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Manatee County Government Administrative Building
1st Floor, Chambers
9:00 am - February 7, 2019

February 7, 2019 Land Use Meeting

BOARD OF COUNTY COMMISSIONERS

AGENDA
and
NOTICE OF PUBLIC MEETING

MEETING CALLED TO ORDER (Stephen R. Jonsson, Chairman)

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

1. [Pastor James Smalley, Fellowship Church of God](#)

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS

Items Scheduled for Time Certain

2. [Item 7 - 9:00 am Time Certain - LDCT-17-02/Ord. 19-05 - Land Development Code Text Amendment/Airport Zoning \(with SRO Special Area of Consideration and Minimum State Statute Requirements\) Legislative - Lisa Barrett, Planning Manager](#)
3. [Item 8 - 9:00 am Time Certain - LDCT-17-02/Ordinance 19-06 fka 18-42 - Land Development Code Text Amendment/Airport Zoning \(Contains Minimum State Statute Requirements\) - Legislative - Lisa Barrett, Planning Manager](#)
4. [Item 15 - 9:00 am Time Certain - Interlocal Agreement between Manatee County and Sarasota Manatee Airport Authority Airport Zoning Regulations Chapter 333, Florida Statutes](#)

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.

5. [Citizen Comments](#)

CITIZEN COMMENTS (Consent Agenda Items Only)

B. CONSENT AGENDA

Building and Development Services

6. [Final Plat - Reserve at Twin Rivers](#)

Attachment: [Application.pdf](#)

Attachment: [Agreements.pdf](#)

Attachment: [Bonds.pdf](#)

Attachment: [Legal.pdf](#)

APPROVAL OF CONSENT AGENDA

C. ADVISORY BOARD APPOINTMENTS

D. ADVERTISED PUBLIC HEARINGS (Presentations Upon Request)

E. ADVERTISED PUBLIC HEARINGS (Presentation Scheduled)

Building and Development Services

7. [9:00 am Time Certain LDCT-17-02/Ordinance 19-05 fka 18-01 & 17-22 - Land Development Code Text Amendment /Airport Zoning \(with SRQ Special Area of Consideration and Minimum State Statute Requirements\) - Legislative - Lisa Barrett, Planning Manager](#) * Schenk

Attachment: [Staff Report - LDC Airport Zoning - Ordinance 19-05.pdf](#)

Attachment: [Newspaper Advertising.pdf](#)

Attachment: [Ordinance 19-05 - LDCT Airport Overlay.pdf](#)

Attachment: [Public Comments Letter from SRQ.pdf](#)

8. [9:00 am Time Certain - LDCT-17-02/Ordinance 19-06 fka 18-42 - Land Development Code Text Amendment/Airport Zoning \(Contains Minimum State Statute Requirements\) - Legislative - Lisa Barrett, Planning Manager](#) * Schenk

Attachment: [Staff Report - LDC Airport Zoning - Ordinance 19-06.pdf](#)

Attachment: [Newspaper Advertising.pdf](#)

Attachment: [Ordinance 19-06 per statue.pdf](#)

Attachment: [Public Comments Letter from SRQ.pdf](#)

9. [PDMU-18-09\(Z\)\(G\) Covered Bridge Holdings III, LLC/SR 70 Commercial Subdivision PLN1804-0006 - Quasi-Judicial - Dorothy Rainey, AICP, Senior Planner - Continued from January 10, 2019](#) * Schenk

- Attachment: [Staff Report SR 70 Commercial Subdivision PDMU-18-09\(Z\)\(G\).pdf](#)
- Attachment: [2 - Staff Report Maps.pdf](#)
- Attachment: [3 - General Development Plan .pdf](#)
- Attachment: [4 - Revised Schedule of Uses.pdf](#)
- Attachment: [5 - Traffic Impact Statement.pdf](#)
- Attachment: [6 - Concurrency Deferral Form.pdf](#)
- Attachment: [7 - Environmental Narrative.pdf](#)
- Attachment: [8 - Special Approval Request Letter.pdf](#)
- Attachment: [9 - Zoning Disclosure Affidavit.pdf](#)
- Attachment: [10 - Newspaper Advertising.pdf](#)
- Attachment: [11 - Ordinance PDMU-18-09\(Z\)\(G\).pdf](#)

10. [PDR-18-12\(Z\)\(G\) PGCI IV, LLC/Silverleaf Rezone PLN1806-0084 - Quasi-Judicial - Jamie Schindewolf, Planner I](#) * Schenk

