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Manatee County Government Administrative Center  
First Floor, Chambers  
9:00 a.m. - October 5, 2017

## October 5, 2017 Land Use Meeting

MEETING CALLED TO ORDER (Betsy Benac, Chairman)

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

1. [Deacon Ron Dains, Sacred Heart Roman Catholic Church](#)

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS

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. [Citizens Comments](#)

CITIZEN COMMENTS (Consent Agenda Items Only)

B. CONSENT AGENDA

Building and Development Services

3. [Street Waiver Request for Morgan / Riverside Preserve](#)

Attachment: [Morgan \\_ Riverside Preserve Str Wvr Documents.pdf](#)

4. [Street Numbering Waiver for Silverstone Subdivision](#)

Attachment: [Silverstone Street Waiver Documents.pdf](#)

APPROVAL OF CONSENT AGENDA

C. ADVISORY BOARD APPOINTMENTS

D. ADVERTISED PUBLIC HEARINGS (Presentations Upon Request)

Building and Development Services

5. [PDMU-16-02\(P\) - Gulfside Homes/Bowlees Creek, LLP/Blu Harbor - 20160121 - Quasi-Judicial - Continued from 6/1, 8/3 and 9/7/2017; To be continued to 11/2/2017](#)

6. [LDCT-17-02/Ordinance 17-22 - Land Development Code Text Amendment/Airport Zoning - Legislative - Lisa Barrett, Planning Manger - Continued from 5/4, 6/1, and 9/7/2017; To be continued to 11/2/2017](#)

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

Attachment: [Staff Report - Port Manatee Plan Amendment - PA-16-10 Ordinance 17-04 - 100517 BCC.pdf](#)

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

Attachment: [3 - Newspaper Advertising - Port Manatee Master Plan - PA-16-10Ord. 17-04 - 100517BCC.pdf](#)

Attachment: [4 - Agency Comments - Port Manatee Master Plan - PA-16-10Ord. 17-04 - 100517 BCC.pdf](#)

Attachment: [5 - Ordinance 17-04 - Port Manatee Master Plan.pdf](#)

8. [PDMU-17-04\(Z\)\(G\) - Ellenton Commerce Park - 20170112 - Quasi-Judicial - Barney Salmon, Planner \\* Schenk](#)

Attachment: [Staff Report Ellenton Commerce Park PDMU1704ZG 655 10517 BCC.pdf](#)

Attachment: [2 - Staff Report Maps Ellenton Commerce Park PDMU1704ZG 10517 BCC.pdf](#)

Attachment: [3 - GDP Ellenton Commerce Park PDMU1704ZG - 10517 BCC.pdf](#)

Attachment: [4 - Schedule of Uses Ellenton Commerce Park PDMU1704ZG - 10517 BCC.pdf](#)

Attachment: [5 - TIS - Ellenton Commerce Park - PDMU1704ZG - 10517 BCC.pdf](#)

Attachment: [6 - Zoning Disclosure Affidavit - Ellenton Commerce Park PDMU1704ZG - 10517 BCC.pdf](#)

Attachment: [7 - Newspaper Advertising - Ellenton Commerce Park PDMU1704ZG - 20170112 655 - 10517BCC.pdf](#)

Attachment: [8 - Ordinance - Ellenton Commerce Park - PDMU-17-04ZG - 10517 BCC.pdf](#)

9. [PDR-16-21\(Z\)\(P\) - Armstrong, Len Tran, Inc./Turner, Cone and Graham, Inc./Silverstone - 20160639 - MEPS637 - Quasi-Judicial - Stephanie Moreland, Principal](#)

Planner \* Schenk

- Attachment: [Staff Report - Silverstone - PDR1621ZP - 10517 BCC.pdf](#)
- Attachment: [2 - Staff Report Maps - Silverstone PDR-16-21ZP - 91417PC.pdf](#)
- Attachment: [3 - PSP - Silverstone PDR1621ZP - 91417PC.pdf](#)
- Attachment: [4 - TIA without appendices - Silverstone PDR1621ZP - 91417PC.pdf](#)
- Attachment: [5 - School Report Silverstone PDR1621ZP - 91417PC.pdf](#)
- Attachment: [6 - Applicant Request for Special Approval - Silverstone PDR1621ZP - 10517 BCC.pdf](#)
- Attachment: [7 - Zoning Disclosure Affidavits - Silverstone PDR1621ZP - 91417PC.pdf](#)
- Attachment: [8 - Newspaper Advertising - Silverstone PDR1621ZP 20160639 637 100517 BC.pdf](#)
- Attachment: [9 - Ordinance PDR-16-21\(Z\)\(P\) - Silverstone 20160639 MEPS637 - 100517 BCC.pdf](#)

10. [Z-17-04 - Dacas Rezone - 20170110 - Quasi-Judicial - Tia Boyd, Planner](#) \* Schenk

- Attachment: [Staff Report - Dacas Property - Z-17-04 - 20170110 - 100517 BCC.pdf](#)
- Attachment: [2 - Maps and Aerials - Daca Property 100517 BCC.pdf](#)
- Attachment: [3 - TIS Dacas Property Z1704 - 100517 BCC.pdf](#)
- Attachment: [4 - Zoning Disclosure Dacas Property Z1704 - 100517 BCC.pdf](#)
- Attachment: [5 - Newspaper Advertising - Dacas Property - Z-17-04 - 100517 BCC.pdf](#)
- Attachment: [6 - Ordinance Z-17-04 - Dacas Property Rezone - 100517 BCC.pdf](#)

