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Manatee County Administrative Building  
First Floor - Chambers  
9:00 A.M. - June 7, 2018

## June 7, 2018 Land Use Meeting

MEETING CALLED TO ORDER (Priscilla Trace, Chairman)

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

1. [Pastor Bill Pierson, J.O.Y. Fellowship](#)

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS

Items Scheduled for Time Certain

2. [9:00 AM Time Certain Item #14 - Updated Building Fee Schedule](#)
3. [1:30 PM Time Certain - Item#13 - PA-17-08/Ordinance 18-04 County-Initiated Text and Map Amendment Process Improvements - Comprehensive Plan - Legislative - Margaret Tusing, Principal Planner](#) \* Schenk

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.

4. [Citizen Comments](#)

CITIZEN COMMENTS (Consent Agenda Items Only)

B. CONSENT AGENDA

Building and Development Services

5. [Final Plat - Cove II](#)

Attachment: [Application Cove II.pdf](#)

Attachment: [Plat Cove II.pdf](#)

6. [Street Waiver Request for Solera @ Lakewood Ranch](#)

Attachment: [Solera @ Lakewood Ranch Street Wvr Docs.pdf](#)

APPROVAL OF CONSENT AGENDA

C. ADVISORY BOARD APPOINTMENTS

D. ADVERTISED PUBLIC HEARINGS (Presentations Upon Request)

Building and Development Services

7. [LDCT-18-04/Ordinance 18-22 - County-Initiated Land Development Code Text Amendment / Dog Dining - Legislative - Margaret Tusing, Principal Planner](#) \* Schenk

Attachment: [Staff Report - LDCT18-05 ORD18-22 LDC Amendment Dog Dining.pdf](#)

Attachment: [1 - Newspaper Advertising.pdf](#)

Attachment: [2 - ORDINANCE 18-22 with exhibits.pdf](#)

Attachment: [3 - F.S. 509.233.pdf](#)

8. [PA-18-01/Ordinance 18-11 Rolf Nielsen 20180014 - Legislative - Stephanie Moreland, Senior Planner](#) \* Schenk

Attachment: [Staff Report - Rolf Nielsen PA 18-01 Ord 18-11.pdf](#)

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

Attachment: [2 - Exhibits A -E.pdf](#)

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

Attachment: [4 - Ordinance 18-11 - PA-18-01.pdf](#)

9. [PA-18-02/Ordinance 18-17 - Ecoplexus, Inc. - Alternative Energy Generation Facility - Legislative - Margaret Tusing, Principal Planner](#) \* Schenk

Attachment: [Staff Report - PA-18-02-ORD-18-17 - Ecoplexus, Inc. - Solar.pdf](#)

Attachment: [2 - Ordinance with Exhibits.pdf](#)

Attachment: [3 - Agencies Comments.pdf](#)

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

10. [PDI-17-22\(P\) - Calcutta Marine 20170497 - Quasi-Judicial - Stephanie Moreland, Senior Planner](#) \* Schenk

Attachment: [Staff Report - PDI-17-22\(P\) Calcutta Marine 20170497.pdf](#)

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

- Attachment: [3 - Preliminary Site Plan.pdf](#)
- Attachment: [4 - Special Approval Letter .pdf](#)
- Attachment: [5 - Specific Approval Letter.pdf](#)
- Attachment: [6 - Newspaper Advertising.pdf](#)
- Attachment: [7 - Ordinance PDI-17-22\(P\).pdf](#)

11. [PDR-17-28\(Z\)\(P\) SMR Northeast, LLC/Solera at Lakewood Ranch 20170566 - Quasi-Judicial - Rossina Leider, Principal Planner](#) \* Schenk

- Attachment: [Staff Report SOLERA PDR-17-28\(Z\)\(P\) .pdf](#)
- Attachment: [2 - Staff Report Maps.pdf](#)
- Attachment: [3 - Preliminary Site Plan.pdf](#)
- Attachment: [4 - Traffic Impact Analysis.pdf](#)
- Attachment: [5 - Environmental Narrative .pdf](#)
- Attachment: [6 - School Report .pdf](#)
- Attachment: [7 - Special and Specific Approval Requests.pdf](#)
- Attachment: [8 - Zoning Disclosure Affidavit .pdf](#)
- Attachment: [9 - Newspaper Advertising.pdf](#)
- Attachment: [10 - Ordinance PDR-17-28\(Z\)\(P\).pdf](#)

12. [Z-18-07 Willis Rezone PLN1803-0017 - Quasi-Judicial - Ryan Todd, Planner I](#) \* Schenk

- Attachment: [Staff Report - Willis Rezone - PLN1803-0017 .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 Affidavit.pdf](#)
- Attachment: [6 - Newspaper Advertising.pdf](#)
- Attachment: [7 - Ordinance Z-18-07.pdf](#)

E. ADVERTISED PUBLIC HEARINGS (Presentation Scheduled)

Building and Development Services

13. [1:30 pm Time Certain - PA-17-08/Ordinance 18-04 - County-Initiated Text and Map Amendment Process Improvements - Comprehensive Plan - Legislative - Margaret Tusing, Principal Planner](#) \* Schenk

- Attachment: [Staff Report PA-17-08Ord. 18-04 Process Improvements.pdf](#)
- Attachment: [2 - DRAFT Ordinance 18-04 - PROCESS IMPROVEMENTS - COMP PLAN.pdf](#)
- Attachment: [3 Impact Analysis v8.pdf](#)
- Attachment: [4-School Board .pdf](#)
- Attachment: [5-TECHNICAL SUPPORT DATA.pdf](#)
- Attachment: [6 - Transmittal Letter for DEO for Signature.pdf](#)
- Attachment: [7 - Newspaper Advertising.pdf](#)
- Attachment: [8 - Public Comments.pdf](#)

F. REGULAR

Building and Development Services

14. [9:00 AM Time Certain - Updated Building Fee Schedule](#)

Attachment: [RESOLUTION NO 18-098.pdf](#)

Attachment: [RESOLUTION NO 18-099.pdf](#)

Attachment: [RESOLUTION NO 18-100.pdf](#)

Attachment: [Comparison BADS FEESCHEDULE Building.pdf](#)

Attachment: [2018-JULY FEESCHEDULE Building.pdf](#)

G. REPORTS

COMMISSIONER AGENDA

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

COMMISSIONER COMMENTS

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