

**MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS  
REGULAR MEETING  
COUNTY ADMINISTRATION BUILDING, HONORABLE PATRICIA M. GLASS CHAMBERS  
1112 Manatee Avenue West  
Bradenton, Florida  
November 7, 2024**

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


Present were:

Mike Rahn, Chairman, District 4  
Amanda Ballard, First Vice-Chairman, District 2  
Ray Turner, Second Vice-Chairman, District 5  
Jason Bearden, District 6  
George Kruse, District 7  
Kevin Van Ostenbridge, District 3

District 1 seat is vacant.

Present were:

Pamela D'Agostino, County Attorney  
Sarah Schenk, Chief Assistant County Attorney  
Nicole Knapp, Development Services Director  
Denise Greer, Development Services, Deputy Director  
Julissa Santana, Deputy Clerk, Clerk of the Circuit Court

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

### INVOCATION

 The Invocation was led by Pastor Luke Stockeland, First Baptist Church of Bradenton.

### PLEDGE OF ALLEGIANCE

 The Pledge of Allegiance was led by Commissioner Kruse.

### AGENDA

BC20241107DOC001

 Agenda Update Memorandum:

BC20241107DOC002


- Item 4 - Approval of the 2025 Board of County Commissioners Meeting Schedule - The Calendar for 2025 was updated;
- Item 5 - Amendment to Employment Contract for County Administrator to Authorize Additional Compensation for Emergency Pay - Public Comments attached to item;
- Item 6 - Approval for the Reimbursement of Legal Expenses Incurred by the County Administrator in defending the matter of Paul D. Daniels v. Charlie Bishop, et. al., Manatee County Circuit Civil Court Case Number 2024 CA 569 - Public Comments attached to item;
- Item 8 - Approval of Project Woodworking Final Plat- Item Deferred to November 12, 2024;
- Item 10 - Adoption of Resolution R-24-211, and Execution and Recording of Release of Conservation Easement for property located within Cooper Creek Development of Regional Impact, University Park, Florida - District 4 - Public Comments attached to item;
- Item 12 - PDMU-21-16(G)(R2) - McClure Eisenhower GDP Amendment - EPG Moccasin Wallow Development, LLC (Owner)- Updates from Planning Commission - Attached to item;
- Item 13 - PDMU-23-56(Z)(G) -Sawgrass Ridge- McClure Properties LTD (Owner) KC Sawgrass, LLC (Contract Purchaser)- Revised staff report changes highlighted, revised additional Stipulations in strike through underline, Alternative Motion for Approval revised, Revised Ordinance, and Updates from Planning Commission - Attached to item;
- Item 15 - ZL-24-07 - Gulf Current Electric LLC - Gulf Current Electric LLC (Owner)- Updates from Planning Commission - Attached to item;



