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Manatee County Government Administrative Building
1st Floor, Patricia M. Glass Chambers
9:00 am - January 10, 2019

January 10, 2019 Land Use Meeting

MEETING CALLED TO ORDER (Stephen R. Jonsson)

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

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

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS

Items Scheduled for Time Certain

2. [9:00 AM - Item #13 - PDMU-17-04\(G\)\(R\) - Alprop-I, LLC / Florida International Tradeport \(fka Eellenton Commerce Park\) PLN1808-0010 - Quasi-Judicial - Margaret Tusing, Planning Section Manager](#)
3. [10:00 AM - Time Certain - Item #14 - LDCT-17-02/Ordinance 19-05 fka 18-01 & 17-22 - LDC Text Amendment/Airport Zoning \(with SRO Special Area of Consideration and Minimum State Statute Requirements\) - Legislative - Lisa Barrett, Planning Manager](#)
4. [10:00 AM Time Certain - Item #15 - LDCT-17-02/Ordinance 19-06 fka 18-42 - LDC Text Amendment/Airport Zoning \(Contains Minimum State Statute Requirements\) - 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)

CITIZEN COMMENTS (Consent Agenda Items Only)

B. CONSENT AGENDA

Building and Development Services

5. [Final Plat - McMullen Creek Subdivision](#)

Attachment: [Application.pdf](#)

APPROVAL OF CONSENT AGENDA

C. ADVISORY BOARD APPOINTMENTS

D. ADVERTISED PUBLIC HEARINGS (Presentations Upon Request)

Building and Development Services

6. [Evergreen Community Development District](#) * Clague

Attachment: [Evergreen CDD StaffReport 120618.pdf](#)

Attachment: [Exhibit 1B - General Location Map \(2\).pdf](#)

Attachment: [Petition to Establish District %2810.16.18%29 - Evergreen \(1\).pdf](#)

Attachment: [Exhibit 1A - Legal Description \(2\).pdf](#)

Attachment: [Newspaper Advertisement.pdf](#)

7. [PDR-18-12\(Z\)\(G\) - PGCI IV, LLC/Silverleaf Rezone PLN1806-0084 - Quasi-Judicial - Jamie Schindewolf, Planner I - To be continued to February 7, 2019 and re-advertised](#)

8. [PDC-18-03\(Z\)\(P\) CSPR \(Owner\)/Saunders Family Limited Partnership \(Contract Purchaser\)/Parrish-Chin Road Center PLN1803-0009 - Quasi-Judicial - Kyrsten French, Planner I](#) * Schenk

Attachment: [Staff Report Parrish - Chin road Center PDC-18-03\(Z\)\(P\) PLN1803-0009.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 - Special and Specific approval requests.pdf](#)

Attachment: [7 - Zoning Disclosure Affidavits.pdf](#)

Attachment: [8 - Schedule of Uses.pdf](#)

Attachment: [9 - Newspaper Advertising.pdf](#)

Attachment: [10 - Ordinance PDC-18-03\(Z\)\(P\).pdf](#)

9. [Z-18-08 - AC-DC2, LLC/Ranchvet Rezone - PLN1803-0086 - Quasi-Judicial - Kimberly Middleton, Planner I](#) * Schenk

Attachment: [Staff Report - Ranchvet Rezone - Z-18-08 PLN1803-0086.pdf](#)

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

Attachment: [3 - Zoning Disclosure Affidavit.pdf](#)

Attachment: [4 - Traffic Impact Study .pdf](#)

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

Attachment: [6 - Ordinance Z-18-08.pdf](#)

10. [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 November 1, 2018 and readvertised](#) * 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 - Schedule of Uses Exhibit B.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](#)

11. [PDEZ-08-21\(Z\)\(G\)\(R3\) - Patron Holdings, LLC - Port Manatee Encouragement Zone, Area C PLN1806-0075 - Quasi-Judicial - Dorothy Rainey, AICP, Senior Planner](#) * Schenk

Attachment: [Staff reprot for PDEZ-08-21\(Z\)\(G\)\(R3\) Area C.pdf](#)
Attachment: [2 - Staff Report Map s.pdf](#)
Attachment: [3 - General Development Plan.pdf](#)
Attachment: [4 - Traffic Impact Statement.pdf](#)
Attachment: [5 - CLOS Deferral.pdf](#)
Attachment: [6 - Zoning Disclosure Affidavit.pdf](#)
Attachment: [7 - Newspaper Advertising.pdf](#)
Attachment: [8 - Ordinance PDEZ-18-21\(Z\)\(G\)\(R3\).pdf](#)

