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Manatee County Government Administrative Center
Commission Chambers First Floor
9:00 am - September 7, 2017

REVISED September 7, 2017 - Land Use Meeting

MEETING CALLED TO ORDER (Robin DiSabatino, 1st Vice Chairman)

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

1. [Reverend Thomas Walsh, Cortez Road Baptist Church](#)

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS

Items Scheduled for Time Certain

2. [9:00 a.m., Item #12 - SSP-17-01 - R-17-088 - North County High School \(aka North River High School\) School Site Plan - Quasi-Judicial - Nicole Knapp, Planning Section Manager](#)

Changes to Agenda

15. [Changes to Agenda](#)

Attachment: [170907 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. [Citizens Comments](#)

CITIZEN COMMENTS (Consent Agenda Items Only)

B. CONSENT AGENDA

Redevelopment and Economic Opportunity

4. [Conveyance of County-Owned Property for Affordable Housing Development](#)

Attachment: [Community Solutions 360 - Resolution R-17-103 - Sept 2017.pdf](#)

Attachment: [3014 27th Court East, Palmetto - GIS Map.pdf](#)

Attachment: [3014 27th Ct E Palmetto - Location Map.pdf](#)

Attachment: [Community Solutions 360 - 3014 27th Court East Land Conveyance Deed FS 125.411 - Sept 2017.pdf](#)

Attachment: [Community Solutions 360 LURA 3014 27th Ct E - Sept 2017.pdf](#)

Attachment: [Community Solutions 360 LURA 3014 27th Court East - Sept 2017 \(2\).pdf](#)

APPROVAL OF CONSENT AGENDA

C. ADVISORY BOARD APPOINTMENTS

D. ADVERTISED PUBLIC HEARINGS (Presentations Upon Request)

Building and Development Services

5. [LDCT-17-02/Ordinance 17-22 - Land Development Code Text Amendment/Airport Zoning - Legislative - Lisa Barrett, Planning Manager - Continued from May 4 and June 1, 2017; To be continued to October 5, 2017](#)

6. [Ordinance 17-36 - Parrish Lakes DRI28 \(TBRPC DRI 269\) - Quasi-Judicial - Stephanie Moreland, Principal Planner - Continued from August 3, 2017 - To be continued to October 5, 2017](#)

Attachment: [Letter from Applicant requesting continuance Parrish Lakes - 9-7-2017.pdf](#)

Attachment: [Affidavit of Publishing - Sarasota Herald Tribune Line - 9-7-2017 BCC.pdf](#)

7. [PDMU-16-16\(Z\)\(G\) - FLM, Inc./Parrish Lakes - 20100092 - MEPS605 - Quasi-Judicial - Stephanie Moreland, Principal Planner - Continued from August 3, 2017 - To be continued to October 5, 2017](#)

Attachment: [Letter from Applicant requesting continuance Parrish Lakes - 9-7-2017.pdf](#)

Attachment: [Affidavit of Publishing - Sarasota Herald Tribune Line - 9-7-2017 BCC.pdf](#)

8. [PDMU-16-02\(P\) - Gulfside Homes/Bowlees Creek, LLP/Blu Harbor - 20160121 - Quasi-Judicial - Stephanie Moreland, Principal Planner - Continued from June 1 and](#)

[August 3, 2017 - To be continued to October 5, 2017](#)

9. [LDCT-17-04/Ordinance 17-47 - Land Development Code Text Amendment / Medical Marijuana Treatment Center Dispensing Facility - Legislative - Margaret Tusing, Principal Planner](#) * Schenk

Attachment: [Staff Report - LDC Medical Marijuana - Ordinance 17-47 for 9-7-2017 BCC.pdf](#)

Attachment: [1 - Newspaper Advertising for 9-7-2017 BCC.pdf](#)

Attachment: [2 - Ordinance - LDCT-17-04 - Ord 17-47 9-7-2017 BCC.pdf](#)

Attachment: [3 - Florida Statutes 381.986 Medical use of marijuana.pdf](#)

Attachment: [4 - School Report - No Comments.pdf](#)

10. [PA-17-02/Ordinance 17-15 - County Initiated Plan Amendment for Water Supply Facilities Work Plan - Legislative - Kathleen Thompson, AICP, Planning Manager](#) * Schenk

Attachment: [Staff Report - Water Supply Facilities Work Plan PA-17-02 Ord17-15 for 9-7-2017 BCC.pdf](#)

