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Manatee County Government Administrative Building  
First Floor, Chambers  
February 2, 2017 - 9:00 a.m.

**February 2, 2017 - Land Use Meeting**

MEETING CALLED TO ORDER (Betsy Benac, Chairman)

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

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.

1. [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

2. [Z-16-07 - Robin's Apartments, LLC - DTS20160341 - MEPS389 - Quasi-Judicial - Branden Roe, Planner](#)

3. [Z-16-06 - Enneking Rezone - DTS20160288 - Quasi-Judicial - Branden Roe, Planner](#)  
\* Schenk

Attachment: [Staff Report -- Enneking Rezone - Z-16-06.pdf](#)  
Attachment: [Attachment 2- Staff Report Maps.pdf](#)  
Attachment: [Letter from Applicant for 2-2-2016.pdf](#)

4. [PDC-16-04\(Z\)\(P\) - Imperial Lakes Golf Club Homesites, Inc./GCI Parcel B, LLC/Imperial Renaissance, LLC \(Property Owner\)/ Primerica Group \(Contract Purchaser\)/Imperial Lakes Commercial - Quasi-Judicial - Margaret Tusing, Principal Planner](#) \* Schenk

Attachment: [Staff Report - Imperial Lakes Commercial - PDC-16-04\(Z\)\(P\).pdf](#)  
Attachment: [ATTACHMENT 2 - MAPS.pdf](#)  
Attachment: [ATTACHMENT 3 - ZONING DISCLOSURE AFFIDAVIT.pdf](#)  
Attachment: [ATTACHMENT 4 - PSP \(12-01-16\).pdf](#)  
Attachment: [ATTACHMENT 5 - SCHEDULE OF USES.pdf](#)  
Attachment: [Attachment 6 - TIA.pdf](#)  
Attachment: [Attachment 7 - Newspaper Advertising.pdf](#)  
Attachment: [Attachment 8 - Ordinance PDC-16-04\(Z\)\(P\).pdf](#)

5. [PDC-16-09\(Z\)\(G\) - Floridian Properties, Inc. / RCCW Development - DTS20160203 - Quasi-Judicial - Margaret Tusing, Principal Planner](#) \* Schenk

Attachment: [Staff Report - RCCW Development - PDC-16-09\(Z\)\(P\).pdf](#)  
Attachment: [Attachment 2 - Maps.pdf](#)  
Attachment: [ATTACHMENT 3 - Zoning Disclosure Affidavit.pdf](#)  
Attachment: [ATTACHMENT 4 - GDP 111816.pdf](#)  
Attachment: [ATTACHMENT 5 - Schedule of Uses for RCCW.pdf](#)  
Attachment: [ATTACHMENT 6 - TIA 2016-11-16.pdf](#)  
Attachment: [ATTACHMENT 7 - School Report.pdf](#)  
Attachment: [Attachment 8 - Newspaper Advertising.pdf](#)  
Attachment: [Attachment 9 - Ordinance PDC-16-09\(Z\)\(G\).pdf](#)

6. [PDMU-15-19\(G\) - I-75 Office Park, LLC/I-75 Office Park - DTS20150347 - MEPS488 - Quasi-Judicial - Rossina Leider, Planner](#) \* Schenk

Attachment: [Staff Report - I-75 Office Park.pdf](#)  
Attachment: [Attachment 2 - Staff Report Maps.pdf](#)  
Attachment: [Attachment 3 - General Development Plan Option A.pdf](#)  
Attachment: [Attachment 3 - General Development Plan Option B.pdf](#)  
Attachment: [Attachment 3 - General Development Plan Option C.pdf](#)  
Attachment: [Attachment 4 - Building Elevations.pdf](#)  
Attachment: [Attachment 5 - 11 18 16 School Report I-75 Office Park.pdf](#)  
Attachment: [Attachment 6 - CAO Comments - 2016-0388 and 2016-0807.pdf](#)  
Attachment: [Attachment 7 - Newspaper Advertising.pdf](#)  
Attachment: [Attachment 8 - Ordinance PDMU-15-19\(G\).pdf](#)

7. [PDR-13-26\(P\)\(R\) - Neal Communities of Southwest Florida, LLC/The Estuary \(fka Exclusive Residential Community\) PSP Modification - DTS20160475 - MEPS213 - Quasi-Judicial - Margaret Tusing, Principal Planner](#) \* Clague

Attachment: [Staff Report - The Estuary - PDR-13-26\(P\)\(R\) - 02022017 BC.pdf](#)

Attachment: [Attachment 1 - Staff Report Maps.pdf](#)

Attachment: [Attachment 2 - Newspaper Advertising.pdf](#)

Attachment: [ATTACHMENT 3 Revised Ordinance - PDR-13-26\(P\)\(R\) with CAO Revisions.pdf](#)

#### E. ADVERTISED PUBLIC HEARINGS (Presentation Scheduled)

##### Building and Development Services

8. [PDR-04-39\(G\)\(R2\) - The Concession Golf Club Helistop - DTS20150075 - MEPS222 - Quasi-Judicial - Stephanie Moreland, Principal Planner](#) \* Schenk

Attachment: [Concession Golf Club Helistop - PDR-04-39\(G\)\(R2\) - 20150075 - MEPS222.pdf](#)

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

Attachment: [Attachment 3 - Special and Specific Approval request letters.pdf](#)

Attachment: [Attachment 4 - Newspaper Advertising.pdf](#)

Attachment: [Attachment 5 - General Development Plan.pdf](#)

Attachment: [Attachment 6 - Additional presentation time request..pdf](#)

Attachment: [Attachment 7 - Request from citizen for extra presentation time..pdf](#)

Attachment: [Attachment 8 - Letter from Florida Dept. of Transportation.pdf](#)

Attachment: [Attachment 9 - Ordinance PDR-04-39\(G\)\(R2\).pdf](#)

Attachment: [Attachment 10 - Public Comments.pdf](#)

#### F. REGULAR

##### Attorney

9. [Planning Commission member request for waiver of conflict of interest](#) \* Schenk

Attachment: [Conerly Waiver Request Ltr.pdf](#)

Attachment: [CAO Memorandum.pdf](#)

Attachment: [Proof of Publication.pdf](#)

#### G. REPORTS

##### COMMISSIONER AGENDA

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

##### COMMISSIONER COMMENTS

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