#### E. ADVERTISED PUBLIC HEARINGS (Presentation Scheduled)

##### Building and Development Services

11. [Ordinance 17-36 - Parrish Lakes DRI28 \(TBRPC DRI269\) - Quasi-Judicial - Stephanie Moreland, Principal Planner](#) \* Schenk

- Attachment: [Staff Report - Parrish Lakes Ordinance 17-36 - 100517 BCC.pdf](#)
- Attachment: [1 - Maps and Aerials - Parrish Lakes 100517 BCC.pdf](#)
- Attachment: [2 - TBRPC Final Report Parrish Lakes DO 100517 BCC.pdf](#)
- Attachment: [3 - Map H - Parrish Lakes DO - 100517 BCC .pdf](#)
- Attachment: [4 - Newspaper Advertising - Parrish Lakes DO - 100517 BCC.pdf](#)
- Attachment: [Ordinance 17-36 Parrish Lakes DO 100517BCC.pdf](#)

12. [PDMU-16-16\(Z\)\(G\) - FLM, Inc./Parrish Lakes - DTS20100092 - MEPS605 - Quasi-Judicial - Stephanie Moreland, Principal Planner](#) \* Schenk

- Attachment: [Parrish Lakes staff report for Rezone and GDP for 100517BCC .pdf](#)
- Attachment: [2 - Maps and Aerials - Parrish Lakes GDP - PDMU-16-16\(Z\)\(G\) - 100517 BCC.pdf](#)
- Attachment: [3 - General Development Plan - Parrish Lakes PDMU-16-16\(Z\)\(G\) 100517 BCC.pdf](#)
- Attachment: [4 - Zoning Disclosure Affidavit - Parrish Lakes GDP 100517 BCC.pdf](#)
- Attachment: [5 - Newspaper Advertising - Parrish Lakes GDP 100517 BCC.pdf](#)
- Attachment: [6 - Parrish Lakes Zoning Ordinance 100517 BCC.pdf](#)

13. [PA-17-04/Ordinance 17-18 - Myara Property Joint Venture, LLC - 20170042 - 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 - Myara Comp Plan - PA-17-04 - Ord. 17-18.pdf](#)
- Attachment: [8 - Agency Comments - Myara Comp Plan - PA-17-04 - Ord. 17-18.pdf](#)
- Attachment: [9 - Ordinance.pdf](#)
- Attachment: [10 - Public Comments - Myara Property Comp Plan Amendment - PA-17-04 - Ord. 17-18.pdf](#)

14. [PA-17-06/Ordinance 17-33 - City of Bradenton/Evers Reservoir - 20170200 - MEPS683 - Legislative - Rossina Leider, Planner \\* Schenk](#)

- Attachment: [Staff Report - Evers Reservoir - PA1706Ord1733 - 100517 BCC.pdf](#)
- Attachment: [2 - Evers Reservoir - PA1706Ord.1733 - 100517 BCC.pdf](#)
- Attachment: [3 - TIS - Evers Reservoir - PA1706Ord.1733 - 100517 BCC.pdf](#)
- Attachment: [4 - Newspaper Advertising - Evers Reservoir - PA1706Ord1733](#)

[- 100517 BCC.pdf](#)

Attachment: [5 - Exhibit A Comp Plan Changes .pdf](#)

Attachment: [6 - Transmittal Letter for DEO for Signature.pdf](#)

Attachment: [7 - Public Comments - Evers Reservoir - PA1706Ord17.pdf](#)

15. [PDR-17-02\(Z\)\(P\) - Morgan/Riverside Preserve - 20170052 - MEPS649 - Quasi-Judicial - Stephanie Moreland, Principal Planner](#) \* Schenk

Attachment: [Staff Report - Riverside Preserve PDR1702ZP - 100517 BCC.pdf](#)

Attachment: [2 - Staff Report Maps - Riverside Preserve - PDR1702ZP - 100517 BCC.pdf](#)

Attachment: [3 - PSP - Riverside Preserve - PDR1702ZP - 100517 BCC.pdf](#)

Attachment: [4 - TIA App. Letter - Riverside Preserve - PDR1704ZP - 100517 BCC.pdf](#)

Attachment: [4.A - TIA Riverside Preserve - PDR-1702ZP - 100517 BCC.pdf](#)

Attachment: [5 - School District Comments - Riverside Preserve PDR1702ZP - 100517 BCC.pdf](#)

Attachment: [6 - Special Approval Request Letter - Riverside Preserves - PDR-17-02ZP - 100517 BCC.pdf](#)

Attachment: [7 - Zoning Disclosure Affidavit - Riverside Preserve - PDR1702ZP - 91417PC.pdf](#)

Attachment: [8 - Newspaper Advertising - Riverside Preserves - PDR1702ZP - 100517 BCC.pdf](#)

Attachment: [9 - Ordinance PDR-17-02ZP - Riverside Preserves - 100517 BCC.pdf](#)

F. REGULAR

G. REPORTS

COMMISSIONER AGENDA

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

COMMISSIONER COMMENTS

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