- Item 17 - PDC-23-58(P) – McDonald’s Bradenton – Fifteen 6228 LLC (Owner)- Updates from Planning Commission – Attached to item;
- Item 18 - Ordinance 24-85 - University Commons - DRI #19- Updates from Planning Commission – Attached to item;
- Item 19 - Z-89-46(G)(R12) – University Commons GDP Modification- Updates from Planning Commission – Attached to item;
- Item 20 - Z-24-03 – Invest PI, LLC Rezone – Invest PI LLC (Owner)- Moved from Presentation Upon Request to Presentation Scheduled, and Updates from Planning Commission – Attached to item;
- Item 21 - PA-23-22 / Ordinance 24-13 Bus Barn Northeast Quadrant Large-Scale Comprehensive Plan Map and Text Amendment- Updated motions for transmittal, Letter to Florida Department of Commerce and Updates from Planning Commission – Attached to item;
- Item 22 - PA-23-17 / Ordinance 24-14 Bus Barn - Small-Scale Comprehensive Plan Map Amendment- Updates from Planning Commission – Attached to item;
- Item 23 - PA-24-03 / Ordinance 24-41 Moccasin Wallow Townhomes Small-Scale Comprehensive Plan Map Amendment - Updates from Planning Commission – Attached to item;
- Item 24 - PDR-23-44(Z)(P) – Moccasin Wallow Townhomes Rezone – Corner Properties of St Pete Inc (Owner)- Updates from Planning Commission – Attached to item;
- Item 25 - PA-23-13 / Ordinance 24-09 Bradenton Crossings Small Scale Comprehensive Plan Map Amendment- Added Letter from City of Bradenton - Attached to item;
- Item 26 - PDMU-23-27(Z)(G) – Bradenton Crossings Rezone/Sage Development, LLC- JACK 95, LLC-ROSY 95, LLC- PETER 74 OAK, LLC- TCG, LLC- SCHOLOFHARDKNOCKS, LLC (OWNERS)- Added Attachment Letter from City of Bradenton – Attached to item;
- Item 27 - PA-24-06 / Ordinance 24-70 Public/Semi-Public (P/SP) General Clean-Up County-Initiated Large-Scale Comprehensive Plan Map Amendment/PA-24-06 / Ordinance 24-71 Public/Semi-Public (P/SP) General Clean-Up County-Initiated Large-Scale Comprehensive Plan Map Amendment- Moved from Presentation Scheduled to Presentation Upon Request, and Updates from Planning Commission – Attached to item;
- Item 28 - LDCT-24-03 / Ordinance 24-64 County-Initiated Land Development Code Text Amendment Chapter 7 General Clean-Up - Moved from Presentation Scheduled to Presentation Upon Request, and Updates from Planning Commission – Attached to item.

**REQUESTS BY COMMISSIONERS**

 Commissioner Bearden pulled Items 10 and 11 from the Consent Agenda.

**PROCLAMATIONS**

 A motion was made by Commissioner Kruse, seconded by Commissioner Van Ostenbridge, and carried 6-0, to approve the following Proclamations.

1.  Proclamation designating October 2024, as "Community Planning Month" in Manatee County. BC20241107DOC003
2.  Proclamation designating November 9-23, as "Farm-City Week" in Manatee County. BC20241107DOC004


**CITIZEN COMMENTS** (Future Agenda Items Only)

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

**CONSENT AGENDA**

**CITIZEN COMMENTS** (Consent Agenda Items Only)

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

 A motion was made by Commissioner Turner, seconded by Commissioner Ballard, and carried 6-0, to approve the Consent Agenda, minus items 10 and 11, and with the changes incorporated in the Agenda Update Memorandum.

3. **ADMINISTRATOR/2024 MEETING SCHEDULE**  
Approved the Revised 2024 Board of County Commissioners Meeting Schedule BC20241107DOC005
4. **ADMINISTRATOR/2025 MEETING SCHEDULE**  
Approved the 2025 Board of County Commissioners Meeting Schedule BC20241107DOC006
5. **COUNTY ATTORNEY/EMERGENCY PAY/COUNTY ADMINISTRATOR**  
Amended Employment Contract for County Administrator to Authorize Additional Compensation for Emergency Pay BC20241107DOC007
6. **COUNTY ATTORNEY/COUNTY ADMINISTRATOR**  
Approved the Reimbursement of Legal Expenses Incurred by the County Administrator in defending the matter of Paul D. Daniels v. Charlie Bishop, et. al., Manatee County Circuit Civil Court Case Number 2024 CA 569 BC20241107DOC008
7. **DEVELOPMENT SERVICES/FINAL PLAT/STAR FARMS LAKEWOOD RANCH, PHASE 1**
  - Executed and authorized recording of Final Subdivision Plat;
  - Authorized recording of the Sixteenth Amendment and First Supplemental Declaration to Community Declaration for Star Farms at Lakewood Ranch;
  - Accepted, Executed, and authorized recording of Agreement for Private Subdivision with Private Improvements for Saddlestone at Star Farms Lakewood Ranch, Phase 1;
  - Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Saddlestone at Star Farms Lakewood Ranch, Phase 1; SU1202036, \$1,786,559.52;
  - Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Saddlestone at Star Farms Lakewood Ranch, Phase 1; SU1292050, \$28,901.60;
  - Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Saddlestone at Star Farms Lakewood Ranch, Phase 1; SU1202040, \$963,266.92;
  - Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Saddlestone at Star Farms Lakewood Ranch, Phase 1; SU1202051, \$98,176;
  - Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Saddlestone at Star Farms Lakewood Ranch, Phase 1; SU1202044, \$1,558,128.46;
  - Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Saddlestone at Star Farms Lakewood Ranch, Phase 1; SU1202043, \$79,805.70;
  - Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Saddlestone at Star Farms Lakewood Ranch, Phase 1; SU1202049, \$234,903.50;
  - Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Saddlestone at Star Farms Lakewood Ranch, Phase 1; SU1202031, \$716,378.98;
  - Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Saddlestone at Star Farms Lakewood Ranch, Phase 1; SU1202045, \$44,101.98;

- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Saddlestone at Star Farms Lakewood Ranch, Phase 1; SU120052, \$9,999.60;
- Accepted, Executed, and Recorded Agreement for Private Subdivision with Public Improvements for Saddlestone at Star Farms Lakewood Ranch, Phase 1;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Saddlestone at Star Farms Lakewood Ranch, Phase 1; SU1202037, \$2,555,857.85;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Saddlestone at Star Farms Lakewood Ranch, Phase 1; SU1202035, \$138,013.98;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Saddlestone at Star Farms Lakewood Ranch, Phase 1; SU1202038, \$6,500;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Saddlestone at Star Farms Lakewood Ranch, Phase 1; SU1202041, \$1,304,997.20;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Saddlestone at Star Farms Lakewood Ranch, Phase 1; SU1202039, \$80,458.56;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Saddlestone at Star Farms Lakewood Ranch, Phase 1; SU1202042, \$6,500;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Saddlestone at Star Farms Lakewood Ranch, Phase 1; SU1202033, \$1,185,203.50;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Saddlestone at Star Farms Lakewood Ranch, Phase 1; SU1202030, \$6,500;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Saddlestone at Star Farms Lakewood Ranch, Phase 1; SU1202032, \$737,584.90; and
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Saddlestone at Star Farms Lakewood Ranch, Phase 1; SU1202034, \$6,500

BC20241107DOC009

8. **DEVELOPMENT SERVICES/FINAL PLAT/WOODWORKING**

Executed and Recorded Final Subdivision Plat- Deferred to November 12, 2024

BC20241107DOC010


9. **FINANCIAL MANAGEMENT/BUDGET AMENDMENT RESOLUTION**

Adopted Budget Amendment Resolution B-25-019


BC20241107DOC011


(End Consent Agenda)


10. **PROPERTY MANAGEMENT/RESOLUTION AND EASEMENT**


 Discussion ensued regarding the proposed request, 10 easements and 10 acres are to be released, flooding improvements, the importance of land conservation, modification of the SWFMD (Southwest Florida Water Management District) permit, coordination has been done formalizing the County’s ability to invest in wetland mitigation, and the urgency is to maintain the area in the dry winter season to prepare for the rain in the following year.

Motion- Call to Question

 A motion was made by Commissioner Van Ostenbridge to call to question. The motion was seconded by Commissioner Turner, and carried 4-2, with Commissioners Bearden and Kruse voting nay.

 Dr. Abby Tryna expressed concern regarding impervious surfaces, and proposed innovative solutions to help conservation easements.

 Mark Vanderee implored the Board to not allow the removal of the conservation easements.

 Bryce Claypool expressed concern regarding flooding and pollution.


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

Motion- R-24-211


 A motion was made by Commissioner Van Ostenbridge to adopt Resolution R-24-211, and execute and record Release of Conservation Easement. The motion was seconded by Commissioner Turner, and carried 4-2, with Commissioners Bearden and Kruse voting nay.

