

BOARD OF COUNTY COMMISSIONERS  
PORT AUTHORITY  
CIVIC CENTER AUTHORITY  
COMMUNITY REDEVELOPMENT AGENCY  
MANATEE COUNTY, FLORIDA

WEBSITE: WWW.MYMANATEE.ORG

Manatee County Administrative Center  
Commission Chambers - First Floor - 1112 Manatee Avenue West  
Bradenton, Florida 34205

Commission Office: (941) 745-3700  
Commission Fax: (941) 745-3790

**PLEDGE OF PUBLIC CONDUCT**  
WE MAY DISAGREE, BUT WE WILL BE RESPECTFUL OF ONE ANOTHER  
WE WILL DIRECT ALL COMMENTS TO ISSUES  
WE WILL AVOID PERSONAL ATTACKS

AGENDA  
and  
NOTICE OF PUBLIC MEETING

9:00 a.m. LAND USE MEETING November 3, 2011

MEETING CALLED TO ORDER:

Carol Whitmore, Chairman

INVOCATION & PLEDGE OF ALLEGIANCE:

Shirley Baucom, CareNet

[THE COMMISSION IS NOT ALLOWED BY LAW TO ENDORSE THE RELIGIOUS BELIEFS OF ANY SPEAKER.]

ITEMS SCHEDULED FOR TIME CERTAIN

TO THE EXTENT POSSIBLE, THE FOLLOWING ITEMS WILL BE CONSIDERED AT THE TIMES INDICATED

**1:30 P.M. TIME CERTAIN**

8. BEARDED CLAM DISPUTE RESOLUTION

CITIZEN COMMENTS

Comments should be limited to two minutes per person and should concern items on Consent Agenda.

CONSENT AGENDA

THE FOLLOWING ITEMS ARE DETERMINED TO BE ROUTINE IN NATURE AND SHOULD BE CONSIDERED IN A SINGLE MOTION. ITEMS DETERMINED TO WARRANT INDIVIDUAL DISCUSSION SHOULD BE REMOVED FROM THIS LIST PRIOR TO THE MOTION TO ADOPT. SUCH ITEMS SHOULD BE DISCUSSED SEPARATELY.

CLERK OF CIRCUIT COURT

• Clerk's Consent Calendar: Approval

RECOMMENDED MOTION: I MOVE TO APPROVE THE CONSENT AGENDA INCORPORATING THE LANGUAGE AS STATED IN THE RECOMMENDED MOTIONS IN THE AGENDA MEMORANDA (AS MAY HAVE BEEN AMENDED IN THE SUPPLEMENTAL AGENDA).

(END CONSENT)

ADVERTISED PUBLIC HEARINGS

PRESENTATIONS UPON REQUEST - ITEMS 1-6

BUILDING AND DEVELOPMENT SERVICES

1. **LDA-11-01 – PDR-06-34(Z)(P) PADDOCKS LAND VENTURE/THE PADDOCKS**

Tony Rodriguez, County Planning Transportation Official DTS#20110143

Request for approval of LDA-11-01 relating to the Paddock project, approved as PDR-06-34(Z)(P); providing for the applicant's construction of improvements at the intersection of Ellenton-Gillette Road and Mendoza Road; providing for the approval of an extended Certificate of Level of Service Compliance for public facilities for the Project; and providing for the extension of the Preliminary Site Plan approved for the Project. The Project is located on a 82.04± acre parcel of property located in Manatee County, generally bounded by 37th Street East (a/k/a Mendoza Road) on the north, Ellenton-Gillette Road on the east, 29th Street East on the south, and the Seaboard Coast Line Railroad on the west. Through prior approvals, the Project has been approved for a maximum of two hundred sixty-four (264) residential units, consisting of forty-eight (48) lots for single-family detached residences, one hundred four (104) single-family residences on a single parcel, and one hundred twelve (112) multi-family units with at least twenty-six (26) of the units designated as workforce housing. The Project is approved with a maximum height of thirty-five (35) feet for all uses.

