

March 7, 2013 Land Use Meeting
Agenda Item #5

Subject

PDMU-12-19(P) fka PDMU-09-10(P)(R)-Guilfside Homes/Bowlees Creek, LLP/Bowlees Creek-Quasi-Judicial-Stephanie Moreland DTS#20120487-B00000147 - To be continued to April 4, 2013.

Briefings

None

Contact and/or Presenter Information

[CONTINUED TO 4/4/13/PK](#)

Stephanie Moreland

Planner

941-748-4501, ext. 3880

Action Requested

I move to continue the public hearing for PDMU-12-19(P) fka PDMU-09-10(P)(R) to April 4, 2013 at 9:00 a.m., or as soon thereafter as same may be heard at the Manatee County Government Administrative Center, 1st Floor Chambers.

(Commissioner: DiSabatino)

Enabling/Regulating Authority

Manatee County Comprehensive Plan
Manatee County Land Development Code

Background Discussion

- Gulfside Homes/Bowlees Creek, LLP, has filed an application for a Preliminary Site Plan for two options: Option A - 246 multi-family units including a 126-bed (21 units) "Assisted Living Facility" (f.k.a. group care home -LDC) and 53 existing boat slips; Option B - 246 multi-family units and 53 existing boat slips. The 19.01 acre site is north of Bowlees Creek, south of 69th Avenue West (Bay Drive), and west of U.S. 41, Bradenton. The site is zoned PDMU/AI/CH (Planned Development Mixed Use/Airport Impact/ Coastal High Hazard Overlay Districts).
- On 10/11/2005, a preview meeting was held before the Board of County Commissioners. At that time 167 units were proposed. Concerns raised included traffic impacts to Trailer Estates, consideration of existing manufactured homes as affordable housing stock, and reducing density by eliminating one level

of some of the buildings proposed.

- On 5/24/2007, the Board of County Commissioners approved a site plan for 155 residential units (159 requested) and 53 boat slips.
- In 2010, the Board approved a rezone and a Preliminary Site Plan for two options: 1) 144 multi-family dwelling units, 200 rack dry boat storage, and 53 existing wet slips, or 2) 162 multi-family dwelling units and 53 existing wet slips.
- The site has two Future Land Use Categories (FLUCs); R/O/R (Retail/Office/Residential), RES-16 (Residential, sixteen dwelling units per acre). The total number of dwelling units proposed (246) is almost equivalent to the maximum number of dwelling units permitted (247). Therefore, the project has established gross density compliance with the FLUCs.
- In accordance with LDC Section 603.7.4.9, the staff report includes an analysis for residential buildings exceeding 35 feet in height. The maximum height requested is 40 feet.
- The applicant requests Specific Approval to allow conversion of an old accessory structure to a pavilion, reduce the driveway width to 20 feet for access to the peninsular and recreation center, more than ten parking spaces without a terminal island and smaller replacement tree sizes.
- Special Approval is required for a project: 1) exceeding a gross density of six dwelling units per acre in the R/O/R Future Land Use Category; 2) exceeding a net density of nine dwelling units per acre in the R/O/R FLUC; 3) exceeding a gross density of nine dwelling units per acre in RES-16 ; 4)exceeding a net density of 12 dwelling units in the RES-16; 5) in the Coastal Evacuation Area; 6) partially in the Coastal Planning Area; 7) partially in the Coastal High Hazard Overlay; 8) adjacent to a perennial stream; 9) in the Airport Impact Overlay District.
- The site is in an A15 Flood Zone. The Base Flood Elevation is 13 and 14 feet.

Continued to April 4, 2013.

County Attorney Review

Not Reviewed (No apparent legal issues)

Explanation of Other

Reviewing Attorney

N/A

Instructions to Board Records

N/A

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A

Manatee County Government Administrative Center
Commission Chambers, First Floor
9:00 a.m. - March 7, 2013

AFFIDAVIT OF PUBLICATION

**SARASOTA HERALD-TRIBUNE
PUBLISHED DAILY
SARASOTA, SARASOTA COUNTY, FLORIDA**

**STATE OF FLORIDA
COUNTY OF MANATEE**

BEFORE THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED SHARI BRICKLEY, WHO ON OATH SAID SHE IS DIRECTOR OF ADVERTISING FOR THE SARASOTA HERALD-TRIBUNE, A DAILY NEWSPAPER PUBLISHED AT SARASOTA, IN SARASOTA COUNTY FLORIDA; AND CIRCULATED IN MANATEE COUNTEE DAILY; THAT THE ATTACHED COPY OF ADVERTISEMENT BEING A NOTICE IN THE MATTER OF:

Legal description documented below:

IN THE COURT WAS PUBLISHED IN THE MANATEE EDITION OF SAID NEWSPAPER IN THE ISSUES OF:

