

- A G E N D A -

Brd Rec

**PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West
First Floor, Commission Chambers**

9:00 A.M.

FEBRUARY 14, 2002

**PLEDGE OF ALLEGIANCE
MINUTES FOR APPROVAL
SWEARING IN:**

All Staff/Public Wishing to Speak

Rules of Procedure for this public hearing are in effect pursuant to Resolution 94-104(PC). Copies of this Resolution are available for review and purchase at the Planning Department, 4th floor of the County Administration Building, 1112 Manatee Avenue West, Bradenton, Florida.

CONSENT AGENDA

PUBLIC HEARING APPLICATIONS (CONSENT) - The following items have no objections from County staff and the applicants concur with the staff recommendations. After opening the public hearing, the Chairman may determine if anyone in the audience or on the Commission has comments or opposition to any of these items. If so, the Chairman may place that item in the regular agenda for further consideration. The remaining items may be acted on in total by using the recommended motion.

**1. PDR-99-02(G)(R) - GAMBLE CREEK, L.C./TWIN RIVER (Aristotle Shinas, Principal Planner)
(To be **CONTINUED** March 14, 2002 at the request of the applicant)**

Approval of a Revised General Development Plan to allow:

- a. An increase of 27 Lots (550 Lots to 577);
 - b. An increase in net residential density from 0.61 to 0.64 dwelling units per acre;
 - c. An increase in gross residential density from 0.48 to 0.51 dwelling units per acre;
 - d. Reduce the minimum lot size for 10% of the project (up to 57 lots);
 - e. Locate a new 3,000 sq. ft. clubhouse along the Manatee River;
 - f. Add a private boat ramp on the Manatee River; and
 - g. Allow the 25 year floodplain to be recontoured by individual lot owners rather than the developer.
- Twin River is located on the south side of Golf Course Road, east of Gamble Creek, and north of the Manatee River (± 1,224acres).

**2. ORDINANCE 02-25 (f.k.a. Ordinance 01-56) -NUISANCE EXOTIC SPECIES REMOVAL/WETLAND BUFFER RESTORATION (Laurie Suess, Planning Manager)
(To be **CONTINUED** to March 14, 2002)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending certain provisions of the Manatee County Land Development Code (Ordinance 90-01, as amended): regarding nuisance, exotic plant species removal and wetland buffer restoration, and other environmental issues; providing for severability; and providing and effective date.

**3. ORDINANCE 02-24 (f.k.a. Ordinance 01-40) - WETLAND BUFFERS/EROSION & SEDIMENTATION CONTROL (Laurie Suess, Planning Manager)
(To be **CONTINUED** to March 14, 2002)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending certain provisions of the Manatee County Land Development Code (Ordinance 90-01, as amended): regarding wetland buffers, erosion and sedimentation control, and other environmental issues; providing for severability; and providing and effective date.

Paul Sayers, Chairman
Richard Bedford, 1st Vice Chairman; Steve Belack, 2nd Vice Chairman; Jeffrey Orenstein, 3rd Vice Chairman;
E.H. "Woody Williams"; Mary Sheppard; David Wernicke

**4. PA-02-04 /PROPOSED ORDINANCE-02-04 (Leon Kotecki, Principal Planner)
(To be CONTINUED to March 14, 2002)**

Approval of an Ordinance of the County of Manatee, Florida, amending Manatee County Ordinance 89-01, as amended (The 2020 Manatee County Comprehensive Plan); providing for an amendment to the text of the Future Land Use Element removing electrical generation facilities as a potential use within the AG/R (Agricultural/Rural) Future Land Use Category.

**5. PA-02-03/PROPOSED ORDINANCE-02-03 PALMETTO BUSINESS PARK
(Kathleen Thompson, Planner) (To be CONTINUED to March 14, 2002)**

Approval of an Ordinance of the County of Manatee, Florida, amending Manatee County Ordinance 89-01, as amended (the 2020 Manatee County Comprehensive Plan); amending the Future Land Use Element to allow for Future Land Use Map Amendments to change Heavy Industrial (IH) Future Land Use Categories to Residential Future Land Use Categories in the Coastal Evacuation Area (CEA) when criteria are met; providing for severability; and providing for an effective date.