BC20241107DOC012

11. PROPERTY MANAGEMENT/CONTRACT FOR SALE

 Discussion ensued regarding the sale and purchase of real property for a conceptual luxury apartment complex and retail spaces with a proposed completion date of 2029, the planning process will be in conjunction with City of Bradenton, traffic mitigation, concerns with the low selling price, and by going under contract now, it allows the developer to begin the planning process, so when the County releases the property, the developers are ready to start building.


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

 A motion was made by Commissioner Van Ostenbridge to execute a Contract for Sale and Purchase of Real Property owned by Manatee County to Amres Investments, LLC, a Florida limited liability company, in the amount of \$8,000,000. The motion was seconded by Commissioner Turner, and carried 4-2, with Commissioners Bearden and Kruse voting nay.


BC20241107DOC013


ADVERTISED PUBLIC HEARINGS (AFFORDABLE HOUSING) (Presentations Scheduled)

12. DEVELOPMENT SERVICES/ORDINANCE


 A duly advertised public hearing was held to consider adoption of proposed Zoning Ordinance PDMU-21-16(G)(R2) – McClure Eisenhower GDP Amendment - EPG Moccasin Wallow Development, LLC. The Planning Commission recommended adoption.


There were no ex-parte communications.

 Katie Lebarr, representing the applicant, utilized a slide presentation to review the request to amend zoning Ordinance PDMU-21-16(G)(R) and the General Development Plan to remove Parcel 2 from the project area, reducing the project acreage to 965.92 acres and revising the residential and commercial acreage, increase total residential entitlement to 2,150 dwelling units, decrease the commercial entitlement to 130,000 square feet, reserve 1.3 acres for a proposed EMS/Fire Services Facility, modify the Land Use Equivalency Matrix (LUEM) to allow exchange between office and mini warehouse, single-family detached, single-family attached and multi-family units, and revise wetland information to reflect the approved jurisdictional determination and show proposed impacts.

 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.


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

 Discussion ensued regarding wanting roads built first, avoiding tragic collisions, and negotiations with developers.

 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, as stipulated herein, Commissioner Turner moved to adopt Manatee County Zoning Ordinance PDMU-21-16(G)(R2); and approve the General Development Plan Amendment with Stipulations A.1 – A.9, B.1 – B.8, C.1-C.6, D.1 – D.3, E.1, and F.1. The motion was seconded by Commissioner Van Ostenbridge, and carried 5-1, with Commissioner Bearden voting nay.


BC20241107DOC014


13. **DEVELOPMENT SERVICES/ORDINANCE**


 A duly advertised public hearing was held to consider recommending adoption of proposed Zoning Ordinance PDMU-23-56(Z)(G) –Sawgrass Ridge– McClure Properties LTD (Owner) KC Sawgrass LLC (Contract Purchaser). The Planning Commission recommended adoption.


(Laura Eder, Court Reporter, was present)


There were no ex parte communications.


 Caleb Grimes and Linda Stewart, representing the applicant, utilized a slide presentation to review the request for a rezone of 142.88 acres from A (General Agriculture–47 acres), PDR (Planned Development Residential–75 acres), to the PDMU (Planned Development-Mixed Use-20 acres already zoned PDMU) Zoning District, and approving a General Development Plan for a mixed-use project with up to 1,112 residential units (single-family detached and multifamily) with at least 25 percent of the units designated as affordable housing and up to 250,000 square feet of commercial uses, and approving a Schedule of Permitted and Prohibited Uses as voluntarily proffered by the Applicant. Mr. Grimes reviewed a map, and noted there is a lot of wetlands and buffering, that are being preserved, the developer offered a stipulation that will offer a better buffer to not intrude on neighboring developments.

 Rossina Leider, Planning Section Manager, 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 increase in traffic, and Moccasin Wallow Road improvements.


 **RECESS/RECONVENE:** 10:56 a.m. – 11:10 a.m. All Commissioners present.

 Del Webb and Bayview Residents (Brett Pollock, Mary Parson Snider, Kevin Gray, Ron Kerr, Sue Higgins, and Dan Lobeck) expressed concern regarding excessive traffic, endangered wildlife, flooding on Moccasin Wallow Road, high volume of houses, concurrency, and lack of infrastructure.

