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Manatee County Government Administrative Building
9:00 am - August 2, 2018

August 2, 2018 Land Use Meeting

MEETING CALLED TO ORDER (Priscilla Trace)

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

1. [Reverend Thomas Walsh, Cortez Road Baptist Church](#)

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS

Items Scheduled for Time Certain

2. [Item # 7 - 9:00 am Time Certain - University Park Recreation District](#)

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.

3. [Citizen Comments](#)

CITIZEN COMMENTS (Consent Agenda Items Only)

B. CONSENT AGENDA

APPROVAL OF CONSENT AGENDA

C. ADVISORY BOARD APPOINTMENTS

D. ADVERTISED PUBLIC HEARINGS (Presentations Upon Request)

Building and Development Services

4. [PDR-17-23\(Z\)\(P\) - David M. and Melanie A. Parrish \(Owners\) / Phillips Investments, LLC - Bradenton FL Facility Series \(Contract Purchaser\)/Hollybrook of Bradenton 20170503 - Quasi-Judicial - Ryan Todd, Planner I * Schenk](#)

Attachment: [Staff Report - Hollybrook of Bradenton - PDR-17-23\(Z\)\(P\).pdf](#)
Attachment: [2 - Staff Report Maps.pdf](#)
Attachment: [3 - Preliminary Site Plan.pdf](#)
Attachment: [4 - Traffic Impact Statement.pdf](#)
Attachment: [5 - Environmental Narrative.pdf](#)
Attachment: [6 - Requests for Specific and Special Approvals.pdf](#)
Attachment: [7 - Zoning Disclosure Affidavit.pdf](#)
Attachment: [8 - Newspaper Advertising.pdf](#)
Attachment: [9 - Ordinance PDR-17-23\(Z\)\(P\).pdf](#)

5. [PDC-17-32\(P\) - Retail @ SR 64 & Upper Manatee River Road 20170682 - Quasi-Judicial - Rossina Leider, Principal Planner * Schenk](#)

Attachment: [Staff Report - Retail @ SR 64 and Upper Manatee River Road - PDC-17-32\(P\) 20170682.pdf](#)
Attachment: [2 - Staff Report Maps.pdf](#)
Attachment: [3 - Preliminary Site Plan.pdf](#)
Attachment: [4 - Schedule of Uses Ex. B.pdf](#)
Attachment: [5 - Deferral & Acknowledgement for Concurrency.pdf](#)
Attachment: [6 - Specific Approval letter.pdf](#)
Attachment: [7 - Newspaper Advertising.pdf](#)
Attachment: [8 - Ordinance PDC-17-32\(P\).pdf](#)

6. [Z-18-09 - 301 & 70, LLC \(as owner and contract purchaser\) / AP Greensboro Limited, Partnership \(as owner\) Rezone PLN1804-0039 - Quasi-Judicial - Jamie Schindewolf, Planner I * Schenk](#)

Attachment: [Staff Report - 301 & 70 LLC and AP Greensboro Limited Partnership Z-18-09 PLN1804-0039.pdf](#)
Attachment: [2 - Staff Report Maps.pdf](#)
Attachment: [3 - Traffic Impact Statement.pdf](#)
Attachment: [4 - Zoning Disclosure Affidavits.pdf](#)
Attachment: [5 - Newspaper Advertising.pdf](#)
Attachment: [6 - Ordinance Z-18-09.pdf](#)
Attachment: [7 - Public Comment.pdf](#)

E. ADVERTISED PUBLIC HEARINGS (Presentation Scheduled)

Building and Development Services

7. [9:00 A.M. TIME CERTAIN - Ordinance 18-29 - University Park Recreation District Establishment * Clague](#)

Attachment: [University Park Recreation District Staff Report \(07262018\).pdf](#)
Attachment: [University Park Recreation District -Location Map.pdf](#)
Attachment: [University Park Recreation District - Ordinance 18-29.pdf](#)
Attachment: [Newspaper Advertising.pdf](#)
Attachment: [Certificate of Supervisor of Elections.pdf](#)
Attachment: [List of Petitioners.pdf](#)
Attachment: [Petitions Received 5-30-18 \(Complete\)1 Part1.pdf](#)
Attachment: [Petitions Received 5-30-18 \(Complete\)1 Part2.pdf](#)
Attachment: [University Park Recreation District Public Comments.pdf](#)

