

**MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS  
REGULAR MEETING  
COUNTY ADMINISTRATION BUILDING, HONORABLE PATRICIA M. GLASS CHAMBERS  
1112 Manatee Avenue West  
Bradenton, Florida  
December 12, 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  
Jason Bearden, District 6  
Carol Ann Felts, District 1  
George Kruse, District 7  
Dr. Bob McCann, District 5  
Tal Siddique, District 3

Present were:


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 delivered by Pastor Wende Thompson, Glory Cloud Ministries.

**PLEDGE OF ALLEGIANCE**

 The Pledge of Allegiance was led by Commissioner Siddique.

**AGENDA**

BC20241212DOC001

 Agenda Update Memorandum (dated 12/9/2024):

BC20241212DOC002

- Item 11 - PA-24-16/Ordinance 24-94 Capital Improvements Element – Annual Update FY 2025-2029– Added Exhibit C and Revised Exhibit A attached to item;
- Item 16 - Z-24-09/Craton Rezone/Nicola J. Craton (Owner) –Public Comment attached to item;
- Item 19 - PA-23-22/Ordinance 24-13 Bus Barn Northeast Quadrant Large-Scale Comprehensive Plan Map and Text Amendment – Revised Staff report, revised Ordinance and additional State Agency comments attached to item;
- Item 22 - LDCT-24-08/Ordinance 24-84 County-Initiated Land Development Code Text Amendment Earthmoving Revisions - Only one hearing required, Revised Ordinance and Revised Staff Report attached to item;
- Item 23 - LDCT-24-07/Ordinance 24-77 County-Initiated Land Development Code Text Amendment Accessory Dwelling Unit (ADU) – Updated Motion;
- Item 24 - Adoption of Resolution R-24-219 to budget funds for a Catalytic Loan to Community Assisted and Supported Living, Inc. (CASL), in the amount of \$2,300,000– Defer to Later Date;
- Item 25 - Execution of Catalytic Loan Agreements between Manatee County and Community Assisted & Supported Living, Inc. (CASL) - Defer to Later Date;
- Item 26 - LDCT-24-08/Ordinance 24-84 County-Initiated Land Development Code Text Amendment Earthmoving – No Action Necessary.


Agenda Update Memorandum 2 (dated 12/11/2024):


BC20241212DOC003

- Item 1 - Approval of the Clerk's Consent Agenda Dated December 12, 2024 – Revised Resolution;
- Item 3 - Approval of Final Plat North River Ranch, Phases IV-E and IV-F - Moved to presentation Scheduled;


- Item 4 -Approval of Final Plat Oakfield Trails, Phase IIA & IID - Moved to presentation Scheduled;
- Item 5 -Approval of Final Plat River Preserve Estates - Moved to presentation Scheduled
- Item 30 - Letter of No objection for the North River Ranch Stewardship - Added item;
- Item 7 - LDCT-24-02/Ordinance 24-50 County-Initiated Land Development Code – Updated motion to continue;
- Item 8 - LDCT-24-04/Ordinance 24-65 County-Initiated Land Development Code Text Amendment Chapter 10 General Clean-Up – Updated motion to continue;
- Item 9 - Ordinance 24-78 Establishment of the Firethorn Community Development District - Moved to Presentation Scheduled;
- Item 10 - Z-24-10/Shreya LWR Real Estate LLC Rezone/Shreya LWR Real Estate LLC– Revised Staff Report to correct scriveners’ error on Future Land Use Classification from MU-C/AC-1 to RES-1 see attached staff report in its entirety attached to item;
- Item 13 - Z-24-14/Red Rooster Road Rezone/Triplett Family Trust (Owner)/Sara Langheim (Contract Purchaser) – Moved to Presentation Scheduled;
- Item 21 - PDPI-19-22(Z)(G)(R)/East County Facilities/(Manatee County – Applicant) – Revised Motion to continue;
- Item 23 - LDCT-24-07/Ordinance 24-77 County-Initiated Land Development Code Text Amendment Accessory Dwelling Unit (ADU) Modification – Additional Attachment (Memo of interpretation), attached to item;
- Item 27 - LDCT-24-07/Ordinance 24-77 County-Initiated Land Development Code Text Amendment Accessory Dwelling Unit (ADU) Modification – Revised Motion.