 **RECESS/RECONVENE:** 11:58 a.m. – 12:45 p.m. All Commissioners present.

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

 Discussion ensued regarding proposed infrastructure and road improvements, traffic study report, avoiding tragic car accidents on Moccasin Wallow Road, total buildout is estimated for 2031, and affordable housing is a necessity for the County.

 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, as conditioned herein, Commissioner Turner moved to adopt the Manatee County Zoning Ordinance PDMU-23-56(Z)(G); and approve the General Development Plan with Stipulations A.1 – A.9 15, B.1 – B.6, C.1, D.1, E.1 – E.5, and F.1; subject to the Board adopting Ordinance PDMU-21-16(G)(R2)-McClure Eisenhower General Development Plan Amendment and Ordinance PDMU-21-16(G)(R2) becoming effective, as recommended by the Planning Commission. The motion was seconded by Commissioner Van Ostenbridge, and carried 4-2, with Commissioners Bearden and Kruse voting nay.


BC20241107DOC015

**ADVERTISED PUBLIC HEARINGS** (Presentations Upon Request)

14. **DEVELOPMENT SERVICES/ORDINANCE**


 A duly advertised public hearing was held to consider adoption of proposed Zoning Ordinance 24-79 Parrish North Community Development District (CDD)- 24-03

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

 Based on the record of the public hearing, and having evaluated the criteria for the establishment of a Community Development District in Chapter 190, Florida Statutes, Commissioner Ballard moved to approve the petition establishing the Parrish North Community Development District; to adopt Ordinance 24-79 and to consent to the requested exercise of special powers for parks and recreation and security. The motion was seconded by Commissioner Turner, and carried 6-0.


BC20241107DOC016

15. **DEVELOPMENT SERVICES/ORDINANCE**

 A duly advertised public hearing was held to consider adoption of proposed Zoning Ordinance ZL-24-07 – Gulf Current Electric LLC – Gulf Current Electric LLC (Owner). The Planning Commission recommended adoption.

and


16. **DEVELOPMENT SERVICES/AGREEMENT**

 A duly advertised public hearing was held to consider adoption of proposed Zoning Ordinance MOD-24-01- Gulf Current Electric LLC (Owner) – Gulf Current Electric LLC Front Yard Setback Modification of Standards. The Planning Commission recommended adoption.

There were no ex parte communications.

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


ZL-24-07

 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 adopt

Manatee County Zoning Ordinance ZL-24-07; with Stipulations A.1-A.2. The motion was seconded by Commissioner Turner, and carried 6-0.


BC20241107DOC017

MOD-24-01

 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 in compliance with the applicable review standards of Manatee County Land Development Code, Commissioner Kruse moved to of Manatee County Zoning Ordinance/Resolution MOD-24-01 approving the requested modification and reduction of the front yard setback from 25-feet to 20-feet, subject to the Board of County Commissioners adopting ZL-24-07 and that ordinance becoming effective. The motion was seconded by Commissioner Turner, and carried 6-0.


BC20241107DOC018


17. **DEVELOPMENT SERVICES/AGREEMENT**

 A duly advertised public hearing was held to consider adoption of proposed Zoning Ordinance PDC-23-58(P) – McDonald’s Bradenton – Fifteen 6228 LLC (Owner). The Planning Commission recommended adoption.

There were no ex parte communications.


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

 Commissioner Ballard stated the proposed site used to be abandoned, and was a place for homeless people and drug users, therefore she is looking forward to having a business where families can get a warm meal and enjoy themselves.

 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 Ballard moved to adopt Manatee County Zoning Ordinance PDC-23-58(P); and approve the Preliminary Site Plan with Stipulations A.1-A.5, B.1-B.4, and C.1-C.3. The motion was seconded by Commissioner Turner, and carried 6-0.


