



www.mymanatee.org

Bradenton Area Convention Center
One Haban Boulevard, Palmetto, Florida
9:00 a.m. - Center Hall

June 23, 2020 Land Use Meeting

BOARD OF COUNTY COMMISSIONERS

AGENDA
and
NOTICE OF PUBLIC MEETING

MEETING CALLED TO ORDER (Betsy Benac, Chairman)

INVOCATION (The commission does not endorse the religious beliefs of any speaker.)

1. [Pastor Bill Pierson, J.O.Y. Fellowship](#)

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS

Items Scheduled for Time Certain

2. [1:30 PM Time Certain Item 20 - Comprehensive Emergency Management Plan - 2020 Interim Update](#)

REQUEST BY COMMISSIONERS (Items to be pulled from Consent Agenda)

A. AWARDS/PRESENTATIONS/PROCLAMATIONS

CITIZENS COMMENTS (Consideration For Future Agenda Items - 30-Minute Time Limit)

Each person will be limited to three (3) minutes. If the thirty (30) minute time period has been exhausted, the Board will entertain any remaining comments near the end of the meeting with the same three (3) minute per person time limitation.

3. [Citizen Comments](#)

CITIZEN COMMENTS (Consent Agenda Items Only)

Each person wishing to speak on Consent Agenda items will be limited to three (3) minutes per item; provided, however, that each person will be limited to speaking for a total of ten (10) minutes regardless of the number of items being discussed.

4. [Citizen Comments \(Consent Agenda Items Only\)](#)

B. CONSENT AGENDA

Attorney

5. [Linda Apperson v. Manatee County \(personal injury lawsuit\) Case No. 2018-CA-1237 - Rejection of Plaintiff's \\$80,000.00 Proposal for Settlement dated June 17, 2020](#)
* Palmer

Attachment: [Plaintiff's June 17, 2020 Proposal for Settlement to Manatee County.pdf](#)

Financial Management

6. [Award and Execution of Agreement No. 20-R074446CD - US 301 at Canal Road Temporary Signal](#)

Attachment: [20-R074446CD- MSB Services Agreement.pdf](#)

Attachment: [Project Map.pdf](#)

Parks and Natural Resources

7. [Adoption of Resolution R-20-077 Providing for Changes to the Parks and Natural Resources Department Fee Schedule](#)

Attachment: [Resolution R-20-077 Fee Schedule.pdf](#)

Attachment: [P&NRD Fee Schedule with Strike-throughs June 23 2020.pdf](#)

Attachment: [P&NRD Proposed Fee Schedule June 23, 2020.pdf](#)

Redevelopment and Economic Opportunity

8. [Endorsement of Insurance Check Payable to John Simmons and Manatee County Government](#)

Attachment: [John Simmons Check.pdf](#)

Attachment: [Simmons check back.pdf](#)

9. [Adoption of Resolution R-20-098 Approving Guidelines for the Recover Manatee Safety First Small Business Grant Program and Form of Agreement and Adoption of Budget Amendment Resolution B-20-077](#)

Attachment: [B-20-077 Business Recovery Plan BA.pdf](#)

Attachment: [Resolution R-20-098 with Exhibits Recover Manatee Safety First](#)

[Small Business Grant Program.pdf](#)

APPROVAL OF CONSENT AGENDA

C. ADVISORY BOARD APPOINTMENTS

D. ADVERTISED PUBLIC HEARINGS (Presentations Upon Request)

Building and Development Services

10. [Ordinance 20-31 \(fka Ordinance 06-70\) - Dissolution of Woodland Hammock Community Development District](#) * Clague

Attachment: [Woodland Hammock CDD Dissolution - Staff Report 05112020.pdf](#)

Attachment: [Woodland Hammock CDD Dissolution - Exhibit A - Location Map.pdf](#)

Attachment: [Woodland Hammock CDD Dissolution - Notice 05122020.pdf](#)