Carol Whitmore, District 6 At-Large, Chairman

John R. Chappie, District 3, 1st Vice-Chairman; Larry Bustle, District 1, 2nd Vice-Chairman; Michael Gallen, District 2, 3<sup>rd</sup> Vice-Chairman  
Robin DiSabatino, District 4; Donna G. Hayes, District 5; Joe McClash, District 7 At-Large

2. **PDMU-05-19(G)(R4) NORTHWEST SECTOR**

Rossina Leider, Senior Development Review Specialist DTS#20110193

Request: An Ordinance, of the Board of County Commissioners of Manatee County, Florida, amending and restating Ordinance PDMU-05-19(Z)(G)(R), PDMU-05-19(Z)(G)(R2) and PDMU-05-19(G)(R3) to amend the General Development Plan to:

- Reallocate single-family units among parcels;
- Add residential support as a use;
- Modify dimensional criteria;
- Allow design flexibility by revising restrictions on land use and design criteria;
- Amend stipulations to facilitate these changes;
- Update the phasing table to reflect legislatively approved extensions

subject to stipulations as conditions of approval; providing for definitions; providing for findings of fact; providing a legal description; and providing an effective date. The project is generally east of Lakewood Ranch Boulevard, south of 44<sup>th</sup> Avenue East extension, west of Lorraine Road, and north of S.R. 70. A 39.3 ± acre parcel is west of Lakewood Ranch Boulevard (1,518.9 ± acres).

3. **PDMU-05-09(P)(R2) CENTRAL PARK**

Rossina Leider, Senior Development Review Specialist DTS#20110194

An Ordinance of the Board of County Commissioners of Manatee County, Florida, approving an amended Zoning Ordinance and revised Preliminary Site Plan by amending the following:

- Increase the residential units from 800 to 826;
- Allow residential support uses;
- Modify commercial parcels boundaries;
- Reallocate commercial square footage;
- Modify dimensional criteria;
- Allow design flexibility by removing restrictions on land uses and design criteria;
- Amend the Ordinance definitions, conditions, and terminology to reflect the above changes

subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date. The site is generally located east of Lakewood Ranch Boulevard, south of 44<sup>th</sup> Avenue East, north of Malachite Drive and west of Pope Road, Bradenton (372 ± acres).

4. **PDR-04-01(P)(R) RIVER'S REACH (FKA: WATER'S EDGE)**

Lisa Barrett, Planning Manager DTS#20110162

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending Ordinance No. PDR-04-01(P) and the Preliminary Site Plan for the River's Reach Subdivision to:

1. Increase the number of single-family residential lots from 257 to 326 (69 additional lots),
2. Modify the overall gross density from 1.03 dwelling units per acres to 1.31 dwelling units per acre,
3. Modify Phase 1 lot sizes from 80' wide to a minimum of 52' and modify the front and side yard setbacks;
4. Relocate existing recreational amenities in Phase 2; and
5. Change existing stipulations to reflect the above, update departmental references, and reflect current standards.

The River's Reach Subdivision (249.17± acres) is within the PDR/NCO (Planned Development Residential/North Central Overly) zoning district. The site is north of the Manatee River on the west side of North Rye Road, in Parrish; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

5. **EPMP-11-01 UNGARELLI - ENVIRONMENTAL PRESERVE MANAGEMENT PLAN**

Charlie Hunsicker, Director, Natural Resources

Request: Approval of an Environmental Preserve Management Plan for a Passive Recreational Park in the RES-6 Future Land Use Category. The site is on the west side of Palma Sola Boulevard, approximately 363 feet north of Cortez Road West and 290 feet south of 37<sup>th</sup> Avenue Circle West, at 4000 Palma Sola Boulevard, Bradenton (35.0 ± acres).