8. [PDI-17-22\(P\) Calcutta Marine 20170497 - Quasi-Judicial - Stephanie Moreland, Senior Planner](#) * Schenk

Attachment: [Staff Report - PDI-17-22\(P\) Calcutta Marine 20170497.072018 doc.pdf](#)
Attachment: [2 - Staff Report Maps.pdf](#)
Attachment: [3 - Preliminary Site Plan.pdf](#)
Attachment: [4 - Special Approval Letter .pdf](#)
Attachment: [5 - Specific Approval Letter.pdf](#)
Attachment: [6 - Exparte Communication.pdf](#)
Attachment: [7 - Newspaper Advertising.pdf](#)
Attachment: [8 - Ordinance PDI-17-22\(P\).pdf](#)
Attachment: [9 - Public Comment.pdf](#)

9. [PDR-17-17\(Z\)\(P\) - TRB Development, The Grove LLC, Rezone/The Grove @ Grand Oak Preserve 20170241 - Quasi-Judicial - Stephanie Moreland, Senior Planner](#) * Schenk

Attachment: [Staff Report - The Grove at Grand Oak Preserve Subdivision PDR-17-17\(Z\)\(P\) 20170241.pdf](#)
Attachment: [2 - Staff Report Maps.pdf](#)
Attachment: [3 - Preliminary Site Plan.pdf](#)
Attachment: [4 - Traffic Impact Analysis without appendices.pdf](#)
Attachment: [5 - REVISED School Report .pdf](#)
Attachment: [6 - Special Approval Request letters.pdf](#)
Attachment: [7 - Specific Approval Request Letter.pdf](#)
Attachment: [8 - Zoning Disclosure Affidavit.pdf](#)
Attachment: [9 - Recorded Contribution Maintenance of Road.pdf](#)
Attachment: [10 - Exhibit of 100-yr floodplain.pdf](#)
Attachment: [11 - Exhibit of 25-yr floodplain.pdf](#)
Attachment: [12 - Newspaper Advertising.pdf](#)
Attachment: [13 - Ordinance PDR-17-17\(Z\)\(P\).pdf](#)
Attachment: [14 - Public Comments.pdf](#)

10. [PDI-17-33\(P\) SRQ Tech Park Expansion 20170487 - Quasi-Judicial - Dorothy Rainey, Senior Planner](#) * Schenk

Attachment: [Staff Report - SRQ Tech Park Expansion PDI-17-33\(P\).pdf](#)
Attachment: [2 - Staff Report Maps.pdf](#)

- Attachment: [3 - Preliminary Site Plan.pdf](#)
- Attachment: [4 - Environmental Considerations Report 2017-09-028 - with Attachments.pdf](#)
- Attachment: [5 - Environmental Considerations Report 2018-03-08 - with Attachments.pdf](#)
- Attachment: [6 - ERP Permit \(03-28-18\).pdf](#)
- Attachment: [7 - Applicant Letter 04.04.18.pdf](#)
- Attachment: [8 - Applicant Response to County.pdf](#)
- Attachment: [9 - Special Approval Request.pdf](#)
- Attachment: [10 - Specific Approval Request.pdf](#)
- Attachment: [11 - Affidavit of Owership-Agent Authorization.pdf](#)
- Attachment: [12 - Ordinance PDI-14-01\(Z\)\(P\).pdf](#)
- Attachment: [13 - email correspondence.pdf](#)
- Attachment: [14 - Mitigation Memorandum.pdf](#)
- Attachment: [15 - Newspaper Advertising.pdf](#)
- Attachment: [16 - Ordinance PDI-17-33\(P\).pdf](#)

