MEMORANDUM

To: Rossina Leider, Planning Section Manager
From: Bobbi Roy, Senior Planning and Zoning Technician
Date: June 3, 2020
Subject: Agenda Update for June 4, 2020 Board of County Commissioners

THIS MEMO AND THE CHANGES INDICATED BELOW ARE REFLECTED IN THE ELECTRONIC AGENDA (E-AGENDA)

7. PDC-19-15(P) Dollar General Store 21217 – Madonna Place PLN1908-0023 – Tracy Trahan, Senior Planner – Additional Public Comment


10. 1:30 pm Time Certain – Ordinance 20-01 Lakewood Centre DRI#27 – PLN1907-0089 – Quasi-Judicial – Rossina Leider, Planning Section Manager
And

12. 9:00 am 11:00 – Time Certain Discussion of On-going Issues Relative to the Coronavirus (COVID-19) Emergency – Change the Time from 9:00 am to 11:00 am time certain, presentation from Public Safety Director and additional presentations to be available prior to start of the meeting.
June 4, 2020 Board of County Commissioners
Item 7 – PDC-19-15(P) Dollar General Store 21217 Madonna Place PLN1908-0023 –
Additional public comments

From: johnsalventi@ptd.net <johnsalventi@ptd.net>
Sent: Saturday, May 30, 2020 2:21 PM
To: Tracy Trahan <tracy.trahan@mymanatee.org>
Subject: Dollar General Store

Dear Ms. Trahan,
I have another concern re: Dollar General Store on Corner of Whitfield and Madonna. This commercial business abuts several properties in this residential neighborhood, is there any consideration of installing landscaping or physical barriers to separate this business from the backyards of the residents? There surely is going to be noise and disruption associated with this business.
Thank you,
John Salventi
6913 Rex Lane
Sarasota, FL 34243
This report is in response to a request for analysis of the projected demands on school facilities for the proposed land development application. This report is intended to be only information and analysis to assist the governing board in its land-use decision.

**Project Information**

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<th>Local Government:</th>
<th>Manatee County Government</th>
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<td>Pulte Upper Manatee</td>
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<tr>
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<td>Application Number:</td>
<td>PDR-19-18(P)</td>
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<tr>
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<td>PLN1909-0066</td>
</tr>
<tr>
<td>Address/PIN:</td>
<td>12420 Upper Manatee River Rd, Bradenton</td>
</tr>
<tr>
<td>Acres:</td>
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</tr>
<tr>
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<td>2</td>
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**Projected Students**

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<th>Dwelling Unit</th>
<th>Elementary</th>
<th>Middle</th>
<th>High</th>
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**Development Plan Review - Comments**

**Overview**

The applicant requested Preliminary Site Plan approval for 75 single-family dwelling units. This 06/01/20 School Report Amended replaces the 01/16/20 School Report.

**Preliminary School Concurrency Analysis**

School capacity is available or will be available within the SSA or the contiguous SSA. A School Concurrency Analysis ($800) will be required upon submittal of a final site plan and the final analysis may differ from this preliminary analysis. This School Report does not reserve school capacity.

**2020-21 School Attendance Zones:**
- Freedom Elementary
- Haile Middle
- Parrish Community High School

**Sidewalks and Bicycle Paths**

The development is not located within the two mile walking radius of an existing school. The sidewalks connect throughout the neighborhood along one side of the roadway and along the property frontage. Generally, the School District request sidewalks along both sides of the entrance drive.

**Transportation, Bus Stops, and Bus Shelters**

The development is not located within the two mile walking radius of an existing school. At this time, the School District intends to utilize the proposed development's entrance drive and Upper Manatee River Rd as student pickup and drop off for the development. The applicant may want to work with the local government to establish a No Parking Ordinance in the entrance drive due to the trend of vehicles parking in these areas for the bus stops. The School District generally suggests providing the following near potential bus stops:
- Open space or play area
- Parking area so buses may safely load/unload students
- Bicycle Racks
- Garbage Can
- Shelter from the rain/sun
- Lighting

Future circumstances may require a bus to enter a subdivision (i.e. special needs students). The School District recommends roundabouts and cul-de-sacs provide sufficient radius for a bus turn around. The school buses require 10 feet of roadway and have a turning radius of 30 to 42.7 feet curb to curb.

