



[www.mymanatee.org](http://www.mymanatee.org)

Manatee County Government Administrative Building  
First Floor, Patricia M. Glass Chambers  
December 5, 2019 - 9:00 am

**REVISED December 5, 2019 Land Use Meeting**

BOARD OF COUNTY COMMISSIONERS

AGENDA  
and  
NOTICE OF PUBLIC MEETING

MEETING CALLED TO ORDER (Stephen Jonsson, Chairman)

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

1. [Pastor Wende Thompson, Glory Cloud Ministries](#)

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS

Items Scheduled for Time Certain

2. [1:30 pm Time Certain - Agenda Item 5 - LDCT-18-02/Ordinance 20-02 County Initiated Land Development Code Text Amendment - Sign Ordinance Amendment - Legislative - Lisa Barrett, Planning Manager](#)

Changes to Agenda

18. [Changes to Agenda](#)

Attachment: [191204 BCC.pdf](#)

Attachment: [TIS ParrishLandInvestment - Comp Plan Amendment V04 accepted signed.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

Building and Development Services

4. [Construction Trades Advisory Board Appointments](#)

Attachment: [SEAT 1 APPLICATIONS.pdf](#)

Attachment: [SEAT 3 APPLICATIONS.pdf](#)

Attachment: [SEAT 5 APPLICATIONS.pdf](#)

Attachment: [SEAT 7 APPLICATIONS.pdf](#)

Attachment: [CTB Matrix 2018-2019 pdf.pdf](#)

D. ADVERTISED PUBLIC HEARINGS (Presentations Upon Request)

E. ADVERTISED PUBLIC HEARINGS (Presentation Scheduled)

Building and Development Services

5. [1:30 pm Time Certain - LDCT-18-02/Ordinance 20-02 County Initiated Land Development Code Text Amendment - Sign Ordinance Amendment - Legislative - Lisa Barrett, Planning Manager](#) \* Schenk

Attachment: [Staff Report LDC Amendment Text Sign Ordinance LDCT-18-02 Ordinance 20-02 DTS20180071.pdf](#)

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

Attachment: [2 - SME Consultant Memo 11.5.19.pdf](#)

Attachment: [3 - Ordinance 20-02 .pdf](#)

Attachment: [4 - Exhibit A-1 Ch 2 Definitions Signs.pdf](#)

Attachment: [5 - Exhibit A-2 Ch 6 Signs v28.pdf](#)

Attachment: [6 - Exhibit A-3 - Ch 9 Design Standards Signs.pdf](#)

Attachment: [7 - Public Comments LDC Amendment Signs.pdf](#)

Attachment: [Public Comment Letter.pdf](#)

6. [PDR-19-04\(Z\)\(P\) Poling Gardens/Manatee County Habitat for Humanity PLN1812-0045 - Quasi-Judicial - Jamie Schindewolf, Planner II](#) \* Schenk

Attachment: [Staff Report Poling Gardens PDR-19-04\(Z\)\(P\) PLN1812-0045.pdf](#)

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

Attachment: [2 - Preliminary Site Plan.pdf](#)

Attachment: [3- Traffic Impact Statement.pdf](#)

Attachment: [4 - Environmental Narrative.pdf](#)

Attachment: [5 - School Report.pdf](#)

Attachment: [6 - Zoning Disclosure Affidavit.pdf](#)

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

Attachment: [8 - Ordinance PDR-19-04\(Z\)\(P\).pdf](#)

Attachment: [Updates for BCC.pdf](#)

Attachment: [Revised Ordinance in strikethrough underline format.pdf](#)

7. [PDR-18-27\(P\) Whitfield Preserve PLN1812-0035 - Quasi-Judicial - Jamie Schindewolf, Planner I](#) \* Schenk

Attachment: [Staff Report - Whitfield Preserve PDR-18-27\(P\) PLN1812-0035.pdf](#)

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

Attachment: [2 - Preliminary Site Plan.pdf](#)

Attachment: [3 - Traffic Impact Statement Accepted minus Appendices.pdf](#)

Attachment: [4 - Environmental Narrative.pdf](#)

Attachment: [5 - School Report.pdf](#)

Attachment: [6 - Specific Approval Request Letter 2019-09-09.pdf](#)

Attachment: [7 - Affordable Housing Designation.pdf](#)

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

Attachment: [9 - Ordinance PDR-18-27\(P\).pdf](#)

Attachment: [BOCC UPDATE MEMO.pdf](#)

Attachment: [Public Comment Letter.pdf](#)

Attachment: [Revised Ordinance in strikethrough underline format.pdf](#)

8. [PDMU-19-07\(Z\)\(G\) IA Manatee/IA Manatee, LLC PLN1904-0010 - Quasi-Judicial - Rossina Leider, Principal Planner](#) \* Schenk

Attachment: [Staff Report IA Manatee PDMU-19-07\(Z\)\(G\) PLN1904-0010.pdf](#)