11. [PDPI-09-11\(G\)\(R\) - Manatee County Southwest Water Reclamation Facility 20170215 - Quasi-Judicial - Barney Salmon, Planner I * Schenk](#)

- Attachment: [Staff Report - SW Water Reclamation Facility GDP PDPI-09-11 \(G\)\(R\) 20170215.pdf](#)
- Attachment: [2 - Staff Report Maps.pdf](#)
- Attachment: [3 - General Development Plan.pdf](#)
- Attachment: [4 - Approved Ordinance PDPI-09-11\(G\).pdf](#)
- Attachment: [5 - Newspaper Advertising.pdf](#)
- Attachment: [6 - Ordinance PDPI-09-11\(G\)\(R\).pdf](#)
- Attachment: [7 - Public Comments.pdf](#)

12. [LDCT-18-01/Ordinance 18-18 - Land Development Code Text Amendment / Ecoplexus, Inc. - Alternative Energy Generation Facilities - Legislative - Margaret Tusing, Planning Section Manager * Schenk](#)

- Attachment: [Staff Report - Ecoplexus, Inc. LDC Amendment LDCT-18-01 - Ord. 18-18.pdf](#)
- Attachment: [1 - Newspaper Advertising.pdf](#)
- Attachment: [2 - APA PAS-Report-575.pdf](#)
- Attachment: [3 - Ordinance - LDCT-18-01 - Ordinance 18-18.pdf](#)

F. REGULAR

Building and Development Services

13. [Updated Building Fee Schedule - This item to be heard after 9:00 am Time Certain Agenda Item #7](#)

- Attachment: [RESOLUTION NO 18-100.pdf](#)
- Attachment: [2018-AUGUST FEESCHEDULE Building.pdf](#)
- Attachment: [Comparison BADS FEESCHEDULE Building.pdf](#)

Attachment: [RESOLUTION NO 18-098.pdf](#)

Attachment: [RESOLUTION NO 18-099.pdf](#)

14. [LDCT-18-01/Ordinance 18-18 Land Development Code Text Amendment / Ecoplexus, Inc. - Alternative Energy Generation Facilities - request to hold second public hearing propr to 5:00 pm - Legislative - Margaret Tusing, Planning Section Manager](#)

15. [School Consistency Site Review for SMR K-8 School located approximately 1,250 feet east of Uihlein Road and approximately 1,360 feet south of SR 64 - Ryan Todd, Planner I * Schenk](#)

Attachment: [Comp. Plan Consistency Review Request SMR K-8.pdf](#)

Attachment: [Maps.pdf](#)

Attachment: [SMR K-8 Staff Analysis.pdf](#)

Attachment: [Consistency Letter for Chairmans Signature.pdf](#)

16. [School Consistency Site Review for SMR High School located north of 59th Avenue East and east of Lorraine Road - Ryan Todd, Planner I * Schenk](#)

Attachment: [Comp. Plan Consistency Review Request Letter SMR High.pdf](#)

Attachment: [Maps.pdf](#)

Attachment: [SMR High School Staff Analysis.pdf](#)

Attachment: [Consistency Letter for Chairmans Signature.pdf](#)

Property Management

17. [Resolution R-18-128 Releasing A Conservation Easement located at the South East Intersection of U.S. 301 and Tallevast Road PID 2005500459 * D'Agostino](#)

Attachment: [Resolution R-18-128 with exhibits.pdf](#)

Attachment: [Release of Conservation Easement - 2550 TR, LLC with exhibits.pdf](#)

Attachment: [Application to Vacate 2550 TR, LLC V-18-502.pdf](#)

Attachment: [Sufficiency Review Memo #V-18-502 .pdf](#)

Attachment: [Jurisdictional Review Responses #V-18-502.pdf](#)

Attachment: [Response Memo to CAO Matter No. 2018-0105 dtd 3.22.18.pdf](#)

Attachment: [Location MapTallevast Conservation Easement.pdf](#)

G. REPORTS

COMMISSIONER AGENDA

CITIZEN COMMENTS (Continuation of Consideration for Future Agenda Items, if Needed)

COMMISSIONER COMMENTS

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