**Signature:** Mike Pendley  
**Executive Planner:** Dorothy Rainey  
**Date:** 6/1/2020

pendleym@manateeschools.net  
(941) 708-8800 Extension 44056
Dear Commissioner Trace and BOCC:

I am submitting letters from the following individuals to speak on their behalf during the Thurs., June 4th Pulte meeting. This should allow me more than 3 minutes to discuss with the board and staff problems the proposed development will create. The letters are signed by Raymond & Elizabeth Ciemniecki, Keith & Lisa Pike, and Paul & Lindsay Csogi. We are requesting denial of this project at this time.

I spoke with BOCC staff Kenneth Kohn and Tom Gerstenberger regarding one of our main concerns which is water flow. In 2000, Grey Hawk Landing constructed Lake 42 and their outflow from the retention pond flows into a swale on the back of our property and that of the Pikes. The problem is that during the rainy season, the water flows west towards Gates Creek, but ends up flooding the Pikes property, which then backs up water to our pond and drains through the Griffin property. The Pike’s property takes most of the water. The drainage system that the County Commission and SWFWMD approved in 2000 does not work. Now that Pulte is proposing a retention pond in their eastern border, water will back up even more. I had a very good phone conversation with your staff and am hoping changes can be made to this proposed development. I do know that Pulte did have someone out of Tues. to do more surveying.

As I have stated in previous meetings, I do not believe the county should grant Pulte a maximum density of 3.0 with this in-fill project because of issues the county does not have in place and will not solve for many years to come. None of the surrounding developments on our section of UMRR are approved at a 3.0 density. Other developments that do have that density have different circumstances.

UMRR is a failing road and the newly built Watercolor Apartments and homes on UMRR will compound our issues soon. Pulte residents exit their development and travel ¼ mile then hit congestion. The turn lanes don’t hold traffic during peak times, 3 lanes merge into 1, school zones back up traffic in all directions. Solutions that work are needed before anything is approved at a max. density.

Sidewalks and shoulders are needed on this section of UMRR and are not planned for due to budget shortfalls. This is a development to nowhere. There is no connection. People will be forced to ride their bike, jog, and walk on a dangerous road. Grey Hawk Landing will end up taking the brunt from these new residents with 5 ft. between houses, 15 ft. backyards, and no open space to even walk a dog.

There are many issues with this proposed development and it should not be approved at this time.
I look forward to speaking to the commission on this issue on Thursday.

Sincerely,

Karen Ciemniecki
Ray and Beth Ciemniecki
12700 Upper Manatee River Road
Bradenton, FL  34212
June 1, 2020

To whom it may concern,

We give Karen Ciemniecki permission to speak during our allotted time at the upcoming Manatee County Board of Commissioners on June 4, 2020, regarding the proposed Pulte Development off Upper Manatee River Road.

Sincerely,

[Signature]

Raymond S. Ciemniecki, Jr.

[Signature]

Elizabeth Ciemniecki
Gary K & Lisa K Pike
12600 Upper Manatee River Road
Bradenton, FL 34212
May 28, 2020

To Whom it May Concern,

We give Karen Ciemnecki permission to speak during our allotted time at the upcoming Manatee County Board of County Commissioners on June 4, 2020, regarding the proposed Plute Development on Upper Manatee River Road.

Sincerely,

Gary K Pike
Lisa K Pike
Lindsay and Paul Csogi  
12205 Lavender Loop  
Bradenton, FL 34212  

June 1, 2020

To whom it may concern,

We give Karen Ciemniecki permission to speak during our allotted time at the upcoming Manatee County Board of Commissioners on June 4, 2020, regarding the proposed Pulte Development off Upper Manatee River Road.

Sincerely,

Paul Csogi  
Lindsay Csogi
From: Kenneth Kohn  
Sent: Monday, June 1, 2020 3:08 PM  
To: Karen Ciemniecki <karenciemniecki@verizon.net>  
Cc: Tom Gerstenberger <tom.gerstenberger@mymanatee.org>  
Subject: FW: Questions about PDR-19-18P PLN1909-066 Pulte

Karen,

The red circle shows our drainage issue due to the 2000 Grey Hawk retention pond outflow system not working.
I am writing to voice my opposition to the development of increased units of multi-housing and hundreds of thousands of square feet of retail on the parcels bordered by Lakewood Ranch Boulevard, 44th Avenue East and Wood Fern Drive. Such uses will create vastly increased traffic congestion, heavy trucking traffic and possible nighttime lighting pollution for the neighboring residential communities. Building up to 561 units of additional multi-housing will possibly overcrowd the neighborhood elementary and middle schools as well as impact the already overcrowded Lakewood Ranch High School.

This high concentration of new heavy traffic development will change the character of the entire area and will have negative impacts of property values and quality of life in our neighborhood of Central Park, directly across 44th Avenue East from the property.