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

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

Attachment: [4 - Traffic Impact Statement Accepted minus appendices.pdf](#)

Attachment: [5 - Schedule of Uses as proffered by applicant.pdf](#)

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

Attachment: [7 - Large Project Narrative Revised 2019.10.28.pdf](#)

Attachment: [8 - Florida Department of State Letter 2018.09.27.pdf](#)

Attachment: [9 - School Report .pdf](#)

Attachment: [10 - Specific Approval Request Revised 2019.09.04 \(3\).pdf](#)

Attachment: [11 - Zoning Disclosure Affidavits.pdf](#)

Attachment: [12 - Newspaper Advertising.pdf](#)

Attachment: [13 - Ordinance PDMU-19-07\(Z\)\(G\).pdf](#)

Attachment: [UPDATE MEMO IA Manatee.pdf](#)

Attachment: [Revised Ordinance in strikethrough underline format.pdf](#)

9. [Z-19-20 Entrust Freedom LLC Rezone - PLN1905-0037 - Quasi-Judicial - Dorothy Rainey, AICP, Senior Planner](#) \* Schenk

Attachment: [SR Entrust Freedom LLC Rezone Z-19-20.pdf](#)  
Attachment: [2 - Staff Report Maps.pdf](#)  
Attachment: [3 - Zoning Disclosure Affidavit.pdf](#)  
Attachment: [4 - Traffic Impact Statement.pdf](#)  
Attachment: [5 - Newspaper Advertising.pdf](#)  
Attachment: [6 - Ordinance Z-19-20.pdf](#)  
Attachment: [7 - Public Comments.pdf](#)  
Attachment: [Additional Public Comments.pdf](#)  
Attachment: [Additional Public Comments 2.pdf](#)

10. [PDR-05-67\(P\)\(R\) Heron Bay Subdivision / Parson Brown Oranges, Inc. PLN1906-0035 - Quasi-Judicial - Dorothy Rainey, AICP, Senior Planner](#) \* Schenk

Attachment: [Staff Report Heron Bay PDR-05-67\(P\)\(R\) PLN1906-0035.pdf](#)  
Attachment: [1 - Staff Report Maps.pdf](#)  
Attachment: [2 - Preliminary Site Plan.pdf](#)  
Attachment: [3 - CLOS-08-110.pdf](#)  
Attachment: [4 - Environmental Narrative.pdf](#)  
Attachment: [5 - School Report.pdf](#)  
Attachment: [6 - Newspaper Advertising.pdf](#)  
Attachment: [7 - Ordinance PDR-06-67\(P\)\(R\).pdf](#)  
Attachment: [8 - Public Comments.pdf](#)  
Attachment: [Additional Public Comment .pdf](#)

11. [PDR-98-17\(P\)\(R5\) River Wilderness Revision - Rive Isle West Channel Modification/Rive Isle Associates, LLC PLN1808-0092 - Quasi-Judicial - Rossina Leider, Principal Planner](#) \* Schenk

Attachment: [Staff Report River Wilderness Revision PDR-98-17\(P\)\(R5\) PLN1808-0092.pdf](#)  
Attachment: [2 - Staff Report Maps.pdf](#)  
Attachment: [3 - Preliminary Site Plan.pdf](#)  
Attachment: [4 - PDR-98-17\(P\)\(R4\) Preliminary Site Plan and Zoning Ordinance.pdf](#)  
Attachment: [5 - ERP Permit.pdf](#)  
Attachment: [6 - Newspaper Advertising.pdf](#)  
Attachment: [7 - Ordinance PDR-98-17\(P\)\(R5\).pdf](#)

12. [PA-19-01/Ordinance 19-17 - Fowlkes, Jackson, Stanaland and Wroblewski Living Trusts/Lakewood Gardens Large Scale Map Amendment PLN1902-0061 - Legislative - Rossina Leider, Principal Planner](#) \* Schenk

Attachment: [Staff Report - Lakewood Gardens PA-19-01 PLN1902-0061.pdf](#)  
Attachment: [2 - Staff Report Maps .pdf](#)  
Attachment: [3 - Legal Description.pdf](#)  
Attachment: [4.a - Traffic Impact Acceptance Letter.pdf](#)

Attachment: [4.b - Traffic Impact Statement .pdf](#)  
Attachment: [5 - School Board Report .pdf](#)  
Attachment: [6 - Newspaper Advertising.pdf](#)  
Attachment: [7 - Transmittal Letter.pdf](#)

13. [PA-19-02/Ordinance 19-21 Our Lives/Parrish Land Investments, LLC \(Large Scale Map Amendment\) PLN1902-0234 DEO19-03ESR - Legislative - Margaret Tusing, Planning Section Manager](#) \* Schenk