- Attachment: [Staff Report - Silverleaf - PDR-18-12\(Z\)\(G\) - PLN1806-0084.pdf](#)
- Attachment: [2 - Staff Report Maps.pdf](#)
- Attachment: [3 - General Development Plan 2018.09.19 \(1\).pdf](#)
- Attachment: [4 - TIS Correspondence 20180626.pdf](#)
- Attachment: [5 - Environmental Narrative By E Co Consultants.pdf](#)
- Attachment: [6 - School report .pdf](#)
- Attachment: [7 - Special and Specific Approval Request 2018.06.22.pdf](#)
- Attachment: [8 - Zoning Disclosure.pdf](#)
- Attachment: [9 - Newspaper Advertising.pdf](#)
- Attachment: [10 - Ordinance PDR-18-12\(Z\)\(G\).pdf](#)
- Attachment: [11 - Public Comments.pdf](#)

11. [PA-18-09/Ordinance 19-12 fka 18-35 DBM Marina, LLC/Sarabay Development \(Small Scale Map & Text Amendment\) PLN1807-0001 - Legislative - Rossina Leider, Principal Planner](#) * Schenk

- Attachment: [Staff Report Sarabay Development PA-18-09-Ord. 19-12 PLN1807-0001.pdf](#)
- Attachment: [2 - Staff Report Maps.pdf](#)
- Attachment: [3 - Legal description.pdf](#)
- Attachment: [4 - Traffic Impact Statement.pdf](#)
- Attachment: [5 - Applicant Acceptance Letter of Condition D.5.13.pdf](#)
- Attachment: [6- Newspaper Advertising.pdf](#)
- Attachment: [7 - Ordinance 19-12.pdf](#)

12. [PDMU-16-12\(G\)\(R\) Lorraine Corners Northeast Modification/Lakewood Ranch Park of Commerce PLN1807-0047 - Quasi-Judicial - Jamie Schindewolf, Planner I](#) * Schenk

Attachment: [Staff Report - Lorraine Corners NE PDMU-16-12\(G\)\(R\) PLN1807-0047.pdf](#)
Attachment: [2 - Staff Report Maps.pdf](#)
Attachment: [3 - General Development Plan.pdf](#)
Attachment: [4 - Schedule of Uses Exhibit B to Ordinance.pdf](#)
Attachment: [5 - Concurrency Deferral.pdf](#)
Attachment: [6 - School Report.pdf](#)
Attachment: [7 - Narrative and Request for Parking Reduction and Height Increase.pdf](#)
Attachment: [8 - Memo on Density Calculations.pdf](#)
Attachment: [9 - Elevations.pdf](#)
Attachment: [10 - Newspaper Advertising.pdf](#)
Attachment: [11 - Ordinance PDMU-16-12\(Z\)\(G\).pdf](#)
Attachment: [12 - Public Comment Letter.pdf](#)

13. [Z-18-14 Guthrie Rezone/Aaron Guthrie, Diana Valencia \(Owners\) PLN1809-0030 - Quasi-Judicial - Jamie Schindewolf, Planner I * Schenk](#)

Attachment: [Staff Report - Guthrie Rezone Z-18-14 PLN1809-0030.pdf](#)
Attachment: [2 - Staff Report Maps.pdf](#)
Attachment: [3 - Traffic Impact Statement.pdf](#)
Attachment: [4 - Zoning Disclosure Affidavit.pdf](#)
Attachment: [5 - Newspaper Advertising.pdf](#)
Attachment: [6 - Ordinance Z-18-14 PLN1809-0030.pdf](#)

14. [PDC-16-20\(G\)\(R\) Xpress Storage \(fka Lakewood Storage\)/NSA Property Holdings, LLC PLN1811-0038 - Quasi-Judicial - Margaret Tusing, Planning Section Manager * Schenk](#)

Attachment: [Staff Report - Xpress Storage PDC-16-20\(G\)\(R\) PLN1811-0038.pdf](#)
Attachment: [2 - STAFF REPORT MAPS.pdf](#)
Attachment: [3 - REVISED GDP.pdf](#)
Attachment: [4 - Schedule of Uses.pdf](#)
Attachment: [5 - Project Narrative.pdf](#)
Attachment: [6 - PHOTOGRAPHS-GRAPHICS .pdf](#)
Attachment: [7 - Newspaper Advertising.pdf](#)
Attachment: [8 - Ordinance PDC-16-20\(G\)\(R\).pdf](#)

F. REGULAR

Building and Development Services

15. [9:00 am Time Certain - Interlocal Agreement between Manatee County and Sarasota Manatee Airport Authority Airport Zoning Regulations Chapter 333, FS * Schenk](#)

Attachment: [SMAA Interlocal Agreement 1.30.19.pdf](#)

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 ADA, 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.