BC20241107DOC019

18. **DEVELOPMENT SERVICES/AGREEMENT**

 A duly advertised public hearing was held to consider adoption of proposed Zoning Ordinance 24-85 - University Commons - DRI #19. The Planning Commission recommended adoption.

and

19. **DEVELOPMENT SERVICES/AGREEMENT**

 A duly advertised public hearing was held to consider adoption of proposed Zoning Ordinance Z-89-46(G)(R12) – University Commons GDP Modification. The Planning Commission recommended adoption.

There were no ex parte communications.

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

Ordinance 24-85


 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, in compliance with the applicable standards for review



of the Manatee County Land Development Code, and Section 380.06, Florida Statutes, subject to the conditions of approval established in the Development Order, Commissioner Turner moved to approve of Ordinance 24-85. The motion was seconded by Commissioner Ballard, and carried 6-0.


BC20241107DOC020

Z-89-46(G)(R12)

 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 Land Development Code, Commissioner Kruse moved to approve Manatee County Zoning Ordinance Z-89-46(G)(R12); and approve the revised General Development Plan with stipulations. The motion was seconded by Commissioner Turner, and carried 6-0.


BC20241107DOC021

27. **ORDINANCE/ZONING**

 A duly advertised public hearing was held to consider recommending adoption of proposed Zoning Ordinance PA-24-06 / Ordinance 24-70 Public/Semi-Public (P/SP) General Clean-Up County-Initiated Large-Scale Comprehensive Plan Map Amendment, and PA-24-06 / Ordinance 24-71 Public/Semi-Public (P/SP) General Clean-Up County-Initiated Large-Scale Comprehensive Plan Map Amendment. The Planning Commission recommended adoption.


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

(Item 27 A) Ordinance 24-70

 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 recommend transmittal of Plan Amendment PA-24-06 / Ordinance 24-70. The motion was seconded by Commissioner Ballard, and carried 6-0.


PC20241107DOC022

(Item 27 B) Ordinance 24-71


 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 Kruse moved to recommend transmittal of Plan Amendment PA-24-06 / Ordinance 24-71. The motion was seconded by Commissioner Turner, and carried 6-0.

PC20241107DOC023

28. **ORDINANCE/ZONING**

 A duly advertised public hearing was held to consider recommending adoption of proposed Zoning Ordinance LDCT-24-03 / Ordinance 24-64 County-Initiated Land Development Code Text Amendment Chapter 7 General Clean-Up. The Planning Commission recommended adoption.


There being no public comment, Chairman Rahn 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 criteria for Land Development Code (LDC) Text Amendments in Section 341 of the LDC, Commissioner Turner moved to recommend adoption of Manatee County Ordinance 24-64 / LDCT-24-03, amending the LDC as detailed herein. The motion was seconded by Commissioner Kruse, and carried 6-0.


PC20241107DOC024


**ADVERTISED PUBLIC HEARINGS (Presentations Scheduled)**


**20. DEVELOPMENT SERVICES/AGREEMENT**

 A duly advertised public hearing was held to consider adoption of proposed Zoning Ordinance Z-24-03 – Invest PI, LLC Rezone – Invest PI LLC (Owner). The Planning Commission recommended adoption.


There were no ex parte communications.


 Bob Gause, representing the applicant, utilized a slide presentation to review the request for a rezone of a 4.15-acre portion of a larger parcel, from RSF-6 (Residential Single Family - 6) to RMF-6 (Residential Multi-Family - 6) Zoning District.

 James McDevitt, Planner, utilized 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.


 Citizens for Historic Oneco (Margi Nanney, Michael Rigo, Jose Coralie, and Yasar White) expressed concern regarding infrastructure overload, historic preservation, noise, unimproved roads, and land use incompatibility.

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


 Discussion ensued regarding the difference between modular and manufactured homes, mobile homes are not allowed in the RMF-6 zoning classification, and the neighborhood is in need of affordable housing.

 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 Land Development Code, Commissioner Kruse moved to adopt Manatee County Zoning Ordinance Z-24-03. The motion was seconded by Commissioner Turner, and carried 5-1, with Commissioner Van Ostenbridge voting nay.

