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Manatee County Government Administrative Building
First Floor, Chambers
August 4, 2016 - 9:00 a.m.

August 4, 2016 - Land Use Meeting

BOARD OF COUNTY COMMISSIONERS

AGENDA
and
NOTICE OF PUBLIC MEETING

MEETING CALLED TO ORDER (Vanessa Baugh, Chairman)

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

1. [Pastor Joe Marin, Bayside Community Church](#)

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS

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](#)

REQUEST BY COMMISSIONERS (Items to be pulled from Consent Agenda)

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

3. [Local Development Agreement for Long Bar Pointe - Termination - Quasi-Judicial - William Clague - Continued from June 2, 2016; To be continued to September 1, 2016](#)

4. [PDR-03-32\(P\)\(R3\) - Long Bar Pointe, Phase I, Parcel F - Quasi-Judicial - William Clague - Continued from June 2, 2016; To be continued to September 1, 2016](#)

5. [PDR-15-30\(Z\)\(P\) - ESME I, LLC/Myara Subdivision - DTS20150439 - MEPS519 - Quasi-Judicial - Rossina Leider - To be continued to September 1, 2016](#)

6. [LDCT-16-01/Ordinance 16-02 - Land Development Code Text Amendment - Historic Preservation - Legislative - Kathleen Thompson, AICP * Schenk](#)

Attachment: [Staff Report - LDC Historic Preservation - LDCT-16-01 - Ord. 16-02.pdf](#)

Attachment: [Newspaper Advertising.pdf](#)

Attachment: [Ordinance 16-02 - LDC Amendment Historic Preservation.pdf](#)

7. [PA-15-05/Ordinance 16-01 - Gigliotti/The Floridian at Moccasin - DTS20150353 - Legislative - Branden Roe * Schenk](#)

Attachment: [Staff Report - Floridian at Moccasin - PA-15-05-Ord. 16-01 - DTS20150353.pdf](#)

Attachment: [Attachment 2 - Maps - Future Land Use, Zoning and Aerials - PA-15-05 - Ord. 16-01 - DTS20150353.pdf](#)

Attachment: [Attachment 3 - Newspaper Advertising.pdf](#)

Attachment: [Attachment 4 - School Report - Floridian at Moccasin - PA-15-05 - Ord. 16-01.pdf](#)

Attachment: [Attachment 5 - Traffic Impact Statement - Floridian at Moccasin - PA-15-05 - Ord. 16-01.pdf](#)

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

Attachment: [Attachment 7 - Ordinance 16-01.pdf](#)

8. [PDC-16-01\(P\) - Related to PDC-05-119 - Hallmark Stations, Inc./Rally Lockwood Ridge Road - DTS20160058 - Quasi-Judicial - Stephanie Moreland * Schenk](#)

Attachment: [Staff Report - Rally at Lockwood Ridge Road - PDC-16-01 \(P\).pdf](#)

Attachment: [Attachment 2 - Maps Zoning, FLUC and Aerials.pdf](#)

Attachment: [Attachment 3 - Request for Specific Approval.pdf](#)

Attachment: [Attachment 4 - Traffic Impact Analysis without appendices.pdf](#)

Attachment: [Attachment 5 - Newspaper Advertising.pdf](#)

Attachment: [Attachment 6 - Preliminary Site Plan.pdf](#)

Attachment: [Attachment 7 - Ordinance PDC-16-01\(P\).pdf](#)

9. [PDMU-15-23\(G\)\(R\) - Lakewood Ranch Commerce Park, LLC/Lakewood Ranch Business Park - DTS20160304 - MEPS505 - Quasi-Judicial - Branden Roe](#) * Schenk

- Attachment: [Staff Report - Lakewood Ranch Business Park - PDMU-15-23 \(G\)\(R\) .pdf](#)
- Attachment: [Attachment 2 - Table 4-7. Schedule of Uses - Lakewood Ranch Business Park \(PDMU-15-23\(Z\)\(G\)\).pdf](#)
- Attachment: [Attachment 3 - Newspaper Advertising.pdf](#)
- Attachment: [Attachment 4 Maps - FLU, Zoning and Aerials.pdf](#)
- Attachment: [Attachment 5 General Development Plan.pdf](#)
- Attachment: [Attachment 6 Ordinance PDMU-15-23\(G\)\(R\).pdf](#)

10. [Z-15-05 - Morrell and Diane Trammell Rezone - DTS20150463 - Quasi-Judicial - Branden Roe](#) * Schenk

