applicant, stated additional stipulations have been provided to County staff, and the applicants are continuing to work with neighbors to fit their needs.


Ordinance 24-30

 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 Land Development Code, and Section 380.06, Florida Statutes, subject to the conditions of approval established in the Development Order, Commissioner Van Ostenbridge moved to approve DRI #26, and adopt Ordinance 24-30. The motion was seconded by Commissioner Turner, and carried 5-0, with Commissioner Rahn absent. BC20240822DOC009

PDMU-05-19(G)(R10)


 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 Land Development Code, as conditioned herein, Commissioner Van Ostenbridge moved to adopt Manatee County Zoning Ordinance PDMU-05-19(G)(R10); approve the revised General Development Plan with Stipulations; adopt the Findings for Specific Approval; and grant Specific Approval for an alternative to Land Development Code Section 1005.3.A to allow a reduction in the minimum required number of off-street parking spaces on Parcel B from 1.8 parking spaces per unit to 1.5 parking spaces per unit. The motion was seconded by Commissioner Turner, and carried 5-0, with Commissioner Rahn absent. BC20240822DOC010


9. **DEVELOPMENT SERVICES/ORDINANCE**

 A duly advertised public hearing was held to consider adoption of proposed Zoning Ordinance Z-24-05 – Groover Rezone – Fathi Asfoor (Owner). The Planning Commission recommended adoption.


There were no ex parte communications.

 Rachel Layton, Division Manager and Impact Fee Administrator, introduced newly promoted planner Allecia Henry, and welcomed her to the team.


 Bob Gause, representing the applicant, utilized a slide presentation to review the request for a rezone of 2.61 acres from RSF-4.5/CPA (Residential Single Family - 4.5/Coastal Planning Overlay District) to NC-M/CPA (Neighborhood Commercial Medium) Zoning District, retaining the Overlay District.

 Allecia Henry, Planner, 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.


 Mary Hamilton expressed concern regarding high crime rates, and excessive traffic.

 Betty Sales Rhoades believes the items sold at the store do not fit the neighborhoods culture.

 Mr. Gause assured the food sold at the store will fit the needs of nearby residents, and the applicants are working with law enforcement to mitigate any crime that may occur.


 Discussion ensued regarding with the help of law enforcement, the project could be a great resource for residents to get fresh and local food.

There being no further public comments, First Vice-Chairman Ballard closed public 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 Kruse moved to recommend adoption of Manatee County Zoning Ordinance Z-24-05. The motion was seconded by Commissioner Turner, and carried 5-0, with Commissioner Rahn absent. BC20240822DOC011


**PUBLIC HEARINGS** (Presentations Scheduled)


10. **DEVELOPMENT SERVICES/ORDINANCE**


 A duly advertised public hearing was held to consider adoption of proposed Zoning Ordinance PDC/PDR-23-43(Z)(P) - Savanna at Lakewood Ranch/Meritage Homes of Florida, Inc. (Owner). The Planning Commission recommended adoption.

There were no ex parte communications.

 Caleb Grimes, and Katie Lebarr, representing the applicant, utilized a slide presentation to review the request for a rezone of 5.23 acres, part of Savanna at Lakewood Ranch, a residential development approved for a total of 304.39 acres, from PDR (Planned Development Residential) to PDC (Planned Development Commercial) Zoning District, and approving a Preliminary Site Plan to allow 10,125 square foot of commercial retail uses, 12,000 square-foot of child care center on the 5.23-acre site, and maintaining previously approved 475 single-family detached residential units.

 Laura Gonzalez, Planner, 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.


 Save Our Savanna Group (Dan Lobeck, Steven Hayes, and Israel Arteaga), stated they are in agreement with the project, and believe the concerns of the residents have been settled.

 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 Land Development Code, as conditioned herein, Commissioner Turner moved to adopt of Manatee County Zoning Ordinance PDC/PDR-23-43(Z)(P); approve the Preliminary Site Plan with Stipulations A.1-A.7; B.1-B.10; C.1-C.7 and D.1-D.4. The motion was seconded by Commissioner Van Ostenbridge, and carried 5-0, with Commissioner Rahn absent.


BC20240822DOC012

**COMMISSIONER COMMENTS**

First Vice-Chairman Ballard

 Would like to explore what can be done regarding the shortage of childcare in the County, how to encourage the building of additional child care centers, and possible incentives that can be offered to developers.

**ADJOURN**

 There being no further business, First Vice-Chairman Ballard adjourned the meeting at 10:17 a.m.

Minutes Approved: September 10, 2024