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Manatee County Government Administrative Building  
First Floor Chambers  
November 1, 2018 - 9:00 am

**November 1, 2018 Land Use Meeting**

BOARD OF COUNTY COMMISSIONERS

AGENDA  
and  
NOTICE OF PUBLIC MEETING

MEETING CALLED TO ORDER (Priscilla Trace, Chairman)

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

1. [Pastor Jason Poppa, Bible Baptist Church of Bradenton](#)

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS

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

A. AWARDS/PRESENTATIONS/PROCLAMATIONS

Awards

2. [Commissioner Charles B. Smith - Public Safety Coordinating Council Chair](#)

Attachment: [2017-2020 PSCC MEMBERSHIP.pdf](#)

Proclamations (Motion required to adopt proclamations)

3. [Harvey Vengroff Day - November 1, 2018](#)

Attachment: [Harvey Vengroff Proclamation.pdf](#)

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.

4. [Citizen Comments](#)

CITIZEN COMMENTS (Consent Agenda Items Only)

B. CONSENT AGENDA

Building and Development Services

5. [Final Plat - Woodleaf Hammock Phase I](#)

Attachment: [Application.pdf](#)

Attachment: [Legal.pdf](#)

Attachment: [Agreements.pdf](#)

Attachment: [Bonds.pdf](#)

6. [Final Replat - Gritt Acres](#)

Attachment: [Application.pdf](#)

Public Works

7. [Reimbursement Agreement for University Parkway Water Main Improvements](#) \*  
Clague

Attachment: [Reimbursement Agreement - 2018-10-03 - Exhibit B - Water Main Improvement...pdf](#)

Attachment: [Reimbursement Agreement - 2018-10-03 - Exhibit C - Derr Water Main Improvement -Cost Estimate ...pdf](#)

Attachment: [CAO Comments - 2018-09-28 - Email Response from CAO.pdf](#)

Attachment: [CAO Comments - 2018-09-28 - Reimbursement Agr for Univ. Pkwy.pdf](#)

Attachment: [CAO Comments - 2018-09-28 - UPA standard provisions.pdf](#)

Attachment: [Site Location Map - Reimbursement Agreement - University Parkway Water Main Improvements.pdf](#)

Attachment: [Reimbursement Agreement - 2018-10-11 -Exhibit A -Sketch and Description.- Developers Property.pdf](#)

Attachment: [University Prkwy Water Main Reimbursement Agmt 10-24-18 final clean-CG.pdf](#)

Attachment: [B-19-032 University Parkway.pdf](#)

8. [Utility Participation Agreement for Country Walk Estates with Total Construction Management, LLC](#) \* Clague

Attachment: [CAO - Review Comments for Utility Participation Agreement for Country Walk Estates; RLS-2018-0516.pdf](#)

- Attachment: [Copy of Copy-Exhib C - Sewer Upsize Estimate Option A \(10-23-18\).pdf](#)
- Attachment: [Copy of Copy-Exhib C - Sewer Upsize Estimate Option B\(10-23-18\).pdf](#)
- Attachment: [Country Walk Site Location Map.pdf](#)
- Attachment: [Exhibit A- Legal Descrip \(Parcels A B C\).pdf](#)
- Attachment: [Exhibit B - Country Walk Estates Offsite FM.pdf](#)
- Attachment: [CAO- approval comments on 10-23-18 Re Revised UPA for November 1 2011 Land Use Agenda.pdf](#)
- Attachment: [Country Walk Estates -Total Construction Management - Revised Utility Participation Agreement 10.24.18 - correct signature line \(01054476xBA9D6\).pdf](#)

#### APPROVAL OF CONSENT AGENDA

#### C. ADVISORY BOARD APPOINTMENTS

#### D. ADVERTISED PUBLIC HEARINGS (Presentations Upon Request)

##### Building and Development Services

9. [PDMU-18-09\(Z\)\(G\) - Covered Bridge Holdings III, LLC/SR 70 Commercial Subdivision PLN1804-0006 - Quasi-Judicial - Dorothy Rainey, AICP, Senior Planner - To be continued to January 10, 2019 and readvertised](#)
10. [PDR-18-08\(Z\)\(P\) related to \[PDR-15-15\(Z\)\(P\)\] - Indigo Subdivision PLN1803-0094 - Quasi-Judicial - Rossina Leider, Principal Planner - To be continued to December 6, 2018](#)
11. [PDC-18-07\(P\) Wendy's Store 11897 PLN1803-0053 - Quasi-Judicial - Rossina Leider, Principal Planner](#) \* Schenk
  - Attachment: [Staff Report Wendys Store 11897 PDC-18-07\(P\) PLN1803-0053.pdf](#)
  - Attachment: [2 - Staff Report Maps.pdf](#)
  - Attachment: [3 - Preliminary Site Plan.pdf](#)
  - Attachment: [4 - Landscape Plan.pdf](#)
  - Attachment: [5 - Schedule of Uses.pdf](#)
  - Attachment: [6 - Traffic Impact Statement.pdf](#)
  - Attachment: [7 - Specific Approval Request Letter.pdf](#)
  - Attachment: [8 - Access & Utility Easement.pdf](#)
  - Attachment: [9 - Letter of Support for Specific Approval.pdf](#)
  - Attachment: [10 - Letters of Support.pdf](#)
  - Attachment: [11 - Newspaper Advertising.pdf](#)
  - Attachment: [12 - Ordinance PDC-18-07\(P\).pdf](#)
12. [PDR-12-03\(G\)\(R\) Rowe Ventures, LLC/The Aviary at Rutland Ranch PLN1805-0063 - Quasi-Judicial - Margaret Tusing, Planning Section Manager](#) \* Schenk

Attachment: [Staff Report The Aviary at Rutland Ranch PDR-12-03\(R\) PLN1805-0063.pdf](#)  
Attachment: [2 - Staff Report Maps.pdf](#)  
Attachment: [3 - REVISED GDP.pdf](#)  
Attachment: [4 - EnvironmentalNarr.pdf](#)  
Attachment: [5 - Specific Approval Letter 2018.10.10.pdf](#)  
Attachment: [6 - Cross Section for Emergency Access Road.pdf](#)  
Attachment: [7 - Newspaper Advertising.pdf](#)  
Attachment: [8 - School Distance Exhibit.pdf](#)  
Attachment: [9 - Ordinance PDR-12-03\(G\)\(R\).pdf](#)

#### E. ADVERTISED PUBLIC HEARINGS (Presentation Scheduled)

##### Building and Development Services

13. [PA-18-11/Ordinance 18-39 Alprop-I, LLC/Florida International Tradeport fka Ellenton Commerce Park PLN1808-0011 - Legislative - Jamie Schindewolf, Planner I / Margaret Tusing, Planning Section Manager \\* Schenk](#)

Attachment: [Staff Report - Alrpop I, LLC Florida International Tradeport fka Ellenton Commerce Park PA-18-11 PLN1808-0011.pdf](#)  
Attachment: [2 - Legal Descriptions.pdf](#)  
Attachment: [3 - Staff Report Maps.pdf](#)  
Attachment: [4 - Newspaper Advertising.pdf](#)  
Attachment: [5 - Transmittal Letter for DEO for Signature.pdf](#)

#### F. REGULAR

#### 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, should contact Kaycee Ellis at 742-5800; TDD ONLY 742-5802, wait 60 seconds; 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 authorized during the Citizens' Comments portion of the agenda.

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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.