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

 Dalton Nelson spoke on the cost and expenses of private taxpayers in the County.

 Glen Gibilina read a letter regarding uncontrolled growth. BC20241212DOC004

 Keith Green stated a moratorium on development could hurt the local economy.


 Bruce Vanderee believes if properly structured, a pause on development would not have an impact on the local economy, and would be beneficial for the County.


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

**CONSENT AGENDA**

**CITIZEN COMMENTS** (Consent Agenda Only)

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

 Commissioner McCann requested items 2 and 6 be pulled from the Consent Agenda.

 A motion was made by Commissioner Siddique, and seconded by Commissioner Ballard to approve the Consent Agenda, minus items 2 and 6, and the changes incorporated in the Agenda Update Memorandum. The motion carried 7-0.

1. **CLERK’S CONSENT**

A. **RESOLUTION**

Adopted Resolution R-24-217 authorizing the Chairman and First Vice-Chairman to sign checks

(End Consent Agenda)


BC20241212DOC005

**ITEMS REMOVED FROM CONSENT AGENDA FOR PRESENTATION**

3. **DEVELOPMENT SERVICES/FINAL PLAT/NORTH RIVER RANCH, PHASES IV-E AND IV-F**


There were no ex parte communications.


 Ed Vogler, representing the applicant, provided a brief explanation of the Final Plat.


 Greg Krause, Planner, utilized a slide presentation to briefly review the request.

 Glen Gibellina expressed concern regarding traffic and mass transit.

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

 Discussion ensued regarding quasi-judicial items in District 1 will require a formal hearing, and not be on the consent agenda, respecting the project being already approved by a previous Board, taking a stand on overdevelopment, building infrastructure first before site approval, re-evaluate the approach to future development, and concerns with safety and welfare of residents.

 Sarah Schenk, Chief Assistant County Attorney, stated Commissioners have been briefed on the process of Final Plats.


 A motion was made by Commissioner Siddique, seconded by Commissioner Kruse, and carried 4-3, with Commissioner Felts, Bearden, and McCann voting nay to:

- Execute and authorize recording of Final Subdivision Plat;
- Authorize recording of the Supplemental Declaration of Covenants, Conditions and Restrictions for North River Ranch to add North River Ranch Phases IV-E and IV-F;
- Authorize the County Administrator to accept, execute, and record Agreement for Public Subdivision with Public Improvements North River Ranch, Phases IV-E and IV-F;
- Authorize the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, North River Ranch, Phases IV-E and IV-F, Surety Bond GM240760, \$437,398;
- Authorize the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, North River Ranch, Phases IV-E and IV-F, Surety Bond GM240761, \$28,655;
- Authorize the County Administrator to accept, execute, and record Agreement for Public Subdivision with Private Improvements North River Ranch, Phases IV-E and IV-F;
- Authorize the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, North River Ranch, Phases IV-E and IV-F, Surety Bond GM240758, \$3,879,513.20;
- Authorize the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, North River Ranch, Phases IV-E and IV-F, Surety Bond GM240757, \$4,802,803.82; and
- Authorize the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, North River Ranch, Phases IV-E and IV-F, Surety Bond GM240759, \$480,484.55.


BC20241212DOC007


4. **DEVELOPMENT SERVICES/FINAL PLAT/OAKFIELD TRAILS, PHASE IIA AND IID**

There were no ex parte communications.


 Kyle Grimes, representing the applicant, provided a brief explanation of the Final Plat.

 Natalie Chiapuso, Planner, stated she was available for questions.

 Glen Gibellina expressed concern regarding Moccasin Wallow Road.

 Dalton Nelson believes there is a lack of information by County Staff and developers.