BC20241107DOC025


 **RECESS/RECONVENE:** 2:25 p.m. – 2:30 p.m. All Commissioners present.


**21. DEVELOPMENT SERVICES/ORDINANCE**

 A duly advertised public hearing was held to consider recommending adoption of proposed Zoning Ordinance PA-23-22/Ordinance 24-13 Bus Barn Northeast Quadrant Small-Scale Comprehensive Plan Map and Text Amendment. The Planning Commission recommended adoption.


and


**22. ORDINANCE/ZONING**

 A duly advertised public hearing was held to consider recommending adoption of proposed Zoning Ordinance PA-23-17/Ordinance 24-14 Bus Barn - Small-Scale Comprehensive Plan Map Amendment. The Planning Commission recommended adoption.


 Isaiah Smith and Katie Lebar, representing the applicant, utilized a slide presentation to review the request for a Privately-Initiated Map and Text Amendment to Element 2 - Future Land Use of the Comprehensive Plan amending Policy 2.14.1.6. / D.5.6 (established per Ordinance 09-12 / PA-09-06) to remove 23.37 acres from the Northeast Quadrant and to reduce the single-family detached entitlements from 9,665 to 9,640 units, and the single-

family attached entitlements from 2,900 to 2,874 units, for a total reduction of 51 units.

 CJ Mills, Planner, utilized 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.


 Alyssa Campbell expressed concern regarding access points and flooding.

 Angelo Metol believe the rural community cannot support this level of development.


 Mark Vanderee expressed concern regarding proper notice not being given to neighbors, conflict of interests during the Planning Commission meeting, inaccurate representations of the area, and environmental impacts.

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


 Sarah Schenk, Chief Assistant County Attorney, spoke on the scriveners' error that occurred in the October 31, 2024 Planning Commission meeting.

 Discussion ensued regarding a pending rezone application for the site, advertising is taken seriously, and rural community preservation.


Ordinance 24-13

 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, 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 transmit Manatee County Ordinance 24-13 / PA-23-22, as recommended by the Planning Commission. The motion was seconded by Commissioner Kruse and carried 5-1, with Commissioner Bearden voting nay. PC20241107DOC026


Ordinance 24-14

 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 adopt Plan Amendment PA-23-17 / Ordinance 24-14 subject to the adoption by the Board of Ordinance 24-13/Plan Amendment PA-23-22 becoming effective. The motion was seconded by Commissioner Ballard and carried 5-1, with Commissioner Bearden voting nay. PC20241107DOC027


23. ORDINANCE/ZONING


 A duly advertised public hearing was held to consider recommending adoption of proposed Zoning Ordinance PA-24-03 / Ordinance 24-41 Moccasin Wallow Townhomes Small-Scale Comprehensive Plan Map Amendment. The Planning Commission recommended adoption.

and  
24. ORDINANCE/ZONING

 A duly advertised public hearing was held to consider recommending adoption of proposed Zoning Ordinance PDR-23-44(Z)(P) – Moccasin Wallow Townhomes Rezone – Corner Properties of St. Pete Inc. (Owner). The Planning Commission recommended adoption.


There were no ex-parte communications.

 Linda Stewart, representing the applicant, utilized a slide presentation to review the request for a Privately-Initiated, Small-Scale Map Amendment to the Future Land Use Map of the Future Land Use Element on 12.68± acres of specific real property from RES-6 (Residential-6) to the RES-9 (Residential-9) Future Land Use Classification, and the request for a rezone of 12.68 acres from A-1 (Agricultural Suburban) to PDR (Planned Development-Residential) Zoning District and approving a Preliminary Site Plan for 68 single-family attached residential units.

 CJ Mills, Planner, utilized 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.


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

Ordinance 24-41


 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, Community Planning Act, Commissioner Turner moved to recommend adoption of Plan Amendment PA-24-03/Ordinance 24-41. The motion was seconded by Commissioner Rahn and carried 5-0, with Commissioner Ballard absent at the time of voting.