Attachment: [3 - Agency Comments for 9-7-2017 BCC.pdf](#)

Attachment: [4 - Newspaper Advertising for 9-7-2017 BCC.pdf](#)

Attachment: [5 - Ordinance 17-15 - Water Supply Facilities Work Plan PA-17-02 for 9-7-2017 BCC.pdf](#)

Attachment: [6 - FINAL Water Supply Plan.pdf](#)

11. [PA-17-05/Ordinance 17-34 - Schroeder-Manatee Ranch, Inc. - 20170193 - MEPS682 - Legislative - Stephanie Moreland, Principal Planner](#) * Schenk

Attachment: [Staff Report - PA-17-05 - Ord. 17-34 - SMR Comp Plan Amendment 9-7-2017 BCC.pdf](#)

Attachment: [1 - Newspaper Advertising 9-7-2017 BCC.pdf](#)

Attachment: [2 - Applicant's revised narrative-REV 7.12.17 for 9-7-2017 BCC.pdf](#)

Attachment: [3 - Draft Ordinance 17-34 - PA-17-05 - Schroeder Manatee Ranch Inc. 9-7-2017 BCC .pdf](#)

Attachment: [4 - Transmittal Letter for DEO for 9-7-2017 BCC.pdf](#)

E. ADVERTISED PUBLIC HEARINGS (Presentation Scheduled)

Building and Development Services

12. [SSP-17-01 - R-17-088 - North County High School \(aka North River High School\) School Site Plan - 20170248 - MEPS694 - Quasi-Judicial - Nicole Knapp, Planning Section Manager - Continued from August 3 & 22, 2017 - 9:00 a.m. TIME CERTAIN](#) * Clague

Attachment: [Staff Report North County High School - SSP-17-01 - R-17-088 for 9-7-2017 BCC.pdf](#)

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

- Attachment: [3 - School Site Plan \(SSP\).pdf](#)
- Attachment: [4 - Landscape Plan.pdf](#)
- Attachment: [5 - Pedestrian Plans.pdf](#)
- Attachment: [6 - School Site Traffic Patterns.pdf](#)
- Attachment: [7 - Lighting Compliance Intent Letter.pdf](#)
- Attachment: [8 - Schools Sites Map.pdf](#)
- Attachment: [9 - Special Approval Letter.pdf](#)
- Attachment: [10 - Consistency Review 2005.pdf](#)
- Attachment: [11 - Consistency Review 2016.pdf](#)
- Attachment: [12 - TIA Report.pdf](#)
- Attachment: [13 - ILA - Amended & Restated 2010.pdf](#)
- Attachment: [14 - Affidavit of Ownership.pdf](#)
- Attachment: [15 - Newspaper Advertising.pdf](#)
- Attachment: [16 - Resolution - North County High School - R-17-088 - SSP-17-01.pdf](#)
- Attachment: [17 - Statute Waiver.pdf](#)
- Attachment: [18 - Public Comments - North County School.pdf](#)

13. [LDCT-17-01/Ordinance 17-30 - Toit Land Development Code Text Amendment - 20170018 - MEPS643 - Legislative - Rossina Leider, Planner * Clague](#)

- Attachment: [Staff Report - TOIT LDC Amendment - LDCT-17-01-Ord. 17-30.pdf](#)
- Attachment: [Exhibit A Definitions Revised August.pdf](#)
- Attachment: [Exhibit B Zoning.pdf](#)
- Attachment: [Exhibit C Standards for Specific Uses.pdf](#)
- Attachment: [Exhibit D Transporation Management.pdf](#)
- Attachment: [Newspaper Advertising.pdf](#)
- Attachment: [LDCT-17-01 - Ordinance 17-30 LDC Amendment Boatel 9-7-2017 BCC.pdf](#)

F. REGULAR

Building and Development Services

14. [Ft. Hamer Extension Interlocal Agreement - THIS ITEM IS TO BE HEARD AFTER THE 9:00 AM TIME CERTAIN ITEM.](#) * Clague

- Attachment: [Exhibit A to Ft Hamer Rd ILA.pdf](#)
- Attachment: [Ft Hamer Extension ILA \(Final\).pdf](#)

G. REPORTS

COMMISSIONER AGENDA

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

COMMISSIONER COMMENTS

ADJOURN