Attachment: [Woodland Hammock CDD Dissolution - Ordinance and Petition 05122020.pdf](#)

Attachment: [Ad May 28, 2020.pdf](#)

E. ADVERTISED PUBLIC HEARINGS (Presentation Scheduled)

Building and Development Services

11. [PDR-04-39\(G\)\(R3\) The Concession PLN1910-0042 - Quasi-Judicial - Achaia Brown, Planner II](#) * Schenk

Attachment: [Staff Report Concession PDR-04-39\(G\)\(R3\) PLN1910-0042 .pdf](#)

Attachment: [1 - Staff Report Maps \(2\).pdf](#)

Attachment: [2 - General Development Plan.pdf](#)

Attachment: [3 - Ordinance PDR-04-39\(G\)\(R2\).pdf](#)

Attachment: [4 - Environmental Narrative Revised \(2\).pdf](#)

Attachment: [5 - School Report.pdf](#)

Attachment: [6 - Newspaper Advertising.pdf](#)

Attachment: [7 - Ordinance PDR-04-39\(G\)\(R3\).pdf](#)

Attachment: [8 - Public Comments.pdf](#)

12. [Z-19-27 William Gale Rezone PLN1909-0071 - Quasi-Judicial - Rossina Leider, Planning Section Manager](#) * Schenk

Attachment: [Staff Report William Gale Rezone Z-19-27 PLN1909-0071.pdf](#)

Attachment: [1 - STAFF REPORT MAPS-AERIALS.pdf](#)

Attachment: [2.a - TRAFFIC IMPACT STATEMENT.pdf](#)

Attachment: [2.b - Traffic Impact Acceptance Letter.pdf](#)

Attachment: [3 - SCHOOL REPORT.pdf](#)

Attachment: [4 -Zoning Disclosure Aff.pdf](#)

- Attachment: [5 - USE COMPARISON TABLE.pdf](#)
- Attachment: [6 - Neighborhood Workshop report from applicant.pdf](#)
- Attachment: [7 - Newspaper Advertising.pdf](#)
- Attachment: [8 - Ordinance Z-19-27.pdf](#)
- Attachment: [9 - Public Comment.pdf](#)

13. [Z-19-28 SVMA, LLC Rezone / SVMA, LLC PLN1910-0048 - Quasi-Judicial - Jake Bibler, Planner I](#) * Schenk

- Attachment: [Staff Report SVMA LLC Rezone Z-19-28 PLN1910-0048.pdf](#)
- Attachment: [1 - Staff Report Maps.pdf](#)
- Attachment: [2 - Traffic Impact Statement and Acceptance Letter.pdf](#)
- Attachment: [3 - School Report.pdf](#)
- Attachment: [4 - Zoning Disclosure Affidavit.pdf](#)
- Attachment: [5 - Land Use Comparison Chart.pdf](#)
- Attachment: [6 - Newspaper Advertising.pdf](#)
- Attachment: [7 - Ordinance Z-19-28.pdf](#)

14. [PDR-19-17\(Z\)\(P\) Luna Lakes Subdivision RLG Investments of Bradenton, LLC \(Owner\) PLN1909-0013 - Quasi-Judicial - Marshall Robinson, Senior Planner](#) * Schenk

- Attachment: [Staff Report Luna Lakes PDR-19-17\(Z\)\(P\) PLN1909-0013.pdf](#)
- Attachment: [1 - STAFF REPORT MAPS.pdf](#)
- Attachment: [2 - Preliminary Site Plan \(2\).pdf](#)
- Attachment: [3 - LANDSCAPE PLAN.pdf](#)
- Attachment: [4.a - TIS ACCEPTANCE LETTER.pdf](#)
- Attachment: [4.b - TRAFFIC IMPACT STATEMENT.pdf](#)
- Attachment: [5 - ENVIRONMENTAL NARRATIVE \(REVISED OCT 2019\).pdf](#)
- Attachment: [6 - SCHOOL REPORT DATED 11.21.19.pdf](#)
- Attachment: [7 - SPECIFIC APPROVAL LTR.pdf](#)
- Attachment: [8 - Zoning Disclosure.pdf](#)
- Attachment: [9 - AFFORDABLE HOUSING DESIGNATION.pdf](#)
- Attachment: [10 - Newspaper Advertising.pdf](#)
- Attachment: [11 - Ordinance PDR-19-17\(P\).pdf](#)
- Attachment: [12 - Public Comments.pdf](#)

