



www.mymanatee.org

Bradenton Area Convention Center
One Haben Boulevard, Palmetto
9:00 am - November 5, 2020

November 5, 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 Benjamin Bruce, Harbor Life Baptist Church](#)

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS

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.

- 2. [Citizen Comments](#)

CITIZEN COMMENTS (Consent Agenda Items Only)

B. CONSENT AGENDA

APPROVAL OF CONSENT AGENDA

C. ADVISORY BOARD APPOINTMENTS

Building and Development Services

3. [Historic Preservation Board Appointments](#)

Attachment: [Candidate Matrix 2020.pdf](#)

Attachment: [Current Membership Roster.pdf](#)

Attachment: [Historic Preservation Board Applications combined 2020.pdf](#)

D. ADVERTISED PUBLIC HEARINGS (Presentations Upon Request)

Building and Development Services

4. [LDCT-20-05/Ordinance 20-33 - Land Development Code Amendment Conservation Easement - Legislative - William Clague, Chief Assistant County Attorney - To be continued to December 10, 2020](#) * Clague

E. ADVERTISED PUBLIC HEARINGS (Presentation Scheduled)

Building and Development Services

5. [LDCT-20-03/Ordinance 20-15 - Land Development Code Text Amendment/Accessory Dwelling Units \(ADUs\) - PLN2002-0090 - Legislative - Bill O'Shea, Principal Planner](#) * Schenk

Attachment: [Staff Report, ver. 13 - ADUs.pdf](#)

Attachment: [1- Newspaper Advertising.pdf](#)

Attachment: [2 - Ordinance 20-15, LDCT-20-03, ver. 8 w exhibits.pdf](#)

Attachment: [3- Matrix of Surrounding Community ADU Regulations.pdf](#)

Attachment: [4- Potential ADU Locations Map - rev.pdf](#)

Attachment: [5- 8-4-20 Work Session Recap - ADUs.pdf](#)

Attachment: [6- Public Comments - 1.pdf](#)

Attachment: [6- Public Comments - 2.pdf](#)

6. [PDR-19-19\(P\) related to PDR-14-14\(P\)\(R2\) - VK Summerwoods LLC/Summerwoods - PLN1910-0011 - Quasi-Judicial - Jim Rigo, Principal Planner](#) * Schenk

Attachment: [Final Staff Report Summerwoods Phs III IV .pdf](#)

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

Attachment: [3. SW PSP-REVISED 08-18-20 \(002\).pdf](#)

Attachment: [4. Traffic Impact Analysis and Acceptance Letter.pdf](#)

Attachment: [5. SR-V2 Environmental Wetland Narrative Phs IV Final 06.18.20.pdf](#)

Attachment: [6. School Report.pdf](#)

Attachment: [7. Ag SB Specific Approval Request.pdf](#)

Attachment: [8. Newspaper Advertising.pdf](#)

Attachment: [9. Ordinance Summerwoods PDR-19-19\(P\).pdf](#)

7. [PDR-20-04\(G\) Braden Pointe/B & H Cattle Company \(Owner\) - MAS Development Corporation \(Contract Purchaser\) - PLN2002-0077 - Quasi-Judicial - Dorothy Rainey, AICP, Senior Planner](#) * Schenk

- Attachment: [Final Staff Report B & H Cattle Braden Pointe PDR-20-04 \(G\).pdf](#)
- Attachment: [1. Staff Reports Maps.pdf](#)
- Attachment: [2-GDP Final Revised 08-14-20.pdf](#)
- Attachment: [3-Braden Pointe Specific Approval rev 08-14-20.pdf](#)
- Attachment: [4-Wetland Impact Assessment revised.pdf](#)
- Attachment: [5-Concurrency Deferral Form.pdf](#)
- Attachment: [6-Braden Pointe School Report AMENDED 07-28-20.pdf](#)
- Attachment: [7-Exhibit B.pdf](#)
- Attachment: [8-Newspaper Advertising.pdf](#)
- Attachment: [9. Ordinance PDR-20-04\(G\).pdf](#)