- Attachment: [Staff Report - Trammell Rezone - Z-15-05.pdf](#)
- Attachment: [Attachment 2 Zoning Disclosure.pdf](#)
- Attachment: [Attachment 3 School Report.pdf](#)
- Attachment: [Attachment 4 Traffic Impact Statement - Trammell Rezone - Z-15-05.pdf](#)
- Attachment: [Attachment 5 - Maps Future Land Use, Zoning and Aerial.pdf](#)
- Attachment: [Attachment 6 - Newspaper Advertisign.pdf](#)
- Attachment: [Attachment 7 Ordinance.pdf](#)

11. [Z-16-02 - Tuff Holdings, LLC Rezone - DTS20160060 - Quasi-Judicial - Branden Roe](#) * Schenk

- Attachment: [Staff Report - Tuff Holdings - Z-16-02.pdf](#)
- Attachment: [Maps - Future Land Use, Zoning and Aerials - Tuff Holdings - Z-16-02.pdf](#)
- Attachment: [Zoning Disclosure Affidavit - Tuff Holdings - Z-16-02.pdf](#)
- Attachment: [Traffic Impact Statement - Tuff Holdings - Z-16-02.pdf](#)
- Attachment: [Affidavit of publishing - Tuff Holdings - Z-16-02 - 20160060 - Sarasota Herald Line.pdf](#)
- Attachment: [Copy of Newspaper Advertising - Tuff Holdings Rezone - Z-16-02 - 20160060 - Bradenton Herald Line .pdf](#)
- Attachment: [Ordinance - Tuff Holdings Rezone - Z-16-02.pdf](#)

12. [Z-16-04 - Tincher \(Property Owner\)/Bongart \(Contract Purchaser\) / The Ranch Assisted Living Facility - DTS20160180 - MEPS549 - Quasi-Judicial - Margaret Tusing](#) * Schenk

- Attachment: [Staff Report- The Ranch Assisted Living Facility - Z-16-04.pdf](#)
- Attachment: [ATTACHMENT 2 - Tincher Zoning-Aerial Exhibit.pdf](#)
- Attachment: [ATTACHMENT 3 - 06.30.16 School Report.pdf](#)
- Attachment: [ATTACHMENT 4 - Zoning Disclosure \(B-4\) Bongart.pdf](#)
- Attachment: [ATTACHMENT 4 - Zoning Disclosure \(B-4\) Tincher.pdf](#)
- Attachment: [ATTACHMENT 5 - TIS TINCHER.pdf](#)
- Attachment: [Attachment 6 - Newspaper Advertising.pdf](#)

Attachment: [Attachment 7 - Ordinance.pdf](#)

E. ADVERTISED PUBLIC HEARINGS (Presentation Scheduled)

Building and Development Services

13. [Z-16-03 - Gettel Automotive, Inc./Gettel Toyota Dealership Parking Lot - DTS20160166 - Quasi-Judicial - Margaret Tusing * Schenk](#)

Attachment: [Staff Report Gettel Toyota - Z-16-03.pdf](#)
Attachment: [Attachment 2 - Zoning Disclosure Affidavit Gettel.pdf](#)
Attachment: [Attachment 3 - 04.22.16 School Report - No Comments.pdf](#)
Attachment: [Attachment 4 - Gettel Toyota Approved TIS\(2\).pdf](#)
Attachment: [Attachment 5 - Affidavit of publishing - Gettel Toyota Z-16-03 - 20160166 - Sarasota Herald Line.pdf](#)
Attachment: [Attachment 6 - Gettel Z1603 Maps.pdf](#)
Attachment: [Attachment 7 - Ordinance Z-16-03.pdf](#)

14. [PDR-15-29\(Z\)\(P\) - J&L Land Co./Country Walk Estates \(FKA: J&L Land Co./Ellenton Estates\) - DTS20150430 - Quasi-Judicial - Rossina Leider * Schenk](#)

Attachment: [Staff Report - Country Walk Estates - PDR-15-29\(Z\)\(P\).pdf](#)
Attachment: [Attachment 2 - Zoning Disclosure Affidavit.pdf](#)
Attachment: [Attachment 3 - Maps - FLU, Zoning and Aerial s.pdf](#)
Attachment: [Attachment 4 - Preliminary Site Plan.pdf](#)
Attachment: [Attachment 5 - Specific Approval Request.pdf](#)
Attachment: [Attachment 6 - Traffic Impact Analysis without appendices.pdf](#)
Attachment: [Attachment 7 - School Board Report.pdf](#)
Attachment: [Attachment 8 - Newspaper Advertising.pdf](#)
Attachment: [Attachment 9 - Ordinance PDR-15-29\(Z\)\(P\).pdf](#)

15. [PDR-15-27\(Z\)\(P\) - Peace River Presbytery, Inc./The Terraces at Peridia - DTS20150423 - Quasi-Judicial - Branden Roe * Schenk](#)

Attachment: [Staff Report - Terraces at Peridia - PDR-15-27\(Z\)\(P\).pdf](#)
Attachment: [Attachment 2 - Zoning Disclosure Affidavit.pdf](#)
Attachment: [Attachment 3 - Zoning Disclosure Affidavit.pdf](#)
Attachment: [Attachment 4 - Affordable Housing Letter.pdf](#)
Attachment: [Attachment 5 - Updated School Report.pdf](#)
Attachment: [Attachment 6 - Traffic Impact Statement - The Terraces at Peridia - PDR-15-27\(Z\)\(P\).pdf](#)
Attachment: [Attachment 7 - Request from Citizen for additional presentation time.pdf](#)
Attachment: [Attachment 8 - Maps Future Land Use, Zoning and Aerials.pdf](#)
Attachment: [Attachment 9 - Newspaper Advertising - Terraces at Peridia.pdf](#)
Attachment: [Attachment 10 - Preliminary Site Plan.pdf](#)
Attachment: [Attachment 11 - Ordinance.pdf](#)
Attachment: [Attachment 12 - Public Comments - Terraces at Peridia - PDR-](#)

[15-27\(Z\)\(P\).pdf](#)

Attachment: [Attachment 13 - Public Comments - 2 of 2.pdf](#)

16. [PDR-04-14\(P\)\(R3\) - Mandarin Development, Inc./Riva Trace - DTS20150340 - Quasi-Judicial - Robin Meyer, AICP * Schenk](#)

Attachment: [Staff Report Aug 2016 - Riva Trace Gate - PDR-04-14\(P\)\(R3\).pdf](#)

Attachment: [ATTACHMENT 1 - BOCC 11052015 MINUTES - ITEMS 3 - 5 - 6.pdf](#)

Attachment: [ATTACHMENT 2 - BOCC 05242016 DRAFT MINUTES - Item #56.pdf](#)

Attachment: [ATTACHMENT 2A - 022016 MEMO FROM PUBLIC SAFETY DIRECTOR.pdf](#)

Attachment: [ATTACHMENT 3 - Riva Trace Street Exhibit.pdf](#)

Attachment: [ATTACHMENT 4 - Riva Trace Floodplain Exhibit.pdf](#)

Attachment: [ATTACHMENT 5 - Riva Trace LOMR Exhibit.pdf](#)

Attachment: [ATTACHMENT 6 - 2010 Storm Surge Atlas Mark-up.pdf](#)

Attachment: [ATTACHMENT 7 - Riva Trace CHHA Exhibit.pdf](#)

Attachment: [ATTACHMENT 8 - PSP COVER SHEET S&S.pdf](#)

Attachment: [ATTACHMENT 8 - PSP Sheet 7.pdf](#)

Attachment: [ATTACHMENT 8 - PSP Sheet 9.pdf](#)

Attachment: [ATTACHMENT 8 - PSP SHEET 48.pdf](#)

Attachment: [ATTACHMENT 9 - Maps - Future Land Use, Zoning and two Aerials - Riva Trace - PDR-04-14\(P\)\(R3\) - 11-5-15 BC.pdf](#)

Attachment: [Attachment 10 - Newspaper Advertising.pdf](#)

Attachment: [Attachment 11 - Ordinance PDR-04-14\(P\)\(R3\).pdf](#)

Attachment: [Attachment 12 - Public Comments.pdf](#)

Property Management

17. [Resolution R-16-116 vacating a portion of improved right-of-way at San Miguel Cove, University Park, Florida; PID 1918915359 * Schenk](#)

Attachment: [Mandarin Development Inc Application and Deed.pdf](#)

Attachment: [Mandarin Development Inc. Jurisdictional Reviews.pdf](#)

Attachment: [R-16-116.pdf](#)

Attachment: [Bradenton Herald Notice.pdf](#)

Attachment: [Affidavit of Notice Mandarin Development, Inc.pdf](#)

Attachment: [RLS-15-078 & RLS-15-197.pdf](#)

Attachment: [Letter from Applicant to Reinitiate Vacation Request.pdf](#)

Attachment: [Property Management Director Memo.pdf](#)

Attachment: [Mandarin Development Inc Location Map.pdf](#)

F. REGULAR

G. REPORTS

Building and Development Services

18. [School Consistency Site Review - Proposed High School at Southeast corner of Erie Road and March Road Intersection - Lisa Barrett](#) * Clague

Attachment: [Letter from School Board 6-20-16.pdf](#)
Attachment: [Staff Analysis.pdf](#)
Attachment: [Maps.pdf](#)
Attachment: [Consistency Letter for Signature by Chairman.pdf](#)
Attachment: [2005 Consistency Review.pdf](#)

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, should contact Kaycee Ellis at 742-5800; TDD ONLY 742-5802, wait 60 seconds; 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 includes the testimony and evidence upon which the appeal is to be based.