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


 A motion was made by Commissioner Kruse, seconded by Commissioner Siddique, and carried 4-3, with Commissioner Felts, Bearden, and McCann voting nay to:


- Execute and authorize recording of Final Subdivision Plat;
- Authorize recording of the Declaration of Covenants, Conditions and Restrictions for Oakfield Trails, Phase II;
- Authorize the County Administrator to accept, execute, and record Agreement for Private Subdivision with Public Improvements Oakfield Trails, Phase IIA;
- Authorize the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Oakfield Trails, Phase IIA, Surety Bond 5827607 \$3,341,390.33;
- Authorize the County Administrator to accept, execute, and record Agreement for Private Subdivision with Private Improvements Oakfield Trails, Phase IIA;
- Authorize the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Oakfield Trails, Phase IIA, Surety Bond 5827608, \$5,947,981.79;
- Authorize the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Oakfield Trails, Phase IIA, Surety Bond 5827610, \$308,854.95;
- Authorize the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Oakfield Trails, Phase IIA, Surety Bond 5827609, \$551,614.49;
- Authorize the County Administrator to accept, execute, and record Agreement for Private Subdivision with Public Improvements Oakfield Trails, Phase IID;
- Authorize the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Oakfield Trails, Phase IID, Surety Bond 5827604, \$1,027,842.50;
- Authorize the County Administrator to accept, execute, and record Agreement for Private Subdivision with Private Improvements Oakfield Trails, Phase IID;
- Authorize the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Oakfield Trails, Phase IID, Surety Bond 5827605, \$435,224.34; and
- Authorize the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Oakfield Trails, Phase IID, Surety Bond 5827605, \$14,327.46.

BC20241212DOC008


5. **DEVELOPMENT SERVICES/FINAL PLAT/RIVER PRESERVE ESTATES**

There were no ex parte communications.

 Scott Rudacille, representing the applicant, provided a brief explanation of the Final Plat.

 Natalie Chiapuso, Planner, utilized a slide presentation to briefly review the request.


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

 A motion was made by Commissioner Siddique, seconded by Commissioner Kruse, and carried 4-3, with Commissioner Felts, Bearden, and McCann voting nay to:


- Execute and authorize recording of Final Subdivision Plat;
- Authorize recording of the Declaration of Covenants, Conditions and Restrictions for the River Preserve Estates Homeowners Association Inc.;


- Authorize the County Administrator to accept, execute, and record Agreement for Private Subdivision with Private Improvements the River Preserve Estates FKA Cross Creek South Phase IIB;
- Authorize the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, The River Preserve Estates fka Cross Creek South Phase IIB, Surety Bond 3304144, \$256,902.75; and
- Authorize the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, The River Preserve Estates fka Cross Creek, Surety Bond 3304145, \$99,027.05.


BC20241212DOC009


 **RECESS/ RECONVENE:** 10:26 a.m. – 10:40 a.m. All Commissioners present.

30. **DEVELOPMENT SERVICES/NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT**


 Jared Earline and Ivory Mathews, representing the applicant, spoke on the request for a no objection letter to Representative Will Robinson, regarding the North River Ranch Improvement Stewardship District.

 Discussion ensued regarding a great opportunity for Manatee County, the item was rushed due to a rescheduled hearing date, delegation meeting with Representative Robinson, the letter states the Board has no objection, when in fact Commissioners do have issues with the project, and respecting the process.

 Mr. Earline requested a continuance to the January 8th, 2025, meeting.

 Glen Gibellina disagrees with the continuance.


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


 A motion was made by Commissioner Siddique, to continue the request to the January 8th, 2024 meeting. The motion was seconded by Commissioner Kruse, and carried 7-0.


BC20241212DOC034

2. **DEVELOPMENT SERVICES/FINAL PLAT/PALM GROVE LAKEWOOD RANCH, PHASE 1**

There were no ex parte communications.

 Ed Vogler, representing the applicant, provided a brief explanation of the Final Plat.


 Kevin Oatman, Planner, utilized a slide presentation to briefly review the request.

 Glen Gibellina expressed concern regarding unchecked development in the County, and excessive traffic.

 Dalton Nelson had some confusion as to where the site is located.

 Discussion ensued regarding the location of the site.