8. [Z-20-07 BH Ventures, LLC Rezone/BH Ventures, LLC \(Owner\) - PLN2004-0011 - Quasi-Judicial- Jake Bibler, Planner I](#) * Schenk

- Attachment: [Final Staff Report PLN2004-0011 - BH Ventures LLC Rezone.pdf](#)
- Attachment: [1. Staff Report Maps and Aerials.pdf](#)
- Attachment: [2. Approved TIS and Acceptance letter \(1\).pdf](#)
- Attachment: [3. BH Zoning Disclosure.pdf](#)
- Attachment: [4. Airport Authority BH Ventures LLC Rezone.pdf](#)
- Attachment: [5. Land Use - PR vs NC CHART.pdf](#)
- Attachment: [6. Newspaper Advertising.pdf](#)
- Attachment: [7. Ordinance Z-20-07 .pdf](#)

9. [PDR-14-09\(P\)\(R\) Meritage Homes of Florida, Inc. \(Owner\)/Savanna PLN2004-0006 - Quasi-Judicial - Dorothy Rainey, AICP, Senior Planner](#) * Schenk

- Attachment: [Staff Report Meritage Homes Savanna PSP Amendment PDR-14-09\(P\)\(R\) PLN2004-0006.pdf](#)
- Attachment: [1-Staff Report Maps.pdf](#)
- Attachment: [2- Preliminary Site Plan.pdf](#)
- Attachment: [3-PDR-14-09\(Z\)\(P\) Staff Report - River Sands.pdf](#)
- Attachment: [4-PDR-14-09\(Z\)\(P\) Ordinance.pdf](#)
- Attachment: [5-CLOS River Sands issd 9-8-14.pdf](#)
- Attachment: [6 - Slideshow by public speaker Israel Arteaga.pdf](#)
- Attachment: [7-Newspaper Advertising.pdf](#)
- Attachment: [8 - Ordinance PDR-14-09\(P\)\(R\) PLN2004-0006.pdf](#)
- Attachment: [9.a -Public Comment.pdf](#)
- Attachment: [9.b - Public Comment.pdf](#)

10. [Z-20-06 Savanna Commercial Rezone/Meritage Homes of Florida, Inc. \(Owner\) - Casto Net Lease Properties, LLC \(Contract Purchaser\) PLN2004-0005 - Quasi-Judicial - Dorothy Rainey, AICP, Senior Planner](#) * Schenk

- Attachment: [Staff Report Savanna Commercial Rezone Z-20-06 PLN2004-0005.pdf](#)
Attachment: [1-Staff Report Maps.pdf](#)
Attachment: [2-Traffic Impact Statement and Acceptance Letter.pdf](#)
Attachment: [3- Concurrency Deferral.pdf](#)
Attachment: [4- Zoning Disclosure Affidavits.pdf](#)
Attachment: [5-Land Use Chart Comparison PDR versus GC.pdf](#)
Attachment: [6 - Slideshow by public speaker Israel Arteaga.pdf](#)
Attachment: [7- Newspaper Advertising.pdf](#)
Attachment: [8 - Ordinance Z-20-06.pdf](#)
Attachment: [9.a -Public Comment.pdf](#)
Attachment: [9.b - Public Comment.pdf](#)

F. REGULAR

Building and Development Services

11. [LDCT-20-03/Ordinance 20-15 County Initiated Land Development Code Text Amendment/Accessory Dwelling Units PLN2002-0090 - Legislative - Request to hold the second public hearing prior to 5:00 pm](#)

G. REPORTS

Building and Development Services

12. [Report - University Parkway between US 301 and Shade Avenue](#)

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 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

Bradenton Area Convention Center
One Haben Boulevard, Palmetto
9:00 am - November 5, 2020

includes the testimony and evidence upon which the appeal is to be based.