

MANATEE COUNTY GOVERNMENT

AGENDA MEMORANDUM

DATE: 4/12/84

TO: Board of County Commissioners

FROM: County Administrator

BY: Originating Department Planning and Development

SUBJECT: AGENDA ITEM - REGULAR x CONSENT _____ REQUESTED AGENDA DATE 4/17/84

RE: List of Special Permits - Recommended To Stop At the Planning Commission

County Attorney

APPROVED AS TO FORM

ACTION REQUIRED:

Recommend that staff be directed to implement changes to the appropriate Ordinance Sections including a development of an appeals process. (5 minutes)

ACTION(S) REQUIRED: Execution x Approval Authorization
Acceptance Recording Adoption

COST:
SOURCE:

ATTACHMENTS:

BOARD RECORDS:

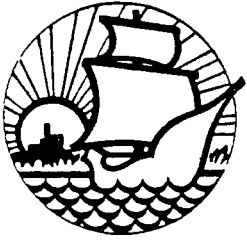
AGENDA DISPOSITION

ACTION TAKEN BY THE BOARD:

APPROVED DEFERRED UNTIL _____ RECEIVED
 DISAPPROVED CONCURRED WITH STAFF RECOMMENDATION REFERRED TO STAFF

OTHER: _____

SPECIAL INSTRUCTIONS: _____

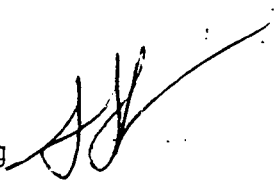


MANATEE COUNTY GOVERNMENT

MEMORANDUM

DATE: April 5, 1984

TO: Board of County Commissioners

FROM: Larry K. Frazier, Director of Planning 

SUBJECT: List of Special Permits - Recommended To Stop
At the Planning Commission Level

At its 3/13/84 Board meeting the Commission directed that I bring back to them a list for their approval that could stop at the Planning Commission level. To this end please find attached a recommended list of special permits to stop with the Planning Commission. If the Board agrees with the attached it must be put into proper Ordinance form. In addition, the County Attorney in cooperation with the County Planning Director would need to design an appeal procedure. This means that the opportunity will be provided for an applicant, Board member or member of the public to appeal special permit applications under certain conditions.

I request your authorization for the Director of Planning and the County Attorney to proceed with the said amendment to the Comprehensive Zoning and Land Development Code.

LKF/vc

Attachment

RECOMMENDED CHANGES

-A- GENERAL AGRICULTURE DISTRICT

1. Proposed to Stop at Planning Commission

Mobile Home Dwellings (5 + acres)
Mobile Home in Addition to a Residence (10 + acres)
Rural Cluster Housing
Home Occupations
Cemeteries, Columbariums, Mausoleums
Day Care Centers
Group Care Homes
Recovery Homes
Light Utility uses

A-1 SUBURBAN AGRICULTURE DISTRICT

1. Proposed to Stop at Planning Commission

Mobile Home Dwellings (5 + acres)
Mobile Home in Addition to a Residence (10 + acres)
Farm Equipment & Supply Establishment
Veterinary Hospitals and Clinics
Home Occupations
Cemeteries, Columbariums, Mausoleums
Churches
Day Care Centers
Group Care Homes

ALL ONE FAMILY DWELLING DISTRICTS

1. Proposed to Stop at Planning Commission

Home Occupations
Churches
Group Care Homes

R-1T ONE FAMILY RESIDENTIAL DISTRICT

1. Proposed to Stop at Planning Commission

Home Occupations
Churches

R-2 ONE AND TWO FAMILY DISTRICT

- * Changes same as Single Family Districts

R-3 MULTIFAMILY RESIDENTIAL DISTRICT

1. Proposed to Stop at Planning Commission
 - Home Occupations
 - Recovery Homes
 - Residential Treatment
 - Emergency Shelter Home For 6 + Persons, Plus Staff

2. Proposed Change from Conditional Special Permit Use to Permitted Use
 - Group Housing
 - Group Care Homes (10 + Persons, Plus Staff)

R-4A and R-4B MOBILE HOME RESIDENTIAL DISTRICTS

1. Proposed to Stop at Planning Commission
 - Home Occupations

R-5 R.V. PARK DISTRICT

No Changes

P.R. PROFESSIONAL DISTRICT

1. Proposed Change from Conditional Special Permit Use to Permitted Use
 - Home Occupations
 - One Family Semi-Detached Dwellings
 - Two Family Dwellings
 - Churches
 - Day Care Centers

-C- NEIGHBORHOOD COMMERCIAL DISTRICT

1. Proposed to Stop at Planning Commission

Alcoholic Beverages Consumed on Premises
Rental Service Establishment
Repair Service Establishment
Light Utility Uses
Parking, Commercial Off-Street

2. Proposed Change from Conditional Special Permit Use
to Permitted Use

One Family Semi-Attached Dwellings
Two Family Dwellings
Cemeteries, Columbariums, Mausoleums
Group Housing
Nursing Homes
Recovery Homes
Residential Treatment Facilities
Emergency Shelters (All Types)
Group Care Homes (Any Size)
Car Wash
Service Stations
Veterinary Clinics
Mini-Warehouses, Max Size (3) acres

C-1 GENERAL COMMERCIAL DISTRICT

1. Proposed to Stop at Planning Commission

Landscape Service Establishment
Vehicle Sales, Rental, Service Establishment

2. Proposed Change from Conditional Special Permit Use
to Permitted Use

Alcoholic Beverages Consumed on Premises
Emergency Shelters (All Types)
Group Care Homes (All Types)
Nursing Homes
Recovery Homes
Residential Treatment Facilities
Service Stations

C-1A RESORT COMMERCIAL DISTRICT

Proposed Change from Conditional Special Permit Use
to Permitted Use

Alcoholic Beverages Consumed on premises
One Family Semi-Detached Dwellings
Two Family Dwellings
Emergency Shelters (All Types)
Group Care Homes (All Types)
Nursing Homes
Recovery Homes
Residential Treatment Facilities
Service Stations
Veterinary Clinics

C-2 HEAVY COMMERCIAL DISTRICT

1. Proposed Change from Conditional Special Permit Use
to Permitted Use

Service Stations

M-1 LIGHT INDUSTRIAL DISTRICT

1. Proposed to Stop at Planning Commission

Heavy Manufacturing Establishment
Motor Freight Terminal
Motor Pool Facilities

2. Proposed Change from Conditional Special Permit Use
to Permitted Use

Service Stations
Rental Service Stations

M-2 HEAVY INDUSTRIAL DISTRICT

1. Proposed Change from Conditional Special Permit Use
to Permitted Use

Service Stations

VILLAGE DISTRICTS (U-1 MYAKKA CITY, U-2 PARRISH, U-3 RUBONIA

1. Proposed to Stop at Planning Commission

Mobile Home Dwellings (5 + acres)

Mobile Home in Addition to A Residence (10 + acres)

Home Occupations

Churches

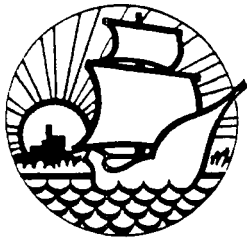
Day Care Centers

Farm Equipment and Supply Establishments

Farming Service; Establishments

Forestry Service Establishments

Cultural Facilities



MANATEE COUNTY GOVERNMENT

MEMORANDUM

DATE: November 8, 1983

TO: Board of Commissioners
Planning Commissioners

FROM: Larry K. Frazier, AICP, APA, Director
Planning and Development Department

SUBJECT: Redefining The Planning Application
Hearings Process

A handwritten signature in dark ink, appearing to be 'LKF', is written over the 'FROM' line of the memorandum.

On numerous occasions I have commented to members of the County Commission and the Planning Commission that I believe there is a need to review the Planning Application Process currently used by Manatee County. In particular, it is my professional opinion that the public hearing process and review process for application approvals, could be streamlined. At the present time there are zone changes, special permits, street vacations, preliminary site plans, final site plans and subdivisions just to mention a few items, that go through a two level public hearing approval or review process. While this process may have functioned adequately over the years - it is my professional judgement that it could be streamlined to the benefit of the general public as well as the administration. At the present time the agendas for both the Planning Commission and Board of Commissioners are becoming quite long. In addition, development applications in terms of process to a final hearing is approximately on the average 2½ to 3 months duration. Please see attached comparison of processing times for rezoning and development applications. It has been my experience that by modifying the hearings process a number of benefits could come about. Within the next two months I expect to begin revision of the Manatee County Comprehensive Zoning and Land Development Code. Since the adoption of the Code the Board has directed a number of changes. These have come about as a result of working with the new code which was adopted in 1981. The basic and most fundamental change is that in revising the code it would be designed so that most of the planning applications would stop with the Planning Commission. There would be built in the code an appeal process whereby items that are contested could be appealed to the Board of Commissioners. Also, the Board would be able to call matters up if agreed to by the majority. Therefore, a number of advantages which could accrue to a new public hearing process:

1. The Board of County Commissioners could reduce their work load by approximately 35%;

2. The Planning Commission would become the place where a record of findings is established and it would require applicants to make their case at the Planning Commission. This would strengthen the role of the Planning Commission as the advisory body to the Board on planning matters;
3. Development applications times would be cut back to approximately 2 months, and therefore would speed up the processing time for approvals;
4. Administration costs and staff time would be reduced since items not appealed would stop and not require additional processing; and
5. The Board of Commissioners could probably cut back to one meeting a month on land use planning matters.

At this time the staff would like to discuss with the Board and Planning Commission their feelings on the above. If, in fact, there is basic agreement then the staff will proceed to prepare a proposal which embodies a new planning application hearings process for Manatee County.

Attachment:

LKF/vc

COMPARISON OF PROCESSING TIMES FOR REZONING AND DEVELOPMENT APPLICATIONS¹

TY	Rezoning Applications	Special Permit Applications	Subdivision Applications	D.R.I. Scale Developments
sota	3 months	3 months	2 months	5-6 months
sborough	2 months	1-2 months	3 months	6-7 months
allas	2½ months	2½ months	3-4 months	--
lier	2-3 months	2-3 months	1-2 months	8 months
	3 months	1½ months	--	4 months
ward	4-6 months	--	2-3 months	9-12 months
MANATEE ²	2-3 months	2-3 months ³	1½-3 months ⁴	6-8 months

¹ Processing from time of receipt of complete application through date of action by Board of County Commissioners.

² Data for Manatee County was computed by averaging actual review time for all projects processed during a one year (i.e. 1982-83) period. To arrive at average time, projects which took an abnormally long time were excluded. Each was evaluated to determine the cause of delay for rezoning, twelve had times approximately 3½ months, eight of those twelve had two or more Planning Commission or Board of County Commissioner hearings. For Special Permits, nine had review times exceeding 3½ months, six of which had two or more Planning Commission or Board of County Commissioner hearings.

³ The 2-3 month review time does not apply to applications for mobilehomes in agricultural areas or beer and wine licenses, which are typically processed at an accelerated pace and take 1½ - 2 months.

⁴ Processing times for plats vary more than other applications because they do not require public notices and thus are placed on agendas on an "as they are ready" basis. Delays are almost always caused by engineering and/or design problems, missed or failed inspections, or other technical problems with the plat or legal instrument.

COMPARISON OF STAFF RECOMMENDATIONS TO BOCC
ACTION FOR REZONING AND SPECIAL PERMIT APPLICATIONS
PROCESSED BETWEEN JANUARY, 1982 AND JULY, 1983

ACTION	Total Processed	Staff Recommended Approval (% of Total)	Staff Recommended Denial (% of Total)	Staff Recommended Approval and BOCC Denied (% of Total)	Staff Recommended Denial and BOCC Approved (% of Total)
Rezoning	79	67 (85%)	12 (15%)	4 (5%)	7 (8%)
Special Permit	138	133 (96%)	5 (4%)	4 (3%)	2 (1%)

COMPARISON OF RESIDENTIAL AND COMMERCIAL/INDUSTRIAL
CONSTRUCTION BETWEEN 1982 to 1983

	<u>Total # of Residential Units</u>	<u>Total Commercial/ Industrial Floor Area</u>
1982 ¹	1053 d.u.	935,295 sq. ft.
1983 ²	970 d.u.	907,117 sq. ft.

¹Permits issued from January 1, 1982 to December 31, 1982

²Permits issued from January 1, 1983 to August 1, 1983. Represents a 38% increase in residential construction over 1982 and a 45% increase in Commercial/Industrial construction.

PROFILE OF SPECIAL USES WHICH WOULD REMAIN WITH THE
BOARD OF COUNTY COMMISSIONERS

AGRICULTURAL DISTRICTS

Packing Plants
Commercial Stockyards
Slaughter Houses
Sawmills
Urban Uses

RESIDENTIAL DISTRICTS

Public Schools
Large Group Care & Treatment Facilities

COMMERCIAL DISTRICTS

Flea Markets
Multi-Family Housing
Correctional Institutions
Public Schools

INDUSTRIAL DISTRICTS

Very Heavy Manufacturing
Power Plants
Airports
Correctional Institutions
Solid Waste Disposal