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


 A motion was made by Commissioner Siddique, seconded by Commissioner Ballard, and carried 4-3, with Commissioner Felts, Bearden, and McCann voting nay to:


- Execute and authorize recording of Final Subdivision Plat;

- Authorize recording of the Declaration of Covenants, Conditions, Restrictions, and Easements for Palm Grove;
- Authorize the County Administrator to Accept, Execute, and Record Agreement for Private Subdivision with Public Improvements for Palm Grove at Lakewood Ranch, Phase I;
- Authorize the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Palm Grove, Phase IA, Surety Bond 5073436, \$4,671,062.12;
- Authorize the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Palm Grove, Phase IB, Surety Bond GM 231855, \$1,757,200.82;
- Authorize the County Administrator to Accept, Execute, and Record Agreement for Private Subdivision with Private Improvements for Palm Grove at Lakewood Ranch, Phase I;
- Authorize the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Palm Grove at Lakewood Ranch, Phase IA, Surety Bond 5073435, \$8,555,625.72;
- Authorize the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Palm Grove, Phase IA, Surety Bond 5073437, \$582,847.01;
- Authorize the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Palm Grove, Phase IA, Surety Bond 5073438, \$898,781;
- Authorize the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Palm Grove, Phase IA, Surety Bond 5073439, \$50,193;
- Authorize the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Palm Grove, Phase IB, Surety Bond GM 231854, issued through Great Midwest Insurance Company for \$4,409,742.87;
- Authorize the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Palm Grove, Phase IB, Surety Bond GM 231856, \$256,698.46; and
- Authorize the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Palm Grove, Phase IB, Surety Bond GM 231857, \$59,865.


BC20241212DOC006

6. **DEVELOPMENT SERVICES/AGREEMENT**

 Scott Rudacille, representing the applicant, briefly reviewed the request for a Land Use Restriction Agreement (LURA) for the Livable Manatee Single-Family Rental Incentive Program between Manatee County and LILI CHIU REVOCABLE LIVING TRUST DTD 9/26/16 for the Lorraine Crossings West Affordable Housing Units.


 Discussion ensued regarding infrastructure on the site, LURA agreement procedures, affordable housing is necessary in Lakewood Ranch, if there was no LURA in place, developers could build an average of 30 units, roads and infrastructure are not in place, respecting what the previous Board voted for, and the County cannot have mandatory inclusion zoning.

 Glen Gibellina believes every new development should have a LURA of a minimum of 10 percent, and supports affordable housing.

 James DePinto expressed concern regarding the system to determine levels of affordable housing and believes the rates should be adjusted.

 Marlo Rinehart discussed affordable housing.

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

 A motion was made by Commissioner Siddique, to execute a Land Use Restriction Agreement for the Livable Manatee Single-Family Rental Incentive Program between Manatee County and LILI CHIU REVOCABLE LIVING TRUST DTD 9/26/16 for the Lorraine Crossings West Affordable Housing Units located at 3518 Lorraine Road, Bradenton. The motion was


seconded by Commissioner Kruse, and carried 4-3, with Commissioner Felts, Bearden, and McCann voting nay.

BC20241212DOC010


**RECESS/ RECONVENE:** 11:54 a.m. – 1:00 p.m. All Commissioners present except Commissioner Bearden.

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

7. **DEVELOPMENT SERVICES/ORDINANCE**

 A duly advertised public hearing was opened to consider adoption of LDCT-24-02/Ordinance 24-50 County-Initiated Land Development Code Text Amendment Mobile Vending.

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


 Commissioner Kruse moved to continue the public hearing for LDCT-24-02/Ordinance 24-50, to January 14, 2025, 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 Siddique, and carried 6-0, with Commissioner Bearden absent.

BC20241212DOC011

8. **DEVELOPMENT SERVICES/ORDINANCE**

 A duly advertised public hearing was opened to consider adoption of LDCT-24-04/Ordinance 24-65 County-Initiated Land Development Code Text Amendment Chapter 10 General Clean-Up.


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

 Commissioner Siddique moved to continue the public hearing for LDCT-24-04/Ordinance 24-65, to January 14, 2025, 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 Felts, and carried 6-0, with Commissioner Bearden absent.


BC20241212DOC012


(Enter Commissioner Bearden)


10. **DEVELOPMENT SERVICES/ORDINANCE**

 A duly advertised public hearing was held to consider adoption of Ordinance Z-24-10/Shreya LWR Real Estate LLC Rezone/Shreya LWR Real Estate LLC (Owner). The Planning Commission recommended approval.

There were no ex parte communications.


 Scott Rudacille and Bob Schmitt, representing the applicant, utilized a slide presentation to review the request for a rezone of five acres from A/ST/WPE (General Agriculture/Special Treatment Overlay/Evers Watershed) to GC (General Commercial) Zoning District, retaining the overlays.

