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Manatee County Administration Building  
1st Floor Patricia M. Glass Chambers  
9:00 am - May 2, 2019

**May 2, 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. [Priest Charles Walker, Community of Christ Church](#)

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS

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)

Each person wishing to speak on Consent Agenda items will be limited to three (3) minutes per item; provided, however, that each person will be limited to speaking for a total of ten (10) minutes regardless of the number of items being discussed.

2. [Citizen Comments](#)

B. CONSENT AGENDA

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

3. [PDMU-18-23\(P\) Morgan's Glen/Moccasin Wallow Associates, LLC \(Owner\) - PLN1806-0074 - Quasi-Judicial - Dorothy Rainey, AICP, Senior Planner - Continued from March 7 and April 4, 2019; to be continued to June 6, 2019](#)

4. [Z-18-15 Gettel Toyota Parking Lot II/Gettel Automotive, Inc. PLN1810-0029 - Quasi-Judicial - Dorothy Rainey, AICP, Senior Planner \\* Schenk](#)

Attachment: [Staff Report - Gettel Toyota Parking Lot II Z-18-15 PLN1810-029.pdf](#)

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

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

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

Attachment: [5 - Ordinance Z-18-15.pdf](#)

Attachment: [6 - Public Comments.pdf](#)

5. [PDRV-18-04\(Z\)\(G\) Linger Lodge RV Park Campground / Riverloft, LLC PLN1803-0046 - Quasi-Judicial - Rossina Leider, Principal Planner \\* Schenk](#)

Attachment: [Staff Report-PDRV-18-04\(Z\)\(G\)-Linger Lodge RV Park PLN1803-0046 .pdf](#)

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

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

Attachment: [4 - Buffer Zoning Exhibit.pdf](#)

Attachment: [5 - Traffic Impact Statement.pdf](#)

Attachment: [6 - Project Narrative.pdf](#)

Attachment: [7 - Specific Approval Request.pdf](#)

Attachment: [8 - AD-09-32A Carlton Fields Linger Lodge RV Properties and related documents.pdf](#)

Attachment: [9 - Zoning Disclosure.pdf](#)

Attachment: [10 - Newspaper Advertising.pdf](#)

Attachment: [11 - Ordinance PDRV-18-04\(Z\)\(G\).pdf](#)

Attachment: [12 - Public Comments.pdf](#)

6. [PA-18-07/Ordinance 19-20 I-75/SR 64 Development, Inc./Wisdom Hotels and Retail Development \(Small Scale Comprehensive Plan Amendment\) PLN1806-0091 - Legislative - Dorothy Rainey, AICP, Senior Planner \\* Schenk](#)

Attachment: [Staff Report - I-75 & SR 64 Wisdom Hotels PA-18-07 Ord. 19-20 PLN1806-0091.pdf](#)

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

Attachment: [2 - Traffic Impact Statement.pdf](#)

Attachment: [3 - Newspaper Advertising.pdf](#)  
Attachment: [4 - Ordinance 19-20.pdf](#)

7. [PDMU-18-18\(P\) Taco Bell - Bradenton PLN1807-0042 - Quasi-Judicial - Jamie Schindewolf, Planner II - Continued from March 7 and 21, 2019](#) \* Schenk

Attachment: [Staff Report - Taco Bell - PDMU-18-18\(P\) PLN1807-0042.pdf](#)  
Attachment: [2 - Staff Report Maps.pdf](#)  
Attachment: [3 - Preliminary Site Plan.pdf](#)  
Attachment: [4 - Traffic Impact Statement.pdf](#)  
Attachment: [5 - Affordable Housing Mitigation Letter.pdf](#)  
Attachment: [6 - Newspaper Advertising.pdf](#)  
Attachment: [7 - Ordinance PDMU-18-18\(P\).pdf](#)  
Attachment: [8 - Public Comments.pdf](#)

8. [PDR-18-20\(G\) Maple Ridge Subdivision/SFPRS Avignon, Inc. \(Owner\) PLN1809-0148 - Quasi-Judicial - Jamie Schindewolf, Planner II](#) \* Schenk

Attachment: [Staff Report - Maple Ridge Subdivision PDR-18-20\(G\) PLN1809-0148.pdf](#)  
Attachment: [2 - Staff Report Maps.pdf](#)  
Attachment: [3 - General Development Plan.pdf](#)  
Attachment: [4 - Concurrency Deferral Form.pdf](#)  
Attachment: [5 - Environmental Narrative.pdf](#)  
Attachment: [6 - School Report.pdf](#)  
Attachment: [7 - Specific Approval Request Letter.pdf](#)  
Attachment: [8 - Affordable Housing Designation.pdf](#)  
Attachment: [9 - Newspaper Advertising .pdf](#)  
Attachment: [10 - Ordinance PDR-18-20\(G\).pdf](#)

9. [PDR-18-22\(P\) Oaks at Creekside/SR 70 Land Bradenton, LLC PLN1810-0023 - Quasi-Judicial - Rossina Leider, Principal Planner](#) \* Schenk

Attachment: [Staff Report -Oaks at Creekside PDR-18-22\(P\) PLN1810-0023.pdf](#)  
Attachment: [2 - Staff Report Maps.pdf](#)  
Attachment: [3 - Preliminary Site Plan .pdf](#)  
Attachment: [4 - Building Elevations \(Exhibit B\).pdf](#)  
Attachment: [5 - Affordable Housing Designation Form \(3\).pdf](#)  
Attachment: [6 - Traffic Impact Statement.pdf](#)  
Attachment: [7 - School Report.pdf](#)  
Attachment: [8 - FDEP Completion Order.pdf](#)  
Attachment: [9 - Newspaper Advertising.pdf](#)  
Attachment: [10 - Ordinance PDR-18-22\(P\).pdf](#)

10. [PDR-17-35\(G\)\(R\) Lorraine Lakes \(f.k.a. The Woodlands at Lakewood Ranch\)/SMR Northeast, LLC PLN1902-0120 - Quasi-Judicial - Rossina Leider, Principal Planner](#) \* Schenk

Attachment: [Staff Report - Lorraine Lakes - PDR-17-35\(G\)\(R\) PLN1902-0120.pdf](#)

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

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

Attachment: [4 - Zoning OrdinancePDR-17-35\(Z\)\(G\).pdf](#)

Attachment: [5 - Ordinance PDR-17-35\(G\)\(R\).pdf](#)

Attachment: [6 - Exhibit B.pdf](#)

Attachment: [7 - Project Narrative.pdf](#)

Attachment: [8 - Newspaper Advertising .pdf](#)

F. REGULAR

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; 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.