2/20 1x


AFFIANT FURTHER SAYS THAT THE SAID SARASOTA HERALD-TRIBUNE IS A NEWSPAPER PUBLISHED AT SARASOTA, IN SAID SARASOTA COUNTY, FLORIDA, AND THAT THE SAID NEWSPAPER HAS THERETOFORE BEEN CONTINUOUSLY PUBLISHED IN SAID SARASOTA COUNTY, FLORIDA, EACH DAY, AND HAS BEEN ENTERED AS SECOND CLASS MAIL MATTER AT THE POST OFFICE IN BRADENTON, IN SAID MANATEE COUNTY, FLORIDA, FOR A PERIOD OF ONE YEAR NEXT PRECEDING THE FIRST PUBLICATION OF THE ATTACHED COPY OF ADVERTISEMENT; AND AFFIANT FURTHER SAYS THAT SHE HAS NEITHER PAID NOR PROMISED ANY PERSON, FIRM OR CORPORATION ANY DISCOUNT, REBATE, COMMISSION OR REFUND FOR THE PURPOSE OF SECURING THIS ADVERTISEMENT FOR PUBLICATION IN THE SAID NEWSPAPER.

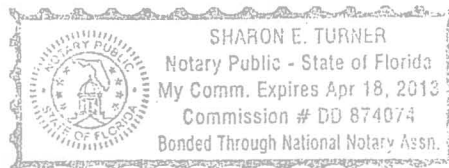
SIGNED _____



SWORN OR AFFIRMED TO, AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 2013 BY SHARI BRICKLEY WHO IS PERSONALLY KNOWN TO ME.

26 DAY OF *February*, 20 *13*



Notary Public

**NOTICE OF ZONING/LOCAL
DEVELOPMENT AGREEMENT
CHANGES IN UNINCORPORATED
MANATEE COUNTY**

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Manatee County will conduct a Public Hearing on Thursday, March 7, 2013, at 9:00 A.M. at the Manatee County Government Administrative Center, 1st Floor Chambers, to consider and act upon the following matters:

PDMU-12-19(P) - B00000147-DTS#20120487 - GULFSIDE HOMES / BOWLEES CREEK, LLP / BOWLEES CREEK

This item is scheduled to be continued to April 4, 2013 at the March 7, 2013 public hearing.

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for two options:

Option A:

- 246 multi-family units including a 126-bed (21 units) "assisted living facility" (f.k.a. group care home - LDC) and 53 existing boat slips.

Option B:

- 246 multi-family units and 53 existing boat slips.

If approved, this request will supersede the previous approval [PDMU-09-10(Z)(P)] which includes two options: a 200 rack dry boat storage facility, 144 multi-family units and 53 existing boat slips, or 162 multi-family units and 53 existing boat slips.

The 19.01± acre site is north of Bowlees Creek, south of 69th Avenue West (Bay Drive), and west of U.S. 41, Bradenton. The site is zoned PDMU/AI/CH (Planned Development Mixed Use/ Airport Impact and Coastal High Hazard Overlay Districts); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

LDA-09-03 (R2) - SECOND AMENDMENT TO LOCAL DEVELOPMENT AGREEMENT FOR SILVERLEAF DEVELOPMENT

Request: Approval of a Second Amendment to a Local Development Agreement providing for a change in the type of land use identified in the Local Development Agreement from single family detached residential units to single family detached residential units and single family semi-detached residential units; providing for severability, and providing for an effective date. The Second Amended Local Development Agreement applies to Silverleaf for which an amended approval is sought pursuant to pending application known as PDR-11-14(G)(R) (263.35 ± acres). The proposed use of the properties is residential development, including single family detached residential units and single family semi-detached residential units. Pursuant to the pending zoning request, Silverleaf is seeking approval for 732 single family detached residential units and single family semi-detached residential units, each with a maximum height of 35 feet.

Interested parties may examine the proposed Ordinance and related documents and may obtain assistance regarding this matter from the Manatee County Building and Development Services Department, 1112 Manatee Avenue West, 2nd Floor, Bradenton, Florida; telephone number (941) 748-4501 x6878; e-mail to: planning.agenda@mymanatee.org.

According to Florida Statutes, Section 286.0105, any person desiring to appeal any decision made by the Board of County Commissioners with respect to any matter considered at said Public Hearing will need a record of the proceedings, and for such purposes he 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.

Americans with Disabilities: The Board of County Commissioners 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 and participation in public hearings. Anyone requiring reasonable accommodation for this meeting as provided for in the ADA, should contact Kaycee Ellis at 742-5800; TDD ONLY 742-5802 and wait 60 seconds, or FAX 745-3790.

THIS HEARING MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS.

MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS
Manatee County Building and Development Services Department
Manatee County, Florida

Date of pub: February 20, 2013