 CJ Mills, Planner, used 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 traffic impact analysis, future land use category, and zoning matters.

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


Motion to Approve - Failed

 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 Siddique moved to adopt Manatee County Zoning Ordinance Number Z-24-10, as recommended by the Planning Commission. The motion was seconded by Chairman Rahn, and failed 2-4, with Commissioners Felts, Ballard, Bearden, McCann, and Kruse voting nay.


Motion to Deny- Carried

 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 inconsistent with the Manatee County Comprehensive Plan and not in compliance with the applicable review standards in the Manatee County Land Development Code, Commissioner Siddique moved to deny of Manatee County Zoning Ordinance Number Z-24-10. The motion was seconded by Commissioner Ballard, and carried 6-1, with Chairman Rahn voting nay. BC20241212DOC014


11. DEVELOPMENT SERVICES/ORDINANCE

 A duly advertised public hearing was held to consider adoption of Ordinance PA-24-16/Ordinance 24-94 Capital Improvements Element – Annual Update FY 2025-2029.

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


 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 Kruse moved to adopt Plan Amendment PA-24-16/Ordinance 24-94. The motion was seconded by Commissioner Ballard, and carried 7-0. BC20241212DOC015

12. DEVELOPMENT SERVICES/ORDINANCE

 A duly advertised public hearing was held to consider adoption of Ordinance ZL-24-04/MSB North Yard – MSB Real Estate LLC (Owner). The Planning Commissioner recommended adoption.


There were no ex parte communications.

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 compliance with the applicable review standards of the Manatee County Land Development Code, Commissioner Kruse moved to adopt Manatee County Zoning Ordinance ZL-24-04 with Stipulations A.1-A.3, as recommended by the Planning Commission. The motion was seconded by Commissioner Ballard, and carried 7-0. BC20241212DOC016


14. DEVELOPMENT SERVICES/AGREEMENT



 A duly advertised public hearing was held to consider adoption of Ordinance ZL-23-29/Marker 37 Holdings, LLC Rezone/Marker 37 Holdings LLC (Owner). The Planning Commission recommended adoption.

There were no ex parte communications.

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 compliance with the applicable standards for review in the Land Development Code, Commissioner Siddique moved to adopt Manatee County Zoning Ordinance ZL-23-29; with Stipulation 1, as recommended by the Planning Commission. The motion was seconded by Commissioner Ballard, and carried 7-0.

BC20241212DOC018


**ADVERTISED PUBLIC HEARINGS (Presentations Scheduled)**


**9. DEVELOPMENT SERVICES/ORDINANCE**

 A duly advertised public hearing was held to consider adoption of Ordinance 24-78 Establishment of the Firethorn Community Development District (CDD).

 Loretta Merill, Planner, used a slide presentation to review the request to create Section 2-8-90 of the Manatee County Code of Ordinances, entitled “Firethorn CDD,” and establishing the Firethorn CDD pursuant to Chapter 190, Florida Statutes.


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

 Discussion ensued regarding lack of infrastructure, and reducing the amount of development.


 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 Kruse moved to approve the petition establishing the Firethorn Community Development District; to adopt Ordinance 24-78 and to consent to the requested exercise of special powers for parks and recreation and security. The motion was seconded by Commissioner Siddique, and carried 4-3 with Commissioner Felts, Bearden, and McCann voting nay.

BC20241212DOC013

**13. DEVELOPMENT SERVICES/ORDINANCE**


 A duly advertised public hearing was held to consider adoption of Ordinance Z-24-14 – Red Rooster Road Rezone/Triplett Family Trust (Owner)/Sara Langheim (Contract Purchaser). 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 five acres from A (General Agriculture) to A-1 (Agricultural Suburban) Zoning District.


 Allecia Henry, Planner, used a slide presentation to briefly review the request.

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 compliance with the applicable standards of review in the Manatee County Land Development Code, as stipulated herein, Commissioner Ballard moved to adopt Manatee County Zoning Ordinance Number Z-24-14, as recommended by the Planning Commission. The motion was seconded by Commissioner Siddique, and carried 7-0. BC20241212DOC017


15. **DEVELOPMENT SERVICES/ORDINANCE**

 A duly advertised public hearing was held to consider adoption of Ordinance PA-24-06/Ordinance 24-70 PLN2405-0100 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.