15. [PDC-19-14\(P\) Convenience Store, Gas Pumps and Car Wash at SR 64 and 145th Street East - PLN1909-0021 - Quasi-Judicial - Dorothy Rainey, AICP, Senior Planner](#) * Morris

- Attachment: [Staff Report Convenience Store PDC-19-14\(P\) PLN1909-0021.pdf](#)
- Attachment: [1 - Maps and Aerials.pdf](#)
- Attachment: [2 - Preliminary Site Plan .pdf](#)
- Attachment: [3 - Landscape Plan .pdf](#)
- Attachment: [4 - Deferral of Concurrency.pdf](#)
- Attachment: [5 - Traffic Impact Acceptance Letter .pdf](#)
- Attachment: [6 - Environmental Narrative.pdf](#)
- Attachment: [7 - Parking Needs Study Ver 2.pdf](#)

Attachment: [8 - Affordable Housing Stock letter.pdf](#)
Attachment: [9 - Newspaper Advertising.pdf](#)
Attachment: [10 - Ordinance PDC-19-14\(P\).pdf](#)

16. [PDC-16-04\(P\)\(R\) Gateway Commons/Gateway Commons Manatee, LLC and Gateway Commons East, LLC PLN1907-0121 - Quasi-Judicial - Tracy Trahan, Senior Planner * Schenk](#)

Attachment: [Staff Report Gateway Commons PDC-16-04\(P\)\(R\) PLN1907-0121.pdf](#)
Attachment: [1 - Staff Reoprt Maps-Aerials.pdf](#)
Attachment: [2 - Preliminary Site Plan - Revised .pdf](#)
Attachment: [3 - Schedule of Uses - Gateway Commons.pdf](#)
Attachment: [4 - Previously Approved Preliminary Site Plan - PDC-16-06\(Z\)\(P\).pdf](#)
Attachment: [5 - Previously Approved Ordinance - PDC-16-06\(Z\)\(P\).pdf](#)
Attachment: [6 - Newspaper Advertising.pdf](#)
Attachment: [7 - Ordinance PDC-16-04\(P\)\(R\).pdf](#)
Attachment: [8 - Public Comments.pdf](#)

17. [Ordinance 20-08 Heritage Harbour DRI#24 - PLN1911-0005 - Quasi-Judicial - Marshall Robinson, Senior Planner * D'Agostino](#)

Attachment: [Staff Report Heritage Harbour DRI 24 Ordinance 20-08 PLN1911-0005.pdf](#)
Attachment: [1- Maps and Aerials.pdf](#)
Attachment: [2 - Site Plan \(Map H\).pdf](#)
Attachment: [3 - Local Development Agreement.pdf](#)
Attachment: [4 - Environmental Narrative.pdf](#)
Attachment: [5 - Newspaper Advertising.pdf](#)
Attachment: [6 - Ordinance No. 20-08 \(strike-through underline\).pdf](#)

18. [PDMU-98-08\(G\)\(R9\) Heritage Harbour \(f.k.a. Heritage Sound\) General Development Plan Amendment PLN1911-0004 - Quasi-Judicial - Marshall Robinson, Senior Planner * Schenk](#)