**6. PA-02-02 (PROPOSED ORDINANCE 02-02) PALMETTO BUSINESS PARK
(Kathleen Thompson, Planner) (To be CONTINUED to March 14, 2002)**

Approval of an Ordinance of the County of Manatee, Florida, amending Manatee County Ordinance 89-01, as amended, (The 2020 Manatee County Comprehensive Plan); providing for an amendment to the Future Land Use Map of the Future Land Use Element of the Comprehensive Plan from **IL** - Industrial Light (\pm 46.8 acres); **IH** - Industrial Heavy (\pm 37.7 acres); **IH/CEA** - Industrial Heavy/Coastal Evacuation Area and **IH/CEA/CSVA** - Industrial Heavy/Coastal Evacuation Area/Coastal Storm Vulnerability Area (\pm 65.1 acres) to **RES-9** (\pm 84.5 acres); **RES-3/CEA** (Residential - 3 dwelling units/gross acres/Coastal Evacuation Area) and **RES-3/CEA/CSVA** (Residential - 3 dwelling units/gross acre/ Coastal Evacuation Area/Coastal Storm Vulnerability Area) (\pm 65.1 acres) for a total acreage of \pm 149.6 acres, located in the 2001 block of US 301, Palmetto, between Canal Road and 24th Avenue East, beginning approximately 600' south of US 301 and continuing south to the Manatee River, providing for severability; and providing for an effective date (\pm 149.6 acres).

**7. ORDINANCE 02-20 (f.k.a. Ordinance 01-67) - ACCESSORY USES
(Laurie Suess, Planning Manager)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending certain provisions of the Manatee County Land Development Code (Ordinance 90-01, as amended): amending accessory uses, definitions, plot plan standards, sign definitions, figure 6-2, off street parking, landscaping, historic vista protection, required improvements, adverse impacts, easements and entranceways; providing for severability; and providing and effective date.

**8. ORDINANCE 02-18 - ACCESS POINTS TO UNIVERSITY PARKWAY
(Lisa Barrett, Principal Planner)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending certain provisions of the Manatee County Land Development Code (Ordinance 90-01, as amended): amending the number and location of access points to University Parkway.

**RECOMMENDED MOTION: I MOVE TO APPROVE THE CONSENT AGENDA INCORPORATING THE LANGUAGE AS STATED IN THE RECOMMENDED MOTIONS IN THE STAFF REPORTS.
[END CONSENT]**

Paul Sayers, Chairman
Richard Bedford, 1st Vice Chairman; Steve Belack, 2nd Vice Chairman; Jeffrey Orenstein, 3rd Vice Chairman;
E.H. "Woody Williams"; Mary Sheppard; David Wernicke

REGULAR AGENDA

ADVERTISED PUBLIC HEARING APPLICATIONS (INDIVIDUAL CONSIDERATION)

9. PDR-01-19(Z)(G) - TWIN RIVERS II (Aristotle Shinas, Principal Planner)

(1) Approval of a rezone from **A (General Agriculture, 1 dwelling unit per 5 acres)** to **PDR (Planned Development Residential)**; and (2) Approval of a **General Development Plan to allow 425 lots for single-family detached homes at a density of 0.99 dwelling units per acre**. Located on the south side of Golf Course Road, east of the Twin Rivers Development, north of the proposed River Chase development, and \pm 2,500' west of Rye Road (\pm 449.45 acres).

10. PDR-01-15(Z)(P) - RANDALL NELSON (AKA BEVILLE POINT SUBDIVISION)

(Stephanie Brooks, Planner)

(1) Approval of a rezone from **RSF-1/HA/CH (Residential Single-Family -1 dwelling unit per acre/Historical & Archaeological Overlay/Coastal High Hazard Overlay Districts)** to **PDR/HA/CH (Planned Development Residential)** retaining the HA and CH Overlay Districts; and (2) Approval of a **Preliminary Site Plan to allow seven single-family detached lots at a density of 0.64 dwelling units per acre**. The site is on the north side of Horseshoe Loop Road in Terra Ceia, south of Bayshore Drive (\pm 10.92 acres).

11. PDR-01-01(Z)(G) - MANATEE JOINT VENTURE/MILL CREEK VII

(Aristotle Shinas, Principal Planner)

(1) Approval of a rezone from **A (General Agriculture, 1 dwelling unit per 5 acres)** to **PDR (Planned Development Residential)**; and (2) Approval of a **General Development Plan for 259 lots for single-family detached homes**. Located east of Mill Creek Phase VI, south of 16th Drive East, and north of S.R. 64 (\pm 310.99 acres).