 Rachel Layton, Division Manager and Impact Fee Administrator, utilized a slide presentation to review the request for a County-Initiated, Large-Scale Comprehensive Plan Map Amendment of 439.65± acres to the P/SP(1) (Public/Semi-Public (1) Future Land Use Classification on multiple properties throughout the County.

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


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 Kruse moved to adopt Plan Amendment PA-24-06 / Ordinance 24-70, as recommended by the Planning Commission. The motion was seconded by Chairman Rahn, and carried 7-0.


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 Siddique moved to adopt Plan Amendment PA-24-06 / Ordinance 24-71, as recommended by the Planning Commission. The motion was seconded by Commissioner Ballard, and carried 7-0. BC20241212DOC019


16. **DEVELOPMENT SERVICES/AGREEMENT**

 A duly advertised public hearing was held to consider adoption of Ordinance Z-24-09/Craton Rezone/Nicola J. Craton (Owner). The Planning Commission recommended adoption.


There were no ex parte communications.

 Bob Schmitt, representing the applicant, requested a continuance on the item to no date set and be readvertised.


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


 Commissioner Ballard moved to continue the public hearing for Ordinance Z-24-09, to no date set and be readvertised. The motion was seconded by Commissioner Kruse, and carried 7-0. BC20241212DOC020

17. **DEVELOPMENT SERVICES/AGREEMENT**


 A duly advertised public hearing was held to consider adoption of Ordinance ZL-24-11/6016 Manatee Avenue/ 6016 Manatee, LLC (Owner). The Planning Commission recommended adoption.

There were no ex parte communications.

 Marshall Robinson, representing the applicant, utilized a slide presentation to review the request for a rezone of 8,878 square-feet, part of a 0.68 acres site, from PR-M (Professional Office-Medium) to the GC/L (General Commercial-Limited) Zoning District; and approving a Schedule of Permitted and Prohibited Uses as voluntarily proffered by the Applicant and attached as Exhibit B.


 Allecia Henry, Planner, used 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.


 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 Manatee County Land Development Code, as stipulated herein, Commissioner Siddique moved to adopt Manatee County Zoning Ordinance ZL-24-11; with Stipulation A.1, as recommended by the Planning Commission. The motion was seconded by Commissioner Ballard, and carried 7-0.


BC20241212DOC021

18. **DEVELOPMENT SERVICES/ZONING**


 A duly advertised public hearing was held to consider adoption of Ordinance PDEZ-08-22(G)(R3)/Buckeye Industrial Park PDEZ Revision/3303 S TRL LLC (Owner). The Planning Commission recommended adoption.

There were no ex parte communications.

 Bill Galvano and Bob Schmitt, representing the applicant, utilized a slide presentation to review the request to amend and restate Ordinance PDEZ-08-22(Z)(G)(R2); retain overlays and approve changes to the General Development Plan and the Ordinance regarding the removal of Stipulations A.7 and A.12, amending stipulation A.14 as stated in Ordinance PDEZ-08-22(Z)(G)(R2); and providing changes to area D-1, including the addition of outdoor storage as a permitted use and increasing maximum Floor Area Ratio from 0.5 to 0.75.

 CJ Mills, Planner, used 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.


 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 Bearden moved to adopt Manatee County Zoning Ordinance PDEZ-08-22(G)(R3); and approve the


amendment to the General Development Plan with Stipulations A.1 – A.13, B.1 – B.8, C.1-C.5, and D.1-D.12, as recommended by the Planning Commission. The motion was seconded by Commissioner Siddique, and carried 7-0. BC20241212DOC022

19. **DEVELOPMENT SERVICES/ORDINANCE**

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

 Isaiah Smith, Ed Vogler, Christian Jennings, and Katie LeBarr, 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) 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.

 Pat Neal, Applicant, spoke on the goal for SimplyDwell homes, is to provide affordable homes for families, first-time homeowners, and young working professionals.


 CJ Mills, Planner, used 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.


