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Manatee County Government Administrative Building  
First Floor, Chambers  
August 3, 2017 - 9:00 am

**REVISED August 3, 2017 - Land Use Meeting**

MEETING CALLED TO ORDER (Betsy Benac, Chairman)

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

1. [Kelly Matson, Care Net Manasota](#)

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS

Changes to Agenda

23. [Changes to Agenda](#)

Attachment: [170803 BC.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.

2. [Citizen Comments](#)

CITIZEN COMMENTS (Consent Agenda Items Only)

B. CONSENT AGENDA

Property Management

3. [Recording of a Road Plat for Williams Road near Upper Manatee River Road.](#)

Bradenton, Florida

Attachment: [Williams Road - ZNS.pdf](#)  
Attachment: [OR 2658 pg 6783.pdf](#)

4. Recording of a Road Plat for 99th Street Northwest, Bradenton, Florida.

Attachment: [99th Street Northwest-FK.pdf](#)  
Attachment: [Affidavit ORB 2683 pg 521.pdf](#)

5. Recording of a Road Plat of 24th Avenue East, Palmetto, Florida.

Attachment: [ROW-24th Avenue East - FK.pdf](#)  
Attachment: [Affidavit ORB 2647 pg 5139.pdf](#)

APPROVAL OF CONSENT AGENDA

C. ADVISORY BOARD APPOINTMENTS

D. ADVERTISED PUBLIC HEARINGS (Presentations Upon Request)

Building and Development Services

6. Ordinance 17-32 - Northwest Sector DRI26 - Quasi-Judicial - Rossina Leider, Planner - To be continued to no date set and to be readvertised

7. PDMU-05-19(G)(R8) - Northwest Sector - 20170131 - MEPS243 - Quasi-Judicial - Rossina Leider, Planner - To be continued to no date set and to be readvertised

8. Ordinance 17-36 - Parrish Lakes DRI28 (TBRPC DRI269) - Quasi-Judicial - Stephanie Moreland, Principal Planner - To be continued to September 7, 2017

9. PDMU-16-16(Z)(G) - FLM, Inc./Parrish Lakes - 20100092 - MEPS605 - Quasi-Judicial - Stephanie Moreland, Principal Planner - To be continued to September 7, 2017

10. PDMU-16-02(P) - Gulfside Homes/Bowlees Creek, LLP/Blu Harbor - 20160121 - Quasi-Judicial - Stephanie Moreland, Principal Planner - Continued from June 1, 2017; To be continued to September 7, 2017

11. SSP-17-01 - Resolution 17-088 - North County High School - School Site Plan - 20170248 - MEPS694 - Quasi-Judicial - Nicole Knapp, Planning Section Manager - To be continued to no date set and readvertised - Advertising requirements not met

12. LDCT-16-07/Ordinance 17-19 - Large Projects Land Development Code Amendment - Legislative - Kathleen Thompson, AICP \* Schenk

Attachment: [Staff Report - Large Projects LDC Amendment - LDCT-16-07 - Ordinance 16-33.pdf](#)  
Attachment: [Ordinance 17-19 - LDCT 16-07.pdf](#)

Attachment: [Newspaper Advertising.pdf](#)

13. [PA-16-05/Ordinance 17-13 \(f/k/a 16-41\) - County Initiated Text Amendment Educational Facilities - 20160488 - Legislative - Kathleen Thompson, AICP, Planning Manager](#) \* Schenk

Attachment: [SR - PA-16-05 - Ord.17-13 ADOPTION.pdf](#)

Attachment: [Ordinance 17-13 fka 16-41 - PA-16-05.pdf](#)

Attachment: [Newspaper Advertising.pdf](#)

Attachment: [Agencies Comments.pdf](#)

14. [PA-16-10/Ordinance 17-04 - Port Manatee Master Plan - Legislative - Kathleen Thompson, AICP](#) \* Schenk

Attachment: [Staff Report - Port Manatee Plan Amendment - PA-16-10 Ordinance 17-04.pdf](#)

Attachment: [1 - Port Master Plan.pdf](#)

Attachment: [Transmittal Letter for DEO for Signature.pdf](#)

Attachment: [Newspaper Advertising.pdf](#)

15. [PDPI-16-19\(Z\)\(G\) - Centerstone of Florida, Inc. / Centerstone - DTS20160454 - MEPS612 - Quasi-Judicial - Rossina Leider, Planner](#) \* Schenk

Attachment: [Staff Report - Centerstone - PDPI-16-19\(Z\)\(G\).pdf](#)

Attachment: [2 - Maps and Aerials.pdf](#)

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

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

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

Attachment: [6 - Specific Approval Request.pdf](#)

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

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

Attachment: [9 - Ordinance PDPI-16-19\(Z\)\(G\) - Centerstone.pdf](#)

Attachment: [Centerstone Update Memo BOCC08032017.pdf](#)

Attachment: [Ordinance PDPI-16-19\(Z\)\(G\) - Centerstone - 20160454 - M612.pdf](#)

16. [Resolution 17-089 \(Related to AP-17-01\) - SA-17-01 - Southeastern Guide Dogs - Residence Hall and Training Center - 20170211 - MEPS384 - Quasi-Judicial - Barney Salmon, Planner](#) \* Schenk

Attachment: [Staff Report - Southeastern Guide Dogs - R-17-08.pdf](#)

Attachment: [2 - Maps and Aerials.pdf](#)

Attachment: [3 - Resolution R-17-086 - Southeastern Guide Dogs .pdf](#)