Richard and Cheryl Talbot
4663 Claremont Park Drive
Bradenton

Sent from Mail for Windows 10

I am a resident of Lakewood Ranch. I was drawn to the planned community concept and the LWR 's national reputation. After seeing the development called, The Estia at Lakewood Ranch, at the corner of Wood Fern Trail and Lakewood Ranch Blvd. all residents need to question future plans for development in LWR. This housing plan is a black stain on LWR's reputation. The people involved in bringing this type of housing develop to our beautiful community should be held accountable. Housing developments of this type do not belong in Lakewood Ranch. We also do not need an Ice Rink to further scar our corner of LWR.
A housing plan that resembles a shed lot at a big box store is an excellent example why residences need to question all planning decisions. Placing it at the entrance of Bob Gardner Park was ill-conceived and ruins the experience of being in a community park. Placing this development on a prominent highway artery in our community is an embarrassment for all to see. Those people responsible for approving 230 residences on only 27 acres need to rent these units themselves. The planning commissioners need to see first hand if this type of housing plan lives up to the reputation of Schroeder–Manatee Ranch.

Builders like Homes by Towne has also tarnished their reputation by building tiny wooden homes that will fair slightly better than a trailer park during a hurricane. In my opinion, Mr. King of Zilber Residential Group and Mr. Mark Dougherty project manager should return to Arizona and take this community concept with them.

The planners and developers of LWR ranch need to reexamine their vision for LWR and not tarnish their good work up to this point.

I feel all the people of LWR should visit the Estia at Lakewood Ranch and see if they would want this type of development in their backyard.

Sincerely,

Paul Zeppenfeld

From: Louise Mancione <lmancione@yahoo.com>
Sent: Sunday, May 31, 2020 3:53 PM
To: Rossina Leider <rossina.leider@mymanatee.org>
Subject: Case # Ord20-01 PLN 1907-0089

This email is in opposition of the large scale construction that is planned for Lakewood Ranch Blvd. and 44th Avenue behind Central Park.

First, I cannot believe that the hearing scheduled for June 4th is actually still taking place in view of the Corona Virus epidemic. How do you justify having a meeting in a large venue like Bradenton Area Convention Center in the midst of the pandemic? What about social distancing, no large crowds, etc? Don't you think that a large number of people will NOT attend because of the pandemic? I, for one, will not be attending. How is that a fair hearing?

There are several other issues that compel me to oppose this construction, including, but not limited to traffic congestion, school overcrowding, environmental issues, such as water tables. The more people that come into this area, the greater the impact on the water supply. In the last 4 years, we have already seen the increase in traffic and speeding on 44th Avenue. This construction will only add to the current traffic. Another 500+ multi-family units would be detrimental to our property values and totally devalue the neighborhood. When we purchased our home in Central Park, we had no knowledge of this large scale construction.

In view of the Corona Virus, I will not be able to attend the hearing. I would appreciate my email serving as my opposition to this large scale construction.

Thank you.
Hello,

My wife and I are residents of Central Park in Lakewood Ranch. We have read about the plans for the mixed use development at the northeast corner of Lakewood Ranch Blvd and 44th Avenue. We are writing to express our deep concerns about this.

Specifically:

1) Given the on-going issues with the COVID-19 pandemic, it is unfair to hold a hearing on June 4, 2020. Otherwise-concerned citizens will not attend (us included) given the health concerns of large gatherings. To hold this meeting now, in essence, silences the voices of the neighborhood, and that very much feels like you are railroading this approval.

2) We're concerned with the addition of 541 multi-family units in such close proximity to Central Park. As lower cost housing continues to be added to this area, we are deeply worried about the impact on property values. We live in a half-million dollar single-family home, and we're fearful that the addition of so much dense housing in such close proximity will have a negative impact on the value of our home. Approval of this development would continue an alarming trend towards lower-priced housing in our immediate area.

3) We are concerned about overcrowding of schools. Entertaining development such as what is proposed without a careful look at the impact on schools is ill-advised. Ultimately, you know as well as we do that this will lead to the need for more schools, and that will drive up taxes which we view as an unacceptable outcome.

4) Finally, we are very concerned about the impact on traffic in the area. Trying to exit Central Park on 44th during the morning or late afternoon is already a dangerous proposition. Adding so much additional development and bringing so many new families to the immediate area is positively inviting trouble. At best, there will be so much congestion that it makes our area unappealing. At worst, you are putting the lives of residents in peril by creating dangerous driving and pedestrian crossing problems.

We hope our concerns will be given serious consideration as you weigh the impact of this troubling development.