Attachment: [Staff Report Heritage Harbour GDP PDMU-98-08\(G\)\(R9\) PLN1911-0004.pdf](#)
Attachment: [2 - MAPS AERIALS.pdf](#)
Attachment: [3 - SITE PLAN \(GDP\).pdf](#)
Attachment: [4 - Local Development Agreement.pdf](#)
Attachment: [5 - Environmental Narrative.pdf](#)
Attachment: [6 - POTABLE WATER AND SEWER MAP.pdf](#)
Attachment: [7 - Ordinance PDMU-98-08\(G\)\(R9\) Strikethrough underline format.pdf](#)
Attachment: [8 - Newspaper Advertising.pdf](#)

19. [PDR-19-23\(Z\)\(G\) Lakewood Ranch Northeast 700 - SMR Northeast LLC \(Owner\) PLN1911-0050 - Quasi-Judicial - Marshall Robinson, Senior Planner * Schenk](#)

Attachment: [Staff Report Lakewood Ranch NE 700 PDR-19-23\(Z\)\(G\) PLN1911-0050.pdf](#)
Attachment: [2 - STAFF REPORT MAPS AND AERIALS.pdf](#)
Attachment: [3 - GENERAL DEVELOPMENT PLAN.pdf](#)
Attachment: [4 - Level of Service Concurrency - Reservation application.pdf](#)
Attachment: [5 - ENVIRONMENTAL NARRATIVE.pdf](#)
Attachment: [6 - LARGE PROJECT NARRATIVE.pdf](#)
Attachment: [7 - SCHOOL REPORT.pdf](#)
Attachment: [8 - SPECIFIC APPROVAL REQUEST.pdf](#)
Attachment: [9 - ZONING DISCLOSURE.pdf](#)
Attachment: [10 - LDA-17-01.pdf](#)
Attachment: [11 - HISTORIC RESOURCES STATE DEPARTMENT LETTER.pdf](#)
Attachment: [12 - Newspaper Advertising.pdf](#)
Attachment: [13 - Ordinance PDR-19-23\(Z\)\(G\).pdf](#)

F. REGULAR

Public Safety

20. [1:30 pm Time Certain - Comprehensive Emergency Management Plan - 2020 Interim Update](#) * Schenk

Attachment: [CEMP strike thru 060220.pdf](#)
Attachment: [CEMP clean copy 061020.pdf](#)
Attachment: [Resolution R-20-078 Interim Update CEMP FINAL.pdf](#)
Attachment: [CAO Comments Draft #2 2020 Amendments CEMP \(Matter No.pdf](#)

G. REPORTS

COMMISSIONER AGENDA

CITIZEN COMMENTS (Continuation of Consideration for Future Agenda Items, if Needed)

COMMISSIONER COMMENTS

ADJOURN

The Board of County Commissioners of Manatee County, Florida, does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions including one's access to, participation in, employment with, or treatment in its programs or activities. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act ADA, should contact Carmine DeMilio at (941) 792-8784 Ext. 8303 or carmine.demilio@mymanatee.org; FAX 745-3790.

The Board of County Commissioners of Manatee County may elect not to convene, if no business is scheduled; however, reserves the right to take action on any matter during its meeting, including items not set forth within this agenda. The Chair, at his/her option, may take business out of order if he/she determines that such a change in the schedule will expedite the business of the governing body.

All public comment on quasi-judicial agenda items is required to be under oath and must occur at a duly noticed public hearing. The Citizens' Comments portion of the agenda is not an advertised public hearing, and no comments on quasi-judicial agenda items are

**Bradenton Area Convention Center
One Haben Boulevard, Palmetto, Florida
9:00 a.m. - Center Hall**

authorized during the Citizens' Comments portion of the agenda.

PUBLIC NOTICE: According to Florida Statutes, Section 286.0105, any person desiring to appeal any decision made by the Board of County Commissioners (or the other entities that are meeting) with respect to any matter considered at said public hearing/meeting will need a record of the proceedings, and for such purposes may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based.