Public Works

12. [Public Works Standards Text Amendment to Ingress/Egress Easements](#) * Schenk

Attachment: [Res. 19-001 PW Text Amendmen.12.13.18.pdf](#)
Attachment: [Resolution R-19-001 and Exhibit A-1 12042018.pdf](#)
Attachment: [CAO Review Response to RLS for Amendment to Public Works Standards Manual\(Matter No. 2018-0528\).pdf](#)

E. ADVERTISED PUBLIC HEARINGS (Presentation Scheduled)

Building and Development Services

13. [9:00 am Time Certain - PDMU-17-04\(G\)\(R\) - Alprop-I, LLC/Florida International Tradeport \(fka Ellenton Commerce Park\) PLN1808-0010 - Quasi-Judicial - Margaret Tusing, Planning Section Manager](#) * Schenk

Attachment: [Staff Report - Florida International Tradeport fka Ellenton](#)

[Commerce Park PDMU-17-04\(G\)\(R\).pdf](#)
Attachment: [2 - STAFF REPORT MAPS.pdf](#)
Attachment: [3 - GDP.pdf](#)
Attachment: [4 - SCHEDULE OF USES EXHIBIT B.pdf](#)
Attachment: [5 - DEFERRAL OF CONCURRENCY.pdf](#)
Attachment: [6 - Environmental Narrative .pdf](#)
Attachment: [7 - Newspaper Advertising.pdf](#)
Attachment: [8 - Ordinance PDMU-17-04\(G\)\(R\) Florida International Tradeport.pdf](#)
Attachment: [9 - Public Comments.pdf](#)

14. [10:00 am Time Certain - LDCT-17-02/Ordinance 19-05 fka 18-01 & 17-22 LDC 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: [1 - Newspaper Advertising.pdf](#)
Attachment: [2 - Ordinance 19-05.pdf](#)
Attachment: [3 - Public Comments Letter from SRQ.pdf](#)

15. [10:00 AM Time Certain - LDCT-17-02/Ordinance 19-06 fka 18-42 - LDC 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: [1 - Newspaper Advertising.pdf](#)
Attachment: [2 - Ordinance 19-06 per statute.pdf](#)
Attachment: [3 - Public Comments Letter from SRQ.pdf](#)

16. [Z-18-12 - Kita Neighborhood Rezone PLN1807-0030 - Quasi-Judicial - Dorothy Rainey, AICP, Senior Planner](#) * Schenk

Attachment: [Staff Report - Kita Neighborhood Z-18-12 PLN1807-0030.pdf](#)
Attachment: [2 - Staff Report Maps.pdf](#)
Attachment: [3 - Legal Description and Survey Sketch .pdf](#)
Attachment: [4 - Traffic Impact Statement .pdf](#)
Attachment: [5 - Zoning disclosure Affidavits.pdf](#)
Attachment: [6 - November 8, 2018 Planning Commission Approved Minutes.pdf](#)
Attachment: [7 - Newspaper Advertising.pdf](#)
Attachment: [8 - Ordinance Z-18-12.pdf](#)
Attachment: [9 - Public Comments.pdf](#)

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

F. REGULAR

Attorney

18. [Consideration of adoption of Resolution No. R-19-004 to set forth procedures for the siting of County-constructed public safety radio systems.](#) * Schenk

Attachment: [Proposed Resolution No. R-19-004.pdf](#)

Attachment: [PROCEDURES PUBLIC SAFETY RADIO SYTEMS. Exhibit A. 12.18.18docx.pdf](#)

Building and Development Services

19. [LDCT-17-02/Ord 19-05 fka 18-01, 17-22 - Land Develop. Code Text Amend/Airport Zoning \(w/SRO Special Area of Consideration and Min. State Statute Requirements\) - Request to hold 2nd public hear prior 5:00 pm Legislative - Lisa Barrett](#)

20. [LDCT-17-02/Ord19-06 LDC Text Amendment/Airport Zoning \(Contains Min. State Statute Requirements\) Request to hold 2nd 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

div style="text-align:justify; font-size:.8em;">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

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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.