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

17. [Z-16-07 - Robin's Apartments, LLC - 20160341 - MEPS589 - Quasi-Judicial - Rossina Leider, Planner](#) \* Schenk

Attachment: [Staff Report - Robin's Apts - Z-16-07.pdf](#)

Attachment: [Attachment 2 - Staff Report Maps.pdf](#)  
Attachment: [Attachment 3 - Zoning Disclosure.pdf](#)  
Attachment: [Attachment 4 - Approved TIS.pdf](#)  
Attachment: [Attachment 5 - Newspaper Advertising.pdf](#)  
Attachment: [Attachment 6 - Ordinance Z-16-07.pdf](#)

18. [Z-17-02 - Fink/Nadeau Rezone - 20170125 - Quasi-Judicial - Barney Salmon, Planner](#) \* Schenk

Attachment: [Staff Report - Fink Nadeau Rezone - Z-17-02.pdf](#)  
Attachment: [2 - Maps and Aerials.pdf](#)  
Attachment: [3 - Boundary Survey.pdf](#)  
Attachment: [4 - Traffic Impact Statement.pdf](#)  
Attachment: [5 - Zoning Disclosure Affidavit.pdf](#)  
Attachment: [6 - Newspaper Advertising.pdf](#)  
Attachment: [7 - Ordinance Z-17-02.pdf](#)

E. ADVERTISED PUBLIC HEARINGS (Presentation Scheduled)

Administrator

19. [2017 Update to School Impact Fees](#) \* Clague

Attachment: [2017-08-03 BCC Staff Report Sch IF.pdf](#)  
Attachment: [RLS-2017-0321 response by Clague.pdf](#)  
Attachment: [School Impact Fees Ordinance 17-46.pdf](#)  
Attachment: [Manatee County School Impact Fees 5-9-17.pdf](#)  
Attachment: [Resolution 2017-05.pdf](#)  
Attachment: [2017-08-03 Presentation School Board Exec Sum.pdf](#)  
Attachment: [Newspaper Advertising - Ordinance 17-46.pdf](#)  
Attachment: [2017-08-03 SchoolImpactFees DG.pdf](#)

Building and Development Services

20. [Z-16-09 - St. John, Argyriadis/St. John Medical - DTS20160607 - Quasi-Judicial - Rossina Leider, Planner - Continued from June 1, 2017](#) \* Schenk

Attachment: [Staff Report - St. John Medical - Z-16-09.pdf](#)  
Attachment: [2 - Maps and Aerials.pdf](#)  
Attachment: [3 - TIS Approval Letter.pdf](#)  
Attachment: [4 - Zoning Disclosure Affidavit.pdf](#)  
Attachment: [5 - Newspaper Advertising.pdf](#)  
Attachment: [6 - Ordinance Z-16-09 - St. John Medical.pdf](#)

21. [LDCT-17-01/Ordinance 17-30 - TOIT Land Development Code Text Amendment - 20170018 - M643 - Legislative - Continued from June 1, 2017 - Rossina Leider, Planner](#) \* Clague

Attachment: [Staff Report - TOIT LDC Amendment - LDCT-17-01-Ord. 17-](#)

[30.pdf](#)

Attachment: [Exhibit A Definitions.pdf](#)

Attachment: [Exhibit B Zoning.pdf](#)

Attachment: [Exhibit C Standards for Specific Uses.pdf](#)

Attachment: [Exhibit D Transportation Management.pdf](#)

Attachment: [Newspaper Advertising.pdf](#)

Attachment: [LDCT-17-01 - Ordinance 17-30 -.pdf](#)

22. [PA-17-04/Ordinance 17-18 - Myara Property Joint Venture, LLC - DTS20170042 - MEPS519 - Legislative - Rossina Leider, Planner \\* Schenk](#)

Attachment: [Staff Report - Myara Joint Venture Comprehensive Plan Amendment - PA-17-04 Ord. 17-18.pdf](#)

Attachment: [4.1 - Adopted Thoroughfare Table 5-1.pdf](#)

Attachment: [4.2 - Revised Thoroughfare Table 5-1.pdf](#)

Attachment: [5.1 - Adopted Thoroughfare Maps Future Traffic Circulation 5-B.pdf](#)

Attachment: [5.2 - Adopted Thoroughfare Maps Future Traffic Circulation 5-C.pdf](#)

Attachment: [5.3 - Adopted Thoroughfare Maps Future Traffic Circulation 5-D.pdf](#)

Attachment: [5.4 - Future Traffic Map5B Revised Myara.pdf](#)

Attachment: [5.5 - FutureTrafficMap5C Revised Myara.pdf](#)

Attachment: [5.6 - Future Traffic Map5D Revised Myara.pdf](#)

Attachment: [5.7 - Future Traffic Map 5-B Revised Myara ZOOM.pdf](#)

Attachment: [5.8 - Future Traffic Map 5-C Right of Way Revised Myara ZOOM.pdf](#)

Attachment: [5.9 - Future Traffic Map 5-D Revised Myara ZOOM.pdf](#)

Attachment: [6 - Support Analysis provided by applicant.pdf](#)

Attachment: [7 - Newspaper Advertising.pdf](#)

Attachment: [Public Comments - Myara Property Comp Plan Amendment - PA-17-04 - Ord. 17-18.pdf](#)

Attachment: [Request for Additional Presentation Time 2017 08 02.pdf](#)

F. REGULAR

G. REPORTS

COMMISSIONER AGENDA

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

COMMISSIONER COMMENTS

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