Sincerely,
Manatee County Planning Commission  
1112 Manatee Avenue West  
Bradenton, Florida 34205

Dear Planning Commissioners,

I am a resident of Lakewood Ranch. I was drawn to a planned community concept and LWR’s national reputation. The Estia at Lakewood Ranch housing plan at the corner of Wood Fern Trail and Lakewood Ranch Blvd. is a black stain on LWR’s reputation. All the people involved in bringing this type of housing develop to our beautiful community should be held accountable. Housing developments of this type do not belong in Lakewood Ranch.

The approval of a housing plan that resembles a shed lot at a big box store is shameful. Placing it at the entrance of Bob Gardner Park was thoughtless and ruins the experience of being in a community park. Placing this development on a prominent highway artery in our community is an embarrassment for all to see. Those people responsible for approving 230 residences on only 27 acres need to rent these units themselves. The commissioners need to see first hand if this type of housing plan lives up to the reputation and the planned community concept of Schroeder – Manatee Ranch.

Homes by Towne has also tarnished their reputation by building tiny wooden homes that will fair slightly better than a trailer park during a hurricane. In my opinion, Mr. King of Zilber Residential Group and Mr. Mark Dougherty project manager should return to Arizona and take this community concept with them.

I feel all the people of LWR should visit the Estia at Lakewood Ranch and see if they would want this type of development in their backyard.

Sincerely,

Paul Zeppenfield
On-going issues related to COVID-19 Pandemic

Jacob Saur, Director of Public Safety
BOCC Land Use Meeting
June 4, 2020
COVID-19 Overview Update

- 6.4 million global cases
- 1.8 million cases & over 106,275 death toll in USA
- 58,764 case in Florida with 2,566 deaths
- 1,102 cases in Manatee County with 98 deaths
- 23 new hospitalizations since May 19th
- EOC remains at Level 2 Activation
### COVID-19 | Key Indicators

#### Florida Residents

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<th>Current Total</th>
<th>24 Hour Change</th>
<th>Avg. Daily Deaths (Two Weeks)</th>
<th>Two Week Trend</th>
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<td>2,566</td>
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<td>36.2</td>
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#### Manatee County Residents

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<th>Two Week Trend</th>
<th>Avg. Daily Deaths (Two Weeks)</th>
<th>24 Hour Change</th>
<th>Current Total</th>
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#### Positive Cases

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<th>24 Hour Change</th>
<th>Avg. Daily Case Increase (Two Weeks)</th>
<th>Two Week Trend</th>
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<tr>
<td>57,293</td>
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#### Positive Testing %

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<th>Current %</th>
<th>24 Hour Change</th>
<th>Avg. Positive Test Rate for Two Weeks</th>
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<td>5.5%</td>
<td>+0.0%</td>
<td>5.7%</td>
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All data is sourced from the Florida Department of Health Dashboard. The data displayed above however, is reported based on 24 hour periods that coincide with the 11:00AM FDOH data updates. This means that data may not perfectly match other current COVID-19 information and dashboards produced by the Florida Department of Health.

Note: Data is Valid as of June 3 at 11:00AM
New Positive Cases by Date | Manatee County

All data is sourced from the Florida Department of Health Dashboard. The data displayed above however, is graphed based on 24 hour periods running from 12:00AM to 12:00PM.

Note: Data is Valid as of June 3 at 11:00AM
Positive Cases by Race – Manatee County

Positive Cases by Zip Code – Manatee County

All data is sourced from the Florida Department of Health Dashboard. The data displayed above is based on the most recent totals as of the time displayed below.

Note: Data is Valid as of June 3 at 11:00AM
IEM Florida State Projections

![Graph showing cumulative confirmed cases with actual and projected data for specific dates.]

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Local Testing

- Drive-thru operations at BACC concluded
- Walk-Up operations at Lincoln Park
  - 501 17th St E., Palmetto
  - 9am-6pm daily, adults ages 18+, valid ID required
- Manatee County Rural Health – 6 sites
- Mobile testing at Mobile Home Parks
  - Very near future
  - More information forthcoming
- Lab Corp. has a 3-5 day turnaround
State Regional Drive-Through Site

- TEMPORARILY CLOSED
- Site on the south side area of UTC Mall
- Site began operating May 3rd
- Operated by FL National Guard
- Capable of performing 750 tests per day
- Average 400-500 per day
- No appointment or RX needed
Goals

- Test 2% of our population in the next month
- Increase target messaging (e.g. by zip code)
- Increase targeted testing of underserved population through DOH-Manatee
- Increase messaging re: Evacuations and Sheltering during a pandemic