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 Ballard moved to adopt Manatee County Ordinance 24-13/PA-23-22, as recommended by the Planning Commission. The motion was seconded by Commissioner Kruse, and carried 5-2 with Commissioners Bearden and McCann voting nay. BC20241212DOC023


**RECESS/ RECONVENE:** 2:56 p.m. – 3:20 p.m. All Commissioners present except Commissioner Bearden.


20. **DEVELOPMENT SERVICES/ORDINANCE**

 A duly advertised public hearing was held to consider adoption of Ordinance PA-24-08 / Ordinance 23-22 (Supplemental) Community Rating System (CRS) Class “4” (County Owned Property) County-Initiated Large Scale Comprehensive Plan Map Amendment. The Planning Commission recommended adoption.


 Rachel Layton, Division Manager and Impact Fee Administrator, used 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.


 Courtney Gown, via telephone, requested an understanding of the item for education purposes.


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

 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 Siddique moved to adopt Plan Amendment PA-24-08 / Ordinance 23-22, as recommended by the Planning Commission. The motion was seconded by Commissioner McCann, and carried 6-0, with Commissioner Bearden absent. BC20241212DOC024

21. **DEVELOPMENT SERVICES/ZONING**


 A duly advertised public hearing was held to consider adoption of Ordinance PA-24-08 / Ordinance PDPI-19-22(Z)(G)(R) - East County Facilities - (Manatee County - Applicant). The Planning Commission recommended adoption.

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


 Commissioner Ballard moved to continue the public hearing for PDPI-19-22(Z)(G)(R) to February 6, 2025, 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 McCann, and carried 6-0, with Commissioner Bearden absent. BC20241212DOC025

(Enter Commissioner Bearden)


22. **DEVELOPMENT SERVICES/ZONING**

 A duly advertised public hearing was held to consider adoption of Ordinance LDCT-24-08/Ordinance 24-84 County-Initiated Land Development Code Text Amendment Earthmoving Revisions. The Planning Commission recommended adoption.


There were no ex parte communications.

 Scott Browning, Natural Resources, utilized a slide presentation to review the request to amend Land Development Code Chapter 2 - Definitions, to provide Revisions to Related Definitions; Chapter 3 - Review Authority and Procedures, Table 3-1 to add Earthmoving, Minor and Earthmoving, Major Activities to the Development Order Review Authorities Table, and providing for other amendments as may be necessary for internal consistency.


 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 LDC Text Amendments in Section 341 of the Land Development Code, Commissioner McCann moved to adopt Manatee County Ordinance 24-84/LDCT-24-08, as recommended by the Planning Commission. The motion was seconded by Commissioner Felts, and carried 7-0. BC20241212DOC026


23. **DEVELOPMENT SERVICES/ZONING**


 A duly advertised public hearing was held to consider adoption of Ordinance LDCT-24-07/Ordinance 24-77 County-Initiated Land Development Code Text Amendment Accessory Dwelling Unit (ADU) Modification. The Planning Commission recommended adoption. This is the first of two public hearings, the second of which will be held on January 14, 2025.

There were no ex parte communications.

 Rachel Layton, Development Services, utilized a slide presentation to review the request to amend Land Development Code Chapter 5 – Standards for Accessory and Specific Uses and Structures, Section 511.18. Accessory Dwelling Units (ADUs) to amend the maximum square footage permitted for an Accessory Dwelling Unit, to establish the number of Accessory Dwelling Units that can be permitted on property, based on acreage, and to address scrivener errors and to provide clarification on standards; providing for other amendments as may be necessary for internal consistency. She addressed the difference between guest house, accessory dwelling unit, and resort cottage, there are a total of 24 ADU applications within the last three years, conforming lots, maximum of two ADUs and one guest house on 20 acres, and the request is consistent with the Comprehensive Plan.


Discussion ensued regarding giving property owners more flexibility, more options for affordable housing, better to have larger area and kitchens to help with affordable housing, change Section 7 to allow more flexibility, and changing Live Local Act to add affordable single units to plans.

 Glen Gibellina suggested minimum lot sizes with minimum setbacks.

 Charlene Kow appreciated the effort to work more with ADUs, but does not support the 80 percent, for larger houses.

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

Discussion continued that it is not worth capping the square footage, for a few people who have very large homes on large lots.


