

**MANATEE COUNTY PLANNING COMMISSION
REGULAR MEETING
COUNTY ADMINISTRATION CENTER, 5TH FLOOR MANATEE ROOM
1112 Manatee Avenue West
Bradenton, Florida
JULY 14, 2022**

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

Present were Members:

William Conerly, Chairman (here)
Mike Rahn, First Vice-Chairman (here)
Cynthia Kebba, Second Vice-Chairman (here)
Paul Rutledge, Third Vice-Chairman (here)
John DeLesline (here)
H. David Roth
William W. Smock

Absent was:

Michael Pendley (non-voting member representing the School Board)

Also present were:

Rossina Leider, Planning Section Manager
Sarah Schenk, Chief Assistant County Attorney
Jonathan Martinez, Board Records, Deputy Clerk of the Circuit Court



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

All witnesses and staff giving testimony were duly sworn.

PLEDGE OF ALLEGIANCE

Chairman Conerly led the Pledge of Allegiance.

AGENDA

PC20220714DOC001

Agenda Update Memorandum:

PC20220714DOC002

- Item 2 - PDR-21-26(Z)(G) - Christenson Parcel - Christenson, LLC (Owner) - PLN2110-0115 - Quasi-Judicial - Greg Krause, Planner I - Revised Motion for Approval and revised staff report in strikethrough/underline format see attached.
- Item 5 - Z-21-15 - GCFS, LLC / Rye Road Rezone - GCFS LLC. (Owner) - PLN2111-0089 - Quasi-Judicial - Kevin Oatman, Planner I - Neighborhood Meeting Summary attached.
- Item 6 - PA-21-08 /Ordinance 22-61- Ellenton 96th Avenue East - Small Scale Comprehensive Plan Map and Text Amendment - Legislative - Dorothy Rainey, AICP, Principal Planner - Revised staff report in strikethrough/underline format attached.

CITIZEN COMMENTS (Future Agenda Items)

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

ADVERTISED PUBLIC HEARINGS (Presentations upon Request)


1. ORDINANCE/ZONING




A duly advertised public hearing was held to consider recommending adoption of proposed Zoning Ordinance Z-21-12, Vott Partners LLC Rezone - Reasoner Family Partnership, Ltd.



No ex-parte communications were disclosed.


 William Galvano, Attorney for the applicant, provided a brief overview for the requested rezone from single-family mobile home (RSMH-6) to multifamily (RMF-16). The request is consistent with the Comprehensive Plan.

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


 Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be consistent with the Manatee County Comprehensive Plan and the Manatee County Land Development Code (LDC), Member Rahn moved to recommend adoption of Manatee County Zoning Ordinance Z-21-12. The motion was seconded by Member Smock and carried 7-0.

PC20220714DOC003


2. **ORDINANCE/ZONING**

 A duly advertised public hearing was held to consider recommending adoption of proposed Zoning Ordinance PDR-21-26(Z)(G) – Christenson Parcel – Christenson LLC.

 No ex-parte communications were disclosed.

 Clint Cuffle, Agent for the applicant, provided a brief explanation of the requested rezone from Agricultura (A-1) to Planned Development Residential (PD-R).


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

 Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be consistent with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as conditioned herein, Member DeLesline moved to recommend adoption of Manatee County Zoning Ordinance PDR-21-26(Z)(G); approval of a General Development Plan with Stipulations A.1 – A.11, B.1 – B.5, C.1 – C.4, and D.1 – D.3; adoption of the Findings for Specific Approval; and granting Specific Approval for an alternative to Land Development Code Sections: 1) 401.3.E.4 – to modify the secondary front yard for corner lots from twenty (20) feet to ten (10) feet; 2) 402.7.D.7 – to allow a reduction of the front yard setback to twenty-three (23) feet for front loaded garage with a two-foot strip of grass between the lot and sidewalk; 3) 1005.3 – to allow a parking reduction to reduce the parking space requirement per multifamily dwelling units, to 1.8 per unit from 2 per unit, plus 1 space per 10 units for guest parking; 4) 1005.7.D.2 – to allow backing onto a public or private travel lane for multi-family units; 5) 1005.7.E – to allow vehicle stacking of spaces for multi-family units. The motion was seconded by Member Rahn.


The motion was amended by Member DeLesline, seconded by Member Rahn, and carried 7-0 to include Stipulation C.5 as stated in the update memorandum.

PC20220714DOC004


3. **ORDINANCE/ZONING**

 A duly advertised public hearing was held to consider recommending adoption of proposed Zoning Ordinance Z-21-13 – Mad Marks’s Rezone – Mad Marks Stereo Warehouse, Inc.

