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Manatee County Government Administration Building
First Floor - Patricia M. Glass Chambers
August 22, 2019 - 9:00 a.m.

REVISED August 22, 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 Dion Daniels, City Life Church](#)

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS

Items Scheduled for Time Certain

2. [1:30 PM Time Certain Item 7 - PDMU-19-05\(Z\)\(G\) Springs at Ellenton/IMG Enterprises, Inc. PLN1902-0194 - Quasi-Judicial - Jamie Schindewolf, Planner II](#)

Changes to Agenda

9. [Changes to Agenda](#)

Attachment: [190822 BCC.pdf](#)

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.

3. [Citizen Comments](#)

CITIZEN COMMENTS (Consent Agenda Items Only)

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

4. [PDC-17-31\(Z\)\(P\) - Fort Hamer Crossing/William K. and Katherine L. Marsh DTS20170681 - Quasi-Judicial - Dorothy Rainey, AICP, Senior Planner * Schenk](#)

Attachment: [Staff Report Fort Hamer Crossing PDC-17-31\(Z\)\(P\) DTS20170681.pdf](#)

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

Attachment: [Attachment 3 - Preliminary Site Plan.pdf](#)

Attachment: [Attachment 4 - Schedule of Uses.pdf](#)

Attachment: [Attachment 5 - TRAFFIC IMPACT STATEMENT.pdf](#)

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

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

Attachment: [Attachment 8 - Zoning Disclosure Affidavit.pdf](#)

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

Attachment: [Attachment 10 - Ordinance PDC-17-31\(Z\)\(P\).pdf](#)

Attachment: [Attachment 11 - Public Comments.pdf](#)

5. [PDC-18-16\(P\) - 2415 63rd Avenue East C-Store/2415 63rd LLC PLN1807-0023 - Quasi-Judicial - Dorothy Rainey, AICP, Senior Planner * Schenk](#)

Attachment: [Staff Report 2415 63rd Ave PDC-18-16\(P\) - Final MCT.pdf](#)

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

Attachment: [Attachment 3 - Preliminary Site Plan.pdf](#)

Attachment: [Attachment 4 - Specific Approval Request Letter.pdf](#)

Attachment: [Attachment 5 - Parking Study to support Specific Approval.pdf](#)

Attachment: [Attachment 6 - Traffic Impact Statement.pdf](#)

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

Attachment: [Attachment 8 - Court Order CA-96-3227.pdf](#)

Attachment: [Attachment 9.a - ERP approval.pdf](#)

Attachment: [Attachment 9.b - ERP Permitted Plans.pdf](#)

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

Attachment: [Attachment 11 - Ordinance PDC-18-16\(P\).pdf](#)

6. [PDR-14-14\(P\)\(R3\) VK Summerwoods LLC/Summerwoods Phase I, II & III PLN1812-0049 - Quasi-Judicial - Jamie Schindewolf, Planner II](#) * Schenk

Attachment: [Staff Report Summerwoods Ph I, II and III PDR-18-28\(P\).pdf](#)

Attachment: [ATTACHMENT 2 - STAFF REPORT MAPS.pdf](#)

Attachment: [ATTACHMENT 3 - Preliminary Site Plan.pdf](#)

Attachment: [ATTACHMENT 4 - TRAFFIC IMPACT ANALYSIS.pdf](#)

Attachment: [ATTACHMENT 5 - ENVIRONMENTAL NARRATIVE.pdf](#)

Attachment: [ATTACHMENT 6 - SCHOOL REPORT DATED 02272019.pdf](#)

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

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

Attachment: [Attachment 9 - Ordinance PDR-14-14\(P\)\(R3\).pdf](#)

7. [1:30 PM Time Certain - PDMU-19-05\(Z\)\(G\) Springs at Ellenton/IMG Enterprises, Inc. PLN1902-0194 - Quasi-Judicial - Jamie Schindewolf, Planner II](#) * Schenk

Attachment: [NEW Staff Report Springs at Ellenton PDMU-19-05\(Z\)\(G\) PLN1902-0194 with RWL redlines.pdf](#)

Attachment: [Attachment 3 - Staff Report Maps.pdf](#)

Attachment: [Attachment 4 - General Development Plan REVISED 2019.07.26 \(1\).pdf](#)

Attachment: [Attachment 5 - Springs Ellenton Sched of Uses.pdf](#)

Attachment: [Attachment 6.a- Traffic Impact Statement.pdf](#)

Attachment: [Attachment 6.b - Trip Generation Comparison.pdf](#)

Attachment: [Attachment 6.c - TIS Acceptance Letter.pdf](#)

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

Attachment: [Attachment 8 - School Report 8-1-19.pdf](#)

Attachment: [Attachment 9 - Specific Approval Request REVISED 2019.07.25 \(1\).pdf](#)

Attachment: [Attachment 10 - Parking Study.pdf](#)

Attachment: [Attachment 11 - Project Narrative Revised 2019.07.24.pdf](#)

Attachment: [Attachment 12 - Zoning Disclosure Affidavit.pdf](#)

Attachment: [Attachment 13 - Residential Emergency Preparedness Report.pdf](#)

Attachment: [Attachment 14 - Letter from Applicant withdrawing Version 2.pdf](#)

Attachment: [Attachment 15 - Newspaper Advertising.pdf](#)

Attachment: [Attachment 16 - Ordinance PDMU-19-05\(Z\)\(G\).pdf](#)

Attachment: [Attachment 17 - Public Comments 1.pdf](#)

Attachment: [Attachment 17 - Public Comments 2.pdf](#)

Attachment: [Updated Ordinance Springs at Ellenton Strikethrough - underline format .pdf](#)

Attachment: [Additional Public Comments1.pdf](#)

Attachment: [Additional Public Comments2.pdf](#)

8. [Z-19-18 Contemporary Housing Alternatives of Florida, Inc. Rezone PLN1903-0098 - Quasi-Judicial - Jamie Schindewolf, Planner II](#) * Schenk

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Attachment: [Staff Report Contemporary Housing Alternative of Florida, Inc. Z-19-18 PLN1903-0098.pdf](#)

Attachment: [ATTACHMENT 2 - STAFF REPORT MAPS.pdf](#)

Attachment: [ATTACHMENT 3 - 05.08.19 School Report.pdf](#)

Attachment: [Attachment 4 - TIS.pdf](#)

Attachment: [ATTACHMENT 5 - ZONING DISCLOSURE AFFIDAVIT.pdf](#)

Attachment: [Attachment 6 - Newspaper Advertising.pdf](#)

Attachment: [Attachment 7 - Ordinance Z-19-18.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.