 A motion was made By Commissioner Kruse, seconded by Commissioner Bearden, and carried 7-0 to modify Section B7(b)(c) that there be no more than two ADUs or guest houses. BC20241212DOC027

**RECESS/RECONVENE:** 4:05 p.m. - 4:10 p.m. All Commissioners present.


24. **COMMUNITY AND VETERAN SERVICES/RESOLUTION**  
Adoption of Resolution R-24-219 to budget funds for a Catalytic Loan to Community Assisted and Supported Living, Inc. (CASL), in the amount of Two Million Three Hundred Thousand (\$2,300,000) Dollars – Deferred to a later date; no action required. BC20241212DOC028

25. **COMMUNITY AND VETERAN SERVICES/AGREEMENT**  
Execution of Catalytic Loan Agreements between Manatee County and Community Assisted and Supported Living, Inc. (CASL) – Deferred to a later date; no action required, BC20241212DOC029

26. **DEVELOPMENT SERVICES/ZONING**  
A duly advertised public hearing was held to consider adoption of LDCT-24-08/Ordinance 24-84 County-Initiated Land Development Code Text Amendment Earthmoving Revisions. No action necessary. BC20241212DOC030


27. **DEVELOPMENT SERVICES/ZONING**  
 A duly advertised public hearing was held to consider adoption of LDCT-24-07/Ordinance 24-77 County-Initiated Land Development Code Text Amendment Accessory Dwelling Unit (ADU) Modification

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

 Commissioner Kruse moved to hold the second public hearing to adopt proposed Ordinance 24-77 on January 14, 2025, Pursuant to Section 125.66 (4)(b)1. Florida Statutes. The motion was seconded by Commissioner Ballard and carried 7-0. BC20241212DOC031

28. **DEVELOPMENT SERVICES/PLANNING COMMISSION APPOINTMENTS**


Planning Commission Advisory Board Appointments - Two Seats BC20241212DOC032

 Amaro Lionhart advocated for Keith Green to be appointed.

 Matt Bower requested being appointed to the Planning Commission.

 Anthony Sciuillo requested being appointed to the Planning Commission.

 Sari Lindroos-Valimaki requested being appointed to the Planning Commission.

 Charlene Kow spoke to the number of candidates, and suggested Glen Gibellina be appointed.

 Allen Grace requested being appointed to the Planning Commission.

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

Nomination- Seat 1

Chairman Rahn nominated Richard Bedford.

Commissioner Siddique nominated Alyssa Gay.

Commissioner Kruse nominated Matt Bower.

Commissioner McCann nominated Bruce Stamm.

Commissioner Bearden nominated Trent Waymen.

Commissioner Felts nominated Glen Gibellina.

Following discussion, Commissioner Bearden withdrew his nomination for Trent Waymen.

 Alyssa Gay was appointed to the Planning Commission by majority vote.


Nomination- Seat 2

Commissioner Kruse nominated Matt Bower.

Commissioner McCann nominated Bruce Stamm.

Chairman Rahn nominated Richard Bedford.

 Matt Bower was appointed to the Planning Commission by majority vote.

 Discussion ensued regarding the various candidates, and the purpose of the County's different boards.

29. **DEVELOPMENT SERVICES/HISTORIC PRESERVATION BOARD APPOINTMENTS**

Historic Preservation Board Appointments - Two Seats

BC20241212DOC033

Nominations - Seat 1 and 2

Commissioner Siddique nominated Kathy Slusser.

Commissioner Ballard nominated Philip Travis.



Kathy Slusser and Phillip Travis were appointed to the Historic Preservation Board by majority vote.



Bobbi Roy noted the last Historic Preservation Board meeting was December 2, 2024.



Discussion ensued regarding the number of citizen advisory committees.



Kathy Slusser appreciated the nomination, and noted her credentials.

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

**COMMISSIONER COMMENTS**



Commissioner Kruse handed out the Commissioner assignments for the various Boards the Commissioners will serve on.

BC20241212DOC035



Chairman Rahn thanked the Board for the opportunity to serve as Chairman.



Commissioner Siddique elaborated on the Historical Preservation Board, their responsibilities, and the Historical Commission focuses on the Manatee Historical Village.

**ADJOURN**



There being no further business, Chairman Rahn adjourned the meeting at 5:02 p.m.

Minutes Approved: January 8, 2025