**12. Z-89-46(C)(R6) - UNIVERSITY COMMONS (DRI#19) (Norm Luppino, Planning Manager)
(Continued from January 10, 2002 at the request of the applicant)**

Request: Approval of a revised General Development Plan and Zoning Ordinance for the University Commons DRI to:

1. Modify 49.6 acres of the site plan at the northwest intersection of University Parkway and Tuttle Avenue to:
 - A. Delete 200,000 square feet of office space on 14.4 acres and a 110 unit Personal Care Facility and 68 unit Independent Living Units on 35.2 acres.
 - B. Add 35,000 square feet of commercial space and 250 multi-family units, 290 independent senior housing multi-family, and an 85 bed Group Care Facility (Assisted Living).
 - C. Provide for an additional right-in/right-out driveway on University Parkway, approximately 660 feet west of Tuttle Avenue.
 - D. Provide for an additional right-in/right-out driveway on the west side of Tuttle Avenue, approximately 1,600 feet north of University Parkway.
2. Include a land use exchange mechanism for the parcel west of Tuttle Avenue and north of future Broadway Avenue to allow an exchange of 290 Independent Senior Housing multi-family units and 85 bed Group Care (assisted living) facility (14.2 residential equivalent units) for 200 multi-family units;
3. Eliminate Access Point "I" (Between residential and commercial uses adjacent to Lockwood Ridge Road);
4. Amend the Development Order definitions, conditions, and terminology to reflect the above changes; and,
5. Amend the General Development Plan to reflect the above changes.

University Commons is located at the northeast and northwest intersections of University Parkway and Tuttle Avenue. Present zoning: PDMU (Planned Development-Mixed Use) (\pm 257.0 acres).

Paul Sayers, Chairman
Richard Bedford, 1st Vice Chairman; Steve Belack, 2nd Vice Chairman; Jeffrey Orenstein, 3rd Vice Chairman;
E.H. "Woody" Williams"; Mary Sheppard; David Wernicke

13. ORDINANCE 02-19 (f.k.a. ORD-01-63) UNIVERSITY COMMONS (DRI #19)

(Lisa Barrett, Principal Planner)

(Continued from January 10, 2002 at the request of the applicant)

Request: Determination of whether the following modifications to the University Commons DRI Development Order constitute a Substantial Deviation pursuant to Chapter 380.06, Florida Statutes:

1. Modify 49.6 acres of the site plan at the northwest intersection of University Parkway and Tuttle Avenue to:
 - A. Delete 200,000 square feet of office space on 14.4 acres and a 110 bed personal care facility and 68 Independent Living Units on 35.2 acres.
 - B. Add 35,000 square feet of commercial space and 250 multi-family units, 290 independent senior housing multi-family, and an 85 bed group care home facility;
2. Include a land use exchange mechanism for the parcel west of Tuttle Avenue and north of future Broadway Avenue to allow an exchange of 290 Independent Senior Housing multi-family units and an 85 bed group care home facility for 200 multi-family units;
3. Eliminate Access Point "I" (Between residential and commercial uses adjacent to Lockwood Ridge Road);
4. Add a new right-in/right-out driveway on the west side of Tuttle Avenue (Access Point "Q"), south of the nursing home facility;
5. Provide for an additional right-in/right-out driveway on University Parkway, approximately 660 feet west of Tuttle Avenue;
6. Extend the date which the County may not down-zone or reduce the intensity or density permitted by the Development Order;
7. Amend the Development Order definitions, conditions, and terminology to reflect the above changes; and,
8. Amend Map H to reflect the above changes.

University Commons is located at the northeast and northwest intersections of University Parkway and Tuttle Avenue. Present zoning: PDMU (Planned Development-Mixed Use) (286.50± acres).

Paul Sayers, Chairman

Richard Bedford, 1st Vice Chairman; Steve Belack, 2nd Vice Chairman; Jeffrey Orenstein, 3rd Vice Chairman;
E.H. "Woody Williams"; Mary Sheppard; David Wernicke

The Planning Commission 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 Commission's functions including one's access to, participation, employment, 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 Rita Dralus at 742-5800; TDD ONLY 742-5802 and wait 60 seconds; FAX 745-3790

PLEASE SIGN IN IF YOU WISH TO SPEAK AT THIS MEETING

DATE: February 14, 2002

MEETING: PLANNING COMMISSION

ITEM	NAME	AFFILIATION	ADDRESS	PHONE	CHECK [✓] BELