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Manatee County Government Administrative Building  
First Floor, Patricia M. Glass Chambers  
9:00 am - December 6, 2018

**December 6, 2018 Land Use Meeting**

BOARD OF COUNTY COMMISSIONERS

AGENDA  
and  
NOTICE OF PUBLIC MEETING

MEETING CALLED TO ORDER (Priscilla Trace, Chairman)

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

1. [Reverend Sam Rainer, West Bradenton Baptist Church](#)

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS

Items Scheduled for Time Certain

2. [1:30 PM Time Certain Item #13 - LDCT-17-05/Ordinance 19-03 fka 18-03 Lane Development Code Text Amendment \(County Initiated\) / Process Improvements - Legislative - Lisa Barrett, Planning Manager](#)

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

Building and Development Services

4. [Final Plat - Lakewood National Golf Club Phase I-F](#)

Attachment: [Agreements.pdf](#)

Attachment: [Application.pdf](#)

Attachment: [Legal.pdf](#)

Attachment: [Bonding - Letters of Credit.pdf](#)

APPROVAL OF CONSENT AGENDA

C. ADVISORY BOARD APPOINTMENTS

Building and Development Services

5. [Planning Commission - This item to be heard after the Advertised Public Hearings - Presentations Upon Request portion of the agenda](#)

Attachment: [2018 Applications compiled.pdf](#)

Attachment: [Candidate Matrix 2018.pdf](#)

Attachment: [Current Membership Roster.pdf](#)

6. [Historic Preservation Board - This item is to be heard after the Advertised Public Hearings - Presentation Upon Request portion of the agenda.](#)

Attachment: [Applications 2018.pdf](#)

Attachment: [Candidate Matrix 2018.pdf](#)

Attachment: [Current Membership Roster.pdf](#)

D. ADVERTISED PUBLIC HEARINGS (Presentations Upon Request)

Building and Development Services

7. [Z-18-12 - Kita Neighborhood Rezone - PLN1807-0030 - Quasi-Judicial - Dorothy Rainey, AICP, Senior Planner - To be continued to January 10, 2019](#)

8. [PDMU-16-13\(G\)\(R\) OHM Teerth Investments & Consulting, LLC \(Jiten Patel\) \(Owner\)/Ellenton Theatre and Hotel 20180009 - Quasi-Judicial - Margaret Tusing, Planning Section Manager \\* Schenk](#)

Attachment: [Staff Report - Ellenton Theater and Hotel - PDMU-16-13\(G\)\(R\) 20180009.pdf](#)

Attachment: [2 - Staff Report Maps.pdf](#)

Attachment: [3 - General Development Plan.pdf](#)

Attachment: [4 - Schedule of Uses Exhibit B.pdf](#)

- Attachment: [5 - Concurrency Deferral.pdf](#)
- Attachment: [6 - Environmental Narrative.pdf](#)
- Attachment: [7 - Newspaper Advertising.pdf](#)
- Attachment: [8 - Ordinance PDMU-16-13\(G\)\(R\).pdf](#)
- Attachment: [9 - Public Comment Letter.pdf](#)

9. [PDR-14-14\(P\)\(R2\) - Summerwoods PH I, II & III - PLN1804-0093 - Quasi-Judicial - Jamie Schindewolf, Planner I](#) \* Schenk

- Attachment: [Staff Report Summerwoods PH I, II and III PDR-14-14\(P\)\(R2\).pdf](#)
- Attachment: [2 - Staff Report Maps.pdf](#)
- Attachment: [3 - Revised Preliminary Site Plan.pdf](#)
- Attachment: [4 - Concurrency LOS and Operational Analysis.pdf](#)
- Attachment: [5. Environmental Report.pdf](#)
- Attachment: [6. School Report - 10.12.18.pdf](#)
- Attachment: [7. Specific Approval Letter.pdf](#)
- Attachment: [8 - Previously Approved Ordinance.pdf](#)
- Attachment: [9 - Newspaper Advertising.pdf](#)
- Attachment: [10 - Ordinance PDR-14-14\(P\)\(R2\).pdf](#)

10. [Z-18-13 Gina & Stephan Rau / 4507 Duplex Rezone PLN1807-0006 - Quasi-Judicial - Jamie Schindewolf, Planner I](#) \* Schenk

- Attachment: [Staff Report Rau Rezone Z-18-13 PLN1807-0006.pdf](#)
- Attachment: [2 - Staff Report Maps.pdf](#)
- Attachment: [3 - Traffic Impact Statement.pdf](#)
- Attachment: [4 - Zoning Disclosure Affidavit.pdf](#)
- Attachment: [5 - Statement of mobile home not in mobile home park.pdf](#)
- Attachment: [6 - Newspaper Advertising.pdf](#)
- Attachment: [7 - Ordinance Z-18-13.pdf](#)
- Attachment: [8 - Public Comments.pdf](#)

11. [PA-18-13/Ordinance 18-46 - Capital Improvements Element - Annual Update 2019-2023 - Legislative - Lisa Barrett, Planning Manager & Kathleen Thompson, AICP](#)  
\* Schenk

- Attachment: [Staff Report.pdf](#)
- Attachment: [PA-18-13-Ordinance 18-46 - CIE.pdf](#)
- Attachment: [Newspaper Advertising.pdf](#)

E. ADVERTISED PUBLIC HEARINGS (Presentation Scheduled)

Building and Development Services

12. [PDR-18-08\(Z\)\(P\) related to \[PDR-15-15\(Z\)\(P\)\] Indigo Subdivision PLN1803-0094 - Quasi-Judicial - Rossina Leider, Principal Planner - Continued from November 1, 2018](#)  
\* Schenk

Attachment: [Staff Report Indigo PDR-18-08\(Z\)\(P\) PLN1803-0094 final.pdf](#)  
Attachment: [2 - Staff Report Maps.pdf](#)  
Attachment: [3 - Preliminary Site Plan.pdf](#)  
Attachment: [4 - Landscape Plan.pdf](#)  
Attachment: [5 - Traffic Impact Statement.pdf](#)  
Attachment: [6 - Environmental Narratives.pdf](#)  
Attachment: [7 - School Report.pdf](#)  
Attachment: [8 - Special and Specific Approval Request Letters.pdf](#)  
Attachment: [9 - Zoning Disclosure Affidavits.pdf](#)  
Attachment: [10 - Newspaper Advertising.pdf](#)  
Attachment: [11 - Ordinance PDR-18-08\(Z\)\(P\).pdf](#)  
Attachment: [12 - Public Comments.pdf](#)

13. [1:30 pm Time Certain - LDCT-17-05/Ordinance 19-03 fka 18-03 Land Development Code Text Amendment \(County Initiated\) / Process Improvements - Legislative - Lisa Barrett, Planning Manager](#) \* Schenk

Attachment: [Staff Report - LDC Text Amendment Process Improvement LDCT-17-05 Ord. 18-03.pdf](#)  
Attachment: [Newspaper Advertising.pdf](#)  
Attachment: [Ordinance 19-03 LDC process Improvements 11.29.18.pdf](#)  
Attachment: [Public Comment letter.pdf](#)

#### F. REGULAR

##### Building and Development Services

14. [LDCT-17-05/Ordinance 19-03 fka 18-03 Land Development Code Text Amendment \(County Initiated\) / Process Improvements - Request to hold second public hearing prior to 5:00 pm - Legislative - Lisa Barrett, Planning Manager](#)

#### G. REPORTS

##### 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.

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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.