Attachment: [Staff Report Our Lives Parrish Land Investments LLC PA-19-02 Ord. 19-21 PLN1902-0234.pdf](#)  
Attachment: [2 - STAFF REPORT MAPS.pdf](#)  
Attachment: [3 - Legal Description.pdf](#)  
Attachment: [4 - TIS ACCEPTANCE LETTER.pdf](#)  
Attachment: [6 - Applicant Narrative-11.15.19.pdf](#)  
Attachment: [7 - APPLICANT RESPONSE TO REVIEW COMMENTS 05062019.pdf](#)  
Attachment: [8 - Newspaper Advertising.pdf](#)  
Attachment: [9 - Agency Comments Combined.pdf](#)  
Attachment: [10 - Ordinance 19-21.pdf](#)  
Attachment: [11 - Public Comments.pdf](#)  
Attachment: [11.19.19 School Report AMENDED Our Lives.pdf](#)  
Attachment: [Parrish Land Investments-OurLives CPA TIS Acceptance Ltr 11252019.pdf](#)  
Attachment: [TIS ParrishLandInvestment - Comp Plan Amendment V04 accepted signed.pdf](#)

14. [PDR-19-09\(Z\)\(P\) Rye Crossing/Hirsch PLN1904-0087 - Quasi-Judicial - Jamie Schindewolf, Planner I](#) \* Schenk

Attachment: [Staff Report - Rye Crossing Hirsch PDR-19-09\(Z\)\(P\) PLN1904-0087.pdf](#)  
Attachment: [1 - Staff Report Maps.pdf](#)  
Attachment: [2 - Preliminary Site Plan.pdf](#)  
Attachment: [3 - Traffic Impact Analysis accepted minus Appendices.pdf](#)  
Attachment: [4 - Environmental Narrative.pdf](#)  
Attachment: [5 - School Report.pdf](#)  
Attachment: [6 - Specific Approval Request Letter.pdf](#)  
Attachment: [7 - Zoning Disclosure Affidavit.pdf](#)  
Attachment: [8 - Newspaper Advertising.pdf](#)  
Attachment: [9 - Ordinance PDR-19-09\(Z\)\(P\).pdf](#)  
Attachment: [10 - Public Comments Rye Crossing.pdf](#)  
Attachment: [Revised Ordinance .pdf](#)

15. [PA-18-03/Ordinance 19-38 L3 Partnership/Gamble Creek Village Plan Amendment - Text Amendment - Legislative - Lisa Barrett, Planning Manager](#) \* Schenk

Attachment: [Staff Report Gamble Creek.pdf](#)  
Attachment: [2 - Newspaper Advertising.pdf](#)

Attachment: [3 - Legal Description.pdf](#)  
Attachment: [4 - Staff Report Maps.pdf](#)  
Attachment: [5 - Future Development Area Boundary History.pdf](#)  
Attachment: [6 - Applicant's Initial Submission.pdf](#)  
Attachment: [7 - Applicant's 2nd Submittal.pdf](#)  
Attachment: [8 - Applicant's 3rd Submittal.pdf](#)  
Attachment: [9 - Wetland Map prepared by Eco Consultants 9.10.2019.pdf](#)  
Attachment: [10 - Traffic Impact Study, Prepared by ESRP Corporation dated April 2018.pdf](#)  
Attachment: [11 - School Report.pdf](#)  
Attachment: [12 - Public Comments.pdf](#)  
Attachment: [Request for Continuance both items.pdf](#)

16. [PA-18-04/Ordinance19-39 - L3 Partnership/Gamble Creek Village Plan Amendment Map Amendment - DTS20180061 - Legislative - Lisa Barrett, Planning Manager](#) \*  
Schenk

Attachment: [Staff Report Gamble Creek.pdf](#)  
Attachment: [2 - Newspaper Advertising.pdf](#)  
Attachment: [3 - Legal Description.pdf](#)  
Attachment: [4 - Staff Report Maps.pdf](#)  
Attachment: [5 - Future Development Area Boundary History.pdf](#)  
Attachment: [6 - Applicant's Initial Application.pdf](#)  
Attachment: [7 - Applicant's 2nd Submittal.pdf](#)  
Attachment: [8 - Applicant's 3rd Submittal.pdf](#)  
Attachment: [9 - Wetland Map prepared by Eco Consultants 9.10.2019.pdf](#)  
Attachment: [10 - Traffic Impact Study, Prepared by ESRP Corporation dated April 2018.pdf](#)  
Attachment: [11 - School Report.pdf](#)  
Attachment: [12 - Public Comments.pdf](#)  
Attachment: [Request for Continuance both items.pdf](#)

#### F. REGULAR

Building and Development Services

17. [LDCT-18-02/Ordinance 20-02 County Initiated Land Development Code Text Amendment - Sign Ordinance Amendment - Request to hold second public hearing prior to 5:00 pm](#)

#### G. REPORTS

COMMISSIONER AGENDA

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

COMMISSIONER COMMENTS

ADJOURN

Manatee County Government Administrative Building  
First Floor, Patricia M. Glass Chambers  
December 5, 2019 - 9:00 am

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.