

JUNE 10, 1996

The Board of County Commissioners, Manatee County, Florida, met in SPECIAL JOINT MEETING at Manatee Community College, 5840 26th Street West, Bradenton, Florida, Monday, June 10, 1996, at 7:02 p.m.

Present were Commissioners:

Stan Stephens, Chairman
 Patricia M. Glass, First Vice-Chairman
 Gwendolyn Y. Brown, Second Vice-Chairman
 Lari Ann Harris, Third Vice Chairman
 John Gause
 Maxine M. Hooper
 Joe McClash

Present were School Board Members:

Larry Simmons, Chairman
 Eloise Lisch, Vice-Chairman
 Joe Miller
 Barbara Turner
 Chuck Wilhoit

Also present were:

Ernie Padgett, County Administrator
 H. Hamilton Rice, Jr., County Attorney
 S. Gene Denisar, Superintendent of Schools
 Susan Romine, Deputy Clerk, representing
 R. B. Shore, Clerk of Circuit Court

The meeting was called to order by Larry Simmons, School Board Chairman.

EAST COUNTY HIGH SCHOOL AND PROPOSED PARK SITE PLAN

Beverly O'Brien, School Board Assistant Superintendent, summarized the history of meetings with the Board of County Commissioners and Schroeder-Manatee Ranch (SMR), regarding construction of the East County High School and County park facilities on Lakewood Ranch Boulevard.

She concluded the only issue to be resolved is completion of a middle section of Lakewood Ranch Boulevard with sidewalks. If not resolved, funding will be delayed and the school will not open in August 1998.

PRELIMINARY SITE PLAN/REZONE

Mike Pendley, School Board Planning, referred to the site plan consisting of 198 acres and outlined surrounding locational information and area development. He stated a joint application for a rezone to PDPI would be necessary by June 11, 1996, for the project to commence construction by September. He recommended approval of the Preliminary Site Plan for a joint application to the Board of County Commissioners.

Bob Lombardo, Lombardo and Skipper, advised of the feasibility study/report and referred to a site plan and an aerial.

Discussion: Auditorium and gym location; County review process; including optional 16 (16.67) acres in the plan (SMR has agreed to sell to the County); buffering Braden Pines subdivision.

Motion - County Commission

Motion was made by Mrs. Glass, seconded by Mrs. Harris and carried unanimously, to approve the Preliminary Site Plan and a joint application for rezone.

Motion - School Board

Motion was made by Mrs. Lisch, and seconded by Ms. Turner, to approve the site plan as presented and authorize participation in the joint venture involving the high school and park facility and the filing of the site plan and application with the County for review and approval for commencement of construction of the project.

Discussion: Request by Braden Pines residents to extend lake size and relocate ballfields above the lake.

Motion carried unanimously.

AGREEMENT FOR PARK PROPERTY TRANSFER AND FACILITIES CONSTRUCTION

Alan Prather, attorney for School Board, outlined the Agreement for Transfer and Construction of Park Site and Related Facilities among Manatee County, the School Board and Schroeder-Manatee Ranch, Inc.

He referred to a colored site plan and addressed roads, construction timing, and road paving south of SR 64 to the park.

Ernie Padgett, County Administrator, referred to a letter (6/10/96) from the County to SMR and the School Board and addressed Items 1 through 6.

Regarding pavement of Lakewood Ranch Boulevard, he recommended the County solicit bids for the road from SR 70 to 800 feet south of SR 64 and construct Phase 1 (SR 70 to school/park) by 1998 and proceed with connecting the balance as Phase 2 in subsequent years. Sidewalks are to be built with road improvements.

Discussion: Using gas tax to complete entire road in 1998; paving with SR 70 right-of-way funds to be reimbursed from FDOT; access road; shifting road priorities in CIP; costs for road segments; disclosing source if road funds are transferred; field lighting; discussing lighting plan with Braden Pines residents; etc.

Motion/Lighting - School Board

Motion was made by Mr. Miller, seconded by Mr. Wilhoit and carried unanimously, that the School Board provide lighting for the sports facilities and park as part of the East County High School.

Danny Hopkins, Parks and Recreation Director, addressed irrigation and optional acreage (16.67) for improved access to soccer fields.

Rex Jenson, Schroeder-Manatee Ranch, recommended amending the last sentence in **Article II Section 3.(j)** changing the word "usage" to "consumption."

Discussion: Whether water rights are included with County acreage; consumptive use permits; County receiving water for irrigation from two-inch wells without cost; purchasing 16 acres/modifying site plan; SR 64 intersection improvements.

Mr. Jenson pointed out the intersection plan and recommended adding the following language to **Article III, Section 3.(a)** of agreement in exchange for naming the park **Lakewood Ranch Park**:

SMR shall participate in a cost sharing arrangement for improvements to the intersection at SR 64 and Lakewood Ranch Boulevard. SMR's participation under such arrangement shall be limited to the cost of the acceleration/deceleration lanes on the south side of SR 64. The remaining intersection improvements shall be the responsibility of the County.

Discussion: Monetary value for exchange; proportionate sharing of signal cost based on Gates Creek project/development order (PDI-95-01); County agreed to signalization in prior conceptual agreement; including language that SMR will not receive accel/decel lane impact fee credit.

John Clark, Schroeder-Manatee Ranch, Inc. President, outlined its contributions to the project and referred specifically to intersection improvements, which the County had agreed to construct.

Mr. Grimes submitted revised Exhibit D/Construction Timing and noted the agreement would be redrafted with changes recommended in this meeting and with scrivener's errors corrected.

Motion/Agreement - County Commission

Motion was made by Mrs. Harris, and seconded by Mrs. Glass, to approve the agreement with the changes discussed and entered appropriately into the record.

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(Cont'd)

H. Hamilton Rice, Jr., County Attorney, recommended execution of the agreement subject to review by attorneys and staff incorporating the amendments made tonight.

Following discussion, the motion was **withdrawn**.

Mr. McClash moved to approve the agreement subject to the appropriate legal review: Motion was seconded by Mr. Gause and carried unanimously. (Note: Completed executed documents will be accepted at a future meeting.)

Motion/Agreement - School Board

Motion was made by Mrs. Lisch, seconded by Mr. Miller and carried unanimously, to approve the three-party agreement.

INTERLOCAL AGREEMENT

Mr. Prather outlined the Interlocal Joint Use Agreement for utilization of East County Park and recreational facilities between the County and the School Board for use of the school and park facilities after construction.

Motion - County Commission

Mr. McClash moved to approve the agreement with the School Board. Motion was seconded by Mrs. Harris and carried unanimously.

Discussion: Usage of facilities will be modeled after Bray Park. (Note: Executed agreement to be accepted at a future meeting.)

Motion - School Board

Mr. Miller moved to approve the agreement. Motion was seconded by Mrs. Lisch and carried unanimously.

Discussion: Whether school facility could be expanded in future.

BOND - BAYOU ESTATES NORTH SUBDIVISION

Motion was made by Mr. McClash, seconded by Mrs. Hooper and carried unanimously, to approve, ratify and confirm action by the Clerk of Circuit Court (6/10/96) in releasing Letter of Credit 040-LC-402672 in the amount of \$27,580 (Barnett Bank of Tampa, surety) for Bayou Estates North, Phases IIA, IIB and IIC, to the Planning Department for collection.

MEETING ADJOURNED

There being no further business, the meeting was adjourned.

Attest:

APPROVED:


Clerk


Chairman 8/22/96

Adj: 9:10 P.M.
/jr