

BOARD OF COUNTY COMMISSIONERS

Vanessa Baugh, District 5 - Chairperson
George W. Kruse, At Large - First Vice Chair
Kevin Van Ostenbridge, District 3 – Second Vice Chair
Reggie Bellamy, District 2 – Third Vice Chair
James Satcher, District 1
Misty Servia, District 4
Carol Whitmore, At Large



MANATEE COUNTY, FLORIDA

Dr. Scott Hopes, County Administrator
William E. Clague, County Attorney

Manatee County Administration Building
Honorable Patricia M. Glass Chambers, First Floor
1112 Manatee Avenue West, Bradenton
9:00 AM - September 2, 2021

**Board of County Commissioners
Agenda and Notice of Public Meeting
September 2, 2021 - Land Use Meeting**

This meeting can be viewed live on www.mymanatee.org/mga and on Manatee Government Access (MGA) Spectrum channel 644, Verizon channel 30, and Comcast channel 20.

During the meeting, comments may be delivered in person in the Honorable Patricia M. Glass Chambers at the Manatee County Administration Building, 1112 Manatee Avenue West, Bradenton.

For non-quasi-judicial items only, the public can offer comments by phone by dialing 1-888-788-0099 or 1-877-853-5247. Enter Meeting ID Number **823 5422 1520** (followed by #).

Dial-in Instructions:

- Dial one of the zoom numbers and enter the Meeting ID number: **823 5422 1520** (followed by #)
- There are no participant IDs, please press (#)
- You will be placed into the call on mute
- (*) 9 to raise hand
- (*) 6 to unmute

A. CALL TO ORDER

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

Minister Joe Henry, Sr., East Bradenton Church of Christ

C. PLEDGE OF ALLEGIANCE

D. ANNOUNCEMENTS

Updates to Agenda

E. CITIZEN 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.

Citizens Comments

F. ADVERTISED PUBLIC HEARINGS (Presentations Scheduled)**Building and Development Services**

1. **PDR-21-11(Z)(G) [related to PDR-06-17(P)] – The Cove at Terra Ceia Bay Villas – Terra Ceia Land Ventures I, LLC (Owner) – PLN2008-0062 - Quasi-Judicial - Rossina Leider, Planning Section Manager**
A rezone of approximately 0.63 acres from Agriculture Suburban District (A-1) to the Planned Development Residential (PDR) zoning district on the southeast portion of a 15.757-acre site (15.127 acres already zoned PDR), and generally located on 2nd Avenue East, approximately six hundred, fifty feet north of 49th Street East, between US 19 and US 41 North, in Palmetto and approving a General Development Plan for an additional 7 multi-family units with at least 25-percent of the units designated as Affordable Housing for a total of 39 multi-family units. **Schenk**

G. ADVERTISED PUBLIC HEARINGS (Presentations Upon Request)**Public Safety**

2. **Plan Amendment - PA-20-03/ORDINANCE 21-22 - Coastal High Hazard Area (CHHA) Overlay District, Coastal Evacuation Area (CEA) Overlay District, and Coastal Planning Area (CPA) Map and Test Amendment - Legislative - Nicole Knapp, Impact Fee Administrator** - Transmittal of County-initiated Text and Map Amendments; providing for a Map and Text Amendment of the Manatee County Comprehensive Plan; to update the definition of the Coastal Planning Area (CPA) in Element 1 – Definitions, and boundaries of the map located in Element 4 – Coastal, based on the Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model; to delete the definition and associated text regarding the Coastal Evacuation Area (CEA) Overlay District from Element 1 – Definitions, Element 2 - Future Land Use, and Element 4 – Coastal; to delete the boundaries of the Coastal Evacuation Area (CEA) map from Element 2 - Future Land Use Map Series and Element 4 – Coastal; to update and correct references to Coastal High Hazard Overlay District (CHHA) in Element 4 – Coastal, and Element 8 - Recreation & Open Space Elements; amending related provisions of the Comprehensive Plan to preserve internal consistency and to preserve consistency with the Statewide Regional Evacuation Study for Tampa Bay. **Schenk**

Building and Development Services

3. **Resolution R-21-147 - Denying Application No. PDR-04-39(G)(R3) to amend stipulations in a zoning ordinance and to deny approval of an amended General Development Plan. Schenk**
4. **PDC-06-54(Z)(P)(R) – AP Bradenton Limited Partnership/Royal Palm Crossing - Phase III - PLN2010-0045- Quasi-Judicial - James Rigo, Planning Section Manager**
Amending and restating Ordinance PDC-06-54(P); providing for a rezone of 1.88 (more or less) acres from the GC (General Commercial) to the PDC (Planned Development Commercial) zoning district and part of a commercial subdivision

(Lot 4); and to approve a revised Preliminary Site Plan in order to create Lots 3A and 3B for a total of five (5) commercial lots on 23.58 acres; for a site generally located on the north side of 53rd Avenue East (S.R. 70), south of 51st Avenue East, west of U.S. 301, and east of 24th Street East, Bradenton. **Schenk**

H. ADVERTISED PUBLIC HEARINGS (Presentation Scheduled)

Building and Development Services

- 5. **PDR-20-16(Z)(G) – S M RANCH LLC/S M Ranch, LLC Development Plan– PLN2009-0074 - Quasi-Judicial - James Rigo, Planning Section Manager**
A rezone of approximately 252.4 acres generally located on the northeast corner of Spencer Parrish Road and Golf Course Road commonly known as 5300 Spencer Parrish Road, Parrish; from General Agriculture/North Central Overlay District (A/NCO) to the Planned Development-Residential (PD-R/NCO) zoning district; retaining the North Central Overlay District and approving a General Development Plan for 746 residential units. **Soto**

I. CITIZEN COMMENTS (Continuation of Consideration for Future Agenda Items, if needed)

J. COUNTY ATTORNEY COMMENTS

K. COUNTY ADMINISTRATOR COMMENTS

L. COMMISSIONER COMMENTS

M. 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), or assistance with accessing any of these documents, should contact Carmine DeMilio at (941) 792-8784 Ext. 8203 or carmine.demilio@mymanatee.org.

The Board of County Commissioners of Manatee County and the Manatee County Port Authority may elect not to convene, if no business is scheduled; however, each reserves the right to take action on any matter during its meeting, including items not set forth within this agenda. The Chair of each governing body 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 includes the testimony and evidence upon which the appeal is to be based.

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Written comments can be submitted at www.mymanatee.org/comment by **Friday, August 27, at 2 p.m.** Be sure to include your name and submit your remarks by the meeting deadline. Commissioners may not receive your comments before the meeting if the form is submitted after the deadline.

During the meeting, comments may be delivered in person in the Honorable Patricia M. Glass Chambers at the Manatee County Administration Building, 1112 Manatee Avenue West, Bradenton.

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