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Manatee County Government Administration Building
First Floor, Patricia M. Glass Chambers
9:00 am - November 14, 2019

REVISED November 14, 2019 Planning Commission

WORKSESSION CALLED TO ORDER (Bill Conerly, Chairman)

MEETING CALLED TO ORDER

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS

Items Scheduled for Time Certain

1. [9:00 am Time Certain - Agenda Item #5 PA-18-03/Ordinance 19-38 - L3 Partnership/Gamble Creek Village Plan Amendment - Text Amendment - Legislative - Lisa Barrett, Planning Manager](#)
2. [9:00 am Time Certain - Agenda Item 6 - PA-18-04/Ordinance 19-39 - L3 Partnership/Gamble Creek Village Plan Amendment - Map Amendment - Legislative - Lisa Barrett, Planning Manager](#)
3. [1:00 pm Time Certain - Agenda Item #7 LDCT-18-02/Ordinance 20-02 - County Initiated Land Development Code Text Amendment - Sign Ordinance Amendment - Legislative - Lisa Barrett, Planning Manager](#)

Changes to Agenda

16. [Changes t Agenda](#)

Attachment: [191114 PC.pdf](#)

CITIZEN COMMENTS

4. [Citizen Comments](#)

CONSENT AGENDA

ADVERTISED PUBLIC HEARINGS (Presentations Upon Request)

ADVERTISED PUBLIC HEARINGS (Presentations Scheduled)

Building and Development Services Department

5. [9:00 am Time Certain -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 - Request from Applicant for additional presentation time.pdf](#)

6. [9:00 am Time Certain - PA-18-04/Ordinance 19-39 - L3 Partnership/Gamble Creek Village Plan Amendment - Map Amendment - Legislative - Lisa Barrett, Planning Manager](#) * Schenk

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Attachment: [11 - School Report.pdf](#)
Attachment: [12 - Request from Applicant for additional presentation time.pdf](#)

7. [1:00 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 v27.pdf](#)
- Attachment: [6 - Exhibit A-3 - Ch 9 Design Standards Signs.pdf](#)
- Attachment: [7 - Public Comments LDC Amendment Signs.pdf](#)

8. [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](#)

9. [PDR-18-27\(P\) Whitfield Preserve PLN1812-0035 - Quasi-Judicial - Jamie Schindewolf, Planner II](#) * 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.a - Traffic Impact Statement .pdf](#)
- Attachment: [3.b - Traffic Impact Acceptance Letter .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: [Traffic Impact Statement Accepted minus Appendices.pdf](#)

10. [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](#)

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

Attachment: [Staff Report - Lakewood Gardens PA-19-01 Ready for PC.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](#)

12. [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 Approval Letter.pdf](#)
Attachment: [5 - Schedule of Uses as proffered by applicatn.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: [Traffic Impact Statement Accepted minus appendices.pdf](#)

13. [PDR-19-09\(Z\)\(P\) Rye Crossing/Hirsch PLN1904-0087 - Quasi-Judicial - Jamie Schindewolf, Planner II](#) * 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 Statement with acceptance letter.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 - Public Comments.pdf](#)
Attachment: [Changes to Staff Report.pdf](#)
Attachment: [Traffic Impact Analysis accepted minus Appendices.pdf](#)

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

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Attachment: [3 - Zoning Disclosure Affidavit.pdf](#)
Attachment: [4 - Traffic Impact Statement.pdf](#)
Attachment: [5 - Newspaper Advertising.pdf](#)
Attachment: [6 - Public Comments.pdf](#)
Attachment: [Additional Public Comments.pdf](#)

15. [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](#)

REGULAR

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The Planning Commission 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 Commission'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.