

**MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS  
REGULAR MEETING  
COUNTY ADMINISTRATIVE CENTER  
1112 Manatee Avenue West  
Bradenton, Florida  
February 1, 2018**

Present were:

Priscilla Whisenant Trace, Chairman  
Robin DiSabatino, First Vice-Chairman  
Carol Whitmore, Second Vice-Chairman  
Charles B. Smith, Third Vice-Chairman  
Stephen R. Jonsson

Absent were:


Betsy Benac  
Vanessa Baugh

Also present were:

Nicole Knapp, Planning Section Manager  
Sarah Schenk, Assistant County Attorney  
Quantana Acevedo, Deputy Clerk, Clerk of the Circuit Court

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

**INVOCATION AND PLEDGE OF ALLEGIANCE**

1.  The Invocation was delivered by Father Bernie Evanofski, Holy Cross Catholic Church, followed by the Pledge of Allegiance.

**AGENDA** 

Agenda Update Memorandum

BC20180201DOC001

BC20180201DOC002

- Item 3, Street Waiver Request for Braden River Shores – Item deferred to March 1, 2018  
BC20180201DOC003
- Item 4, PDMU-17-20(P) [related to PDMU-00-02(Z)(G)] Manatee Fruit Company/The Villas at Lockwood Ridge Road – Revised staff report maps
- Item 5, PDR-17-07(Z)(P) McClure Properties/Braden River Shores – Letter from applicant requesting continuance to March 1, 2018, and revised motion to continue

**COMMISSIONER REQUESTS**

There were no pulled items by Commissioners.

**CITIZEN COMMENTS** (Future Agenda Items)

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

**CONSENT AGENDA**

**Citizen Comments** (Consent Agenda Items)


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

2. **BUILDING AND DEVELOPMENT SERVICES/STREET WAIVER REQUEST**

Approved the street numbering waiver request by ZNS Engineering, allowing named streets to be utilized in The Villas at Lockwood Ridge residential subdivision, contingent upon approval of Zoning Ordinance PDMU 17-20(G)


BC20180201DOC004

**MOTION - CONSENT AGENDA**

 A motion was made by Commissioner DiSabatino, seconded by Commissioner Jonsson, and carried 5-0, with Commissioners Baugh and Benac absent, to approve the Consent Agenda with the deletion of Item 3, Street Waiver Request for Braden River Shores (deferred).


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


4. **ORDINANCE/ZONING**

 A duly advertised public hearing was held to consider adoption of proposed Zoning Ordinance PDMU-17-20(P), Manatee Fruit Company/The Villas at Lockwood Ridge. The Planning Commission recommended approval with stipulations.

No ex-parte communications were disclosed.


 Michael Neal, Neal Communities, made introductory remarks.

 Rachel Layton, planner representing the applicant, utilized a slide presentation to review the aerial map, future land use map, zoning map, subdivision map, and the site plan (wetland, access points, and specific approvals).


 Ivory Crofoot, Neal Communities, reported several neighborhood meetings were held to address concerns.


 Tia Boyd, Building and Development Services, was available to address questions.


 Robert Knable, Planning Manager for Environmental Services, stated the applicant has proposed to provide adequate buffering.

 Richard Deuble, University Park resident, expressed concern with the effects of approved development on traffic in the area.

There being no additional public comment, Chairman Trace closed public comment.


 Clarke Davis, Transportation Planning Division Manager, noted traffic studies that are completed for each development take into account the existing traffic and other developments that have been approved but not yet built. He acknowledged the increase in traffic on Honore Avenue (63rd Avenue East), which has an adopted level of service "D". In the Mote Ranch and University Park area along Honore Avenue (63rd Avenue East), there are numerous side roadways without controlled intersections, which does affect access. Honore Avenue (63rd Avenue East) is planned to be a four-lane divided roadway with turn pockets.

 Discussion took place about the access point on Saunders Road being full access, infill project, and Honore Avenue (63rd Avenue East) westward of Tuttle Avenue should be added to the Capital Improvements Program to be a four-lane roadway.

 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 Manatee County Land Development Code, as conditioned herein, Commissioner Jonsson moved to approve Manatee County Ordinance PDMU-17-20(P) with Stipulations A.1-A.2, B.1-B.5, C.1-C.4 and D.1-D.2; Grant Special Approval


for a project: (1) within the Watershed Overlay Districts; and (2) which density is transferred from part of a wetland site to another part of the same project; Adopt the Findings for Specific Approvals; and Grant Specific Approval of an alternative to Land Development Code Section 402.7.D.1 (to allow a reduced roadway buffer), Section 402.7.D.7 (to allow a reduced front yard setback), and Section 706.7.C (to allow for a variable width wetland buffer); as recommended by the Planning Commission. The motion was seconded by Commissioner DiSabatino.

Brief discussion ensued regarding traffic impacts.

 During rebuttal, Edward Vogler, attorney representing the applicant, relayed past collaboration efforts to improve Honore Avenue (63rd Avenue East).

 The motion carried 5-0, with Commissioners Baugh and Benac absent. BC20180201DOC005

5. **ORDINANCE/ZONING**


 A duly advertised public hearing was opened to consider adoption of proposed Zoning Ordinance PDR-17-07(Z)(P), McClure Properties/Braden River Shores. The Planning Commission recommended approval with stipulations. Item to be continued to March 1, 2018


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

Commissioner Jonsson moved to continue the public hearing for PDR-17-07(Z)(P) to March 1, 2018, at 9:00 a.m., or as soon thereafter as same may be heard at the Manatee County Government Administrative Building, first floor chambers. The motion was seconded by Commissioner DiSabatino and carried 5-0, with Commissioners Baugh and Benac absent.

BC20180201DOC006

**COMMISSIONERS' COMMENTS**

Commissioner Smith 

- Reported the multicultural event that took place on January 18, 2018, was a success. He thanked all parties for their efforts especially law enforcement
-  Informed the Board that he has asked staff to prepare an agenda memorandum regarding the Palmetto Youth Center for the meeting scheduled February 13, 2018

Discussion took place about previous Board action regarding Palmetto Youth Center, and what is the purpose of having this item on the upcoming agenda, because it is outside of the Board's jurisdiction.

- Announced a community meeting (2/1/18) will be held at St. Mary's Missionary Baptist Church, Bradenton, at 6:00 p.m., pertaining to the "flyovers" as proposed by the Florida Department of Transportation

Commissioner Jonsson 

- Wished success to those Commissioners who are traveling to Tallahassee seeking support of the County's legislative platform

Commissioner DiSabatino 

- Met with Glen Gibellina and Denise Thomas, Community Development Division Manager, at Manatee Technical College to discuss building container home prototypes. Ms. Thomas and Mr. Gibellina are working on placing a container home on a parcel in

the County. She reported that Ms. Thomas is also working with the Housing Finance Authority regarding flooded property located near 8th Street East and 57th Avenue East.

Discussion ensued about working with developers to build affordable housing in the County and how staff is working really hard to attract developers.

**ADJOURN**

There being no further business, Chairman Trace adjourned the meeting at 9:42 a.m.

Minutes Approved: \_\_\_\_\_