PC20241107DOC028

**RECESS/RECONVENE:** 3:32 p.m. – 3:36 p.m. All Commissioners present.


 Ms. Stewart requested to add an additional stipulation to the motion which stated that construction will not commence on the parcel until the segment of Moccasin Wallow in front of the property is completed, and they will not begin construction based on that before the end of the year.

PDR-23-44(Z)(P)

 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, as stipulated herein, Commissioner Turner moved to recommend adoption of Manatee County Zoning Ordinance PDR-23-44(Z)(P); approval of the Preliminary Site Plan with Stipulations A.1 – A.5, B.1 – B.6, C.1, and D.1-D.2; adoption of Findings for Specific Approval; and granting Specific Approval to Land Development Code Sections: 1) 401.5.A.2. - Alternative design to the required six (6) foot opaque fence adjacent to single-family residential zoning districts, subject to Comprehensive Plan Amendment PA-24-03 / Ordinance 24-41 being adopted by the Board of County Commissioners and becoming effective. The motion was seconded by Commissioner Kruse and carried 6-0.


PC20241107DOC028

25. **ORDINANCE/ZONING**


 A duly advertised public hearing was held to consider recommending adoption of proposed Zoning Ordinance PA-23-13 / Ordinance 24-09 Bradenton Crossings Small Scale Comprehensive Plan Map Amendment. The Planning Commission recommended adoption.


and

26. **ORDINANCE/ZONING**

 A duly advertised public hearing was held to consider recommending adoption of proposed Zoning Ordinance PDMU-23-27(Z)(G) – Bradenton Crossings Rezone/Sage Development, LLC- Jack 95, LLC Rosy 95, LLC- Peter 74 Oak, LLC- TCG, LLC- SCHOOLOFHARDKNOCKS, LLC (Owners). The Planning Commission recommended adoption.


There were no ex-parte communications.

 Steven Rees, representing the applicant, utilized a slide presentation to review the request for a Privately-Initiated, Small-Scale Map Amendment to the Future Land Use Map of the Future Land Use Element 2 of the Comprehensive Plan, amending the Future Land Use Category (FLUC) of 35.28± acres of specific real property from P/SP (2) (Major Public/Semi-Public (2)) (34.48± Acres) And LU (Urban Industrial) (0.8± Acres) FLUC to the ROR (Retail/Office/Residential) Future Land Use Classification, and a rezone from PDPI (Planned Development Public Interest) to PDMU (Planned Development Mixed Use) Zoning District, and approving a General Development Plan for 150,000 square feet to expand the existing Charter School, 332,250 square feet of commercial/retail and office uses on 4.42 acres, and a recreational vehicle park on 19.86 acres with a total of 238 units.


 Laura Gonzalez, Planner, utilized 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.

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

Ordinance 24-09

 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, Community Planning Act, Commissioner Ballard moved to adopt Plan Amendment PA-23-13 / Ordinance 24-09, as recommended by the Planning Commission. The motion was seconded by Commissioner Turner and carried 6-0. PC20241107DOC029

PDR-23-44(Z)(P)

 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 Turner moved to adopt Manatee County Zoning Ordinance PDMU-23-27(Z)(G); approve the General Development Plan with Stipulations A.1-A.11; B.1-B.5; C.1-C.3, and D.1; adopt the Findings for Specific Approval; and grant Specific Approval for an alternative to Land Development Code Section 402.9.D.3.b, allowing (1) the reduction of the perimeter buffer along the streets abutting the RV park from fifty (50) to twenty (20) feet when adjacent to the parking lot and community center; and (2) the reduction of the screening buffer between school and commercial/RV uses from 15 feet to 10 feet with a 6-foot opaque fence, all subject to Comprehensive Plan Amendment PA-23-13/Ordinance 24-09 being adopted by the Board and becoming effective, and as recommended by the Planning Commission. The motion was seconded by Commissioner Bearden and carried 6-0. PC20241107DOC030

ADJOURN

 There being no further business, Chairman Rahn adjourned the meeting at 3:46 p.m.

Minutes Approved: December 10,2024