 No ex-parte communications were disclosed.

 Peter Mackey, Attorney representing the applicant, presented a brief introduction of the proposed rezone from RMF-6 to General Commercial (GC).


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

 Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be consistent with the Manatee County Comprehensive Plan and the LDC, Member Smock moved to recommend adoption of Manatee County Zoning Ordinance Z-21-13. The motion was seconded by Member Kebba and carried 7-0.


PC20220714DOC005


ADVERTISED PUBLIC HEARINGS (Presentations Scheduled)


4. **ORDINANCE/ZONING**


 A duly advertised public hearing was held to consider recommending adoption of proposed Zoning Ordinance PDMU-21-16(Z)(G) – McClure Eisenhower– McClure Properties, LTD.

No ex-parte communications were disclosed.


 Caleb Grimes, Attorney representing the applicant, provided a brief introduction of his team and the proposed zoning ordinance.

 Steve Luce, Director of Entitlements for Eisenhower Property Group, Introduced the company. They primarily focus on single family residential

 Camron Miller, Planner with ZNS, shared a slide presentation including aerial maps, future land use maps, zoning maps, general development plan, and future development projects. The specific approval request is to limit cul-de-sacs and dead-end streets to a maximum length of 800-feet and requires that they be constructed to the Manatee County Public Works Standard with the stipulation to extend the length to 1,320 feet with a mid-block turnaround to meet the intent of Section 1001.4.D.1.


 Mr. Grimes explained the residential will be single-family detached and there are smaller areas of commercial. The site has been PDR since 1990. The request is consistent with the Comprehensive Plan and LDC, and he requested approval.

Discussion ensued regarding the design will avoid the wetlands, the specific approval will be to allow a cul-de-sac to be 1,320 feet, and the plan is designed around assuring the eventual expansion of the Moccasin Wallow Road.

 Dorothy Rainey, AICP Principal Planner, presented a slide show to review the request, site information, Future Land Use Category (FLUC), zoning, aerial site, surrounding uses, site plan, specific approval, positive aspects, negative aspects, and mitigating measures. Staff concludes that the request is in compliance with both the Comprehensive Plan and the LDC.

Brief discussion ensued regarding the fire department having no objection with the project.

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

 Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be consistent with the Manatee County Comprehensive Plan and


the Manatee County Land Development Code, as stipulated herein, Member DeLesline moved to recommend adoption of Manatee County Zoning Ordinance PDMU-21-06(Z)(G); approval of a General Development Plan with Stipulations A.1 – A.7; B.1 – B.7; C.1 – C.6; D.1 – D.2; and E.1; adoption of the Findings for Specific Approval; and granting Specific Approval of an alternative to LDC Section to Land Development Code Section 1001.4.D.1 to allow cul-de-sacs exceeding 800-feet in length. The motion was seconded by Member Roth and carried 7-0

PC20220714DOC006

5. **ORDINANCE/ZONING**


 A duly advertised public hearing was held to consider recommending adoption of proposed Zoning Ordinance Z-21-15 – GCFS, LLC/Rye Road Rezone – GCFS LLC.

No ex-parte communications were disclosed.


 Cameron Miller, Planner with ZNS, shared a slide presentation to go over the FLU map, zoning map, development trend map, and neighborhood meeting overview. The Chiles Hospitality group began in 1979 with the acquisition of the Sandbar, and they work with other local businesses.

 Kevin Oatman, Planner, provided a brief overview of the request.

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

 Based upon the staff report, evidence presented, comments made at the Public Hearing, and Finding the request to be consistent with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, Member Rahn moved to recommend adoption of Manatee County Zoning Ordinance Z-21-15. The motion was seconded by Member Roth.


Chairman Conerly commented it would be beneficial to the neighborhoods by shorting trips and pulling more cars off the road.

 Member Rutledge expressed concern regarding the broad amount of uses allowed under this zoning category.


 The motion carried 7-0.


PC20220714DOC007

6. **ORDINANCE/ZONING**


 A duly advertised public hearing was held to consider recommending adoption of proposed Zoning Ordinance PA-21-08/Ordinance 22-61 - Ellenton 96th Avenue East – Small Scale Comprehensive Plan Map and Text Amendment.

No ex-parte communications were disclosed.


 Member Rutledge disclosed he knows the submitter and works on a project with them. Sarah Schenk, Chief Assistant County Attorney, stated this is not a conflict.


 Scott Rudacille, Attorney representing the applicant, provided a brief overview of the project for a future land use map Amendment of approximately 13.62 acres located at U.S. 301 North and 96th Avenue East from Res-9 to Retail Office Residential (ROR) and includes a text amendment providing for limitations on those uses. The ROR FLU category t allows for both residential and commercial uses outside of activity node areas intended for designated


arterial roadways. This allows for flexibility so the County can be responsive to market demands providing for a mix of use along those types of major corridors.


 Katie Labarr, AICP Project Manager, shared a slide presentation of the project site map, request, existing FLU map, proposed FLU map, recent approvals, compliance with Comprehensive Plan, neighborhood outreach, and the process and next steps. There is an intensity limitation proposed capping the maximum intensity to 100,000 square feet and the proposal is to cap the density at 217 dwelling units through a D5 provision. The requested amendment of the FLU map is from RES-9 to ROR. The request is consistent with the Comprehensive Plan.


Discussion ensued regarding questions for the applicant, the development would be either retail or residential, there is no mechanism built in for mixed use, the housing will likely be multifamily, and the density base for ROR is 16 dwelling units per acre.


 Dorothy Rainey, Planner, used a slide show to review aerial maps, the request, existing future land use, proposed future land use, existing zoning, surrounding development, public facilities, positive and negative aspects, and mitigating factors. The request meets the applicable policies of the Comprehensive Pplan and Land Development Code regulations. Staff recommend the approval for the request.


 Member Kebba inquired about the project being commercial.


 Ms. Rainey explained the ROR zoning designation can be either residential or commercial. The request is appropriate as long as it meets the requirements of the LDC and Comprehensive Plan.


 Angela Hall expressed her concern regarding the traffic flow and accidents in front of the community.


 Chairman Conerly explained there would be more opportunities for the public to ask questions about the specific plan.


 Kenneth Knight, Creekside Preserve resident, expressed concern with the multi-use family dwellings disrupting the single-family structure.


 Anthony Wallace, Veranda Springs resident, brought forth concerns about privacy, security, and increased noise and traffic flow.


 Chairman Conerly explained the application will be a specific plan not a general plan and the transportation approvals will be with FDOT.

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

 Upon question Mr. Rudacille, explained there is a rezone application for planned development commercial and the intent is for multifamily.

 Member Rutledge noted the request is logical approach.


 Member Rahn shared he would support the request.

 Based upon the evidence presented, comments made at the Public Hearing, the technical support documents, and finding the request to be consistent with the Community Planning Act as codified in applicable portions of Chapter 163, Part II, Florida Statutes and the Manatee County Comprehensive Plan, Member Rahn moved to recommend adoption o Plan Amendment PA-21-08/Ordinance 22-61. The motion was seconded by Member Roth and carried 7-0.

PC20220714DOC008

RECESS/RECONVENE: 10:29 a.m – 10:38 a.m. All Members present.


7. ORDINANCE/ZONING

 A duly advertised public hearing was held to consider recommending adoption of proposed Zoning Ordinance PA-22-02/Ordinance 22-20 – Project innovation – County – Initiated large Scale Comprehensive Plan Map Amendment.


Chairman Conerly recused himself from Item 7 and submitted Form 8B, Memorandum of Voting Conflict.


(Depart Chairman Conerly, First Vice-Chairman Rahn presiding)

No ex-parte communications were disclosed.

 Kelley Klepper, AICP Planner, shared a slide presentation regarding the request, aerial maps, FLU map, current zoning, map amendment, text amendment, positive and negative aspects, mitigating factors, environmental features, traffic, transportation, and utilities. The request is in compliance with the Comprehensive Plan.


Upon question, Mr. Klepper, explained there are existing developments around the landfill and it is very well maintained. The lifespan of the landfill is roughly 20 to 25 years. Parts of the project will be mixed use commercial and industrial with a small portion being residential.

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

 Based upon the evidence presented, comments made at the Public Hearing, the technical support documents, the action of the Planning Commission and finding the request to be consistent with the Community Planning Act as codified in applicable portions of Chapter 163, Part II, Florida Statutes and the Manatee County Comprehensive Plan, Member DeLesline moved to recommend transmittal of Plan Amendment PA-22-02/Ordinance 22-20. The motion was seconded by Member Roth, and carried 5-1 with member Rutledge voting nay and member Conerly recused.

PC20220714DOC009

ADJOURN

 There being no further business, Chairman Conerly adjourned the meeting at 10:59 a.m

Minutes Approved: April 13, 2023