Carol Whitmore, District 6 At-Large, Chairman

John R. Chappie, District 3, 1st Vice-Chairman; Larry Bustle, District 1, 2nd Vice-Chairman; Michael Gallen, District 2, 3<sup>rd</sup> Vice-Chairman  
Robin DiSabatino, District 4; Donna G. Hayes, District 5; Joe McClash, District 7 At-Large

6. **ORDINANCE 11-29 CHANGES TO LAND DEVELOPMENT CODE DEFINITIONS OF REDEVELOPMENT AND VETERINARY CLINIC, AND CONDITIONAL USE CRITERIA FOR SERVICE STATIONS**

Robert Schmitt, AICP, Planning Division Manager

**(Continued from August 4, September 1, and October 6, 2011)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida; regarding land development; amending the Manatee County Land Development Code (Ordinance 90-01, as amended); regarding Chapter 2, Definitions of redevelopment and veterinary clinic; amending Section 704.66 regarding lot dimensions of service stations and other gas pump locations; amending other provisions as necessary for internal consistency; providing for codification; providing for severability; and providing an effective date.

**PRESENTATIONS SCHEDULED - ITEM 7**

**BUILDING AND DEVELOPMENT SERVICES**

7. **PDR-11-03(Z)(P) SHUNN-SHION CHUNG/SPRINGFIELD SUBDIVISION**

Katie LaBarr, AICP, Principal Planner DTS#20110023/B000030

**(Continued from August 4, September 1, and October 6, 2011)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of ± 11.91 acres on the north side of 25<sup>th</sup> Street East (Lyntnor Road), approximately 2,380 feet east of 80<sup>th</sup> Avenue East (Royal Palm Way), Parrish from the A/NCO (General Agriculture/North Central Overlay) to the PDR/NCO (Planned Development Residential) zoning district, retaining the North Central Overlay District; and approval of a Preliminary Site Plan for 26 single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

**REGULAR AGENDA**

**ATTORNEY**

8. **1:30 P.M. TIME CERTAIN**

**Bearded Clam Dispute Resolution – Sarah Schenk, Deputy County Attorney**

**ADMINISTRATION/COMMISSION COMMENTS**

**ADJOURN**

\* Documents have been reviewed by County Attorney's Office

The Board of County Commissioners of Manatee County, the Manatee County Port Authority, the Manatee County Civic Center Authority, and the Manatee County Community Redevelopment Agency may elect not to convene, if no business is scheduled; however, each reserves the right to take action on any matter during its meeting, including items not set forth within this agenda. The Chair of each governing body 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.

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, should contact Kaycee Ellis at 742-5800; TDD ONLY 742-5802, wait 60 seconds; FAX 745-3790.

**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.

Prepared/Revised on 10/26/2011

# MEMORANDUM



County Administrator's Office  
1112 Manatee Avenue West  
Bradenton, FL 34205

MANATEE COUNTY  
FLORIDA

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**DATE:** November 3, 2011  
**TO:** John Osborne, Planning & Zoning Official  
**FROM:** Marianne Lopata, Agenda Coordinator  
**SUBJECT:** AGENDA UPDATE FOR MEETING OF NOVEMBER 3, 2011

## CHANGE TO ADVERTISED PUBLIC HEARINGS

### BUILDING AND DEVELOPMENT SERVICES

- PDR-11-03(Z)(P) Shunn-Shion Chung/Springfield Subdivision**  
*Public Comment Letters & Revised Stormwater Engineering Comments & 2 letters from Applicant (one requesting more time).*

## CHANGE TO REGULAR AGENDA

### ATTORNEY

- Bearded Clam Dispute Resolution**  
Public comment letters

## ADDITION TO REGULAR AGENDA

(AGENDA MATERIALS HAVE BEEN PREVIOUSLY DISTRIBUTED)

### ATTORNEY – 9:00 A.M. TIME CERTAIN

- County Attorney Selection Process** – Adopt process for selection of County Attorney's successor as recommended by the committee and described in agenda memo

**BOARD OF COUNTY COMMISSIONERS**  
MANATEE COUNTY, FLORIDA



**9:00 a.m.**

**LAND USE MEETING**

**November 3, 2011**

**- AGENDA SUPPLEMENT -**

***ADDITION TO REGULAR AGENDA***

**ATTORNEY**

9. **County Attorney Selection Process** – Adopt process for selection of County Attorney's successor as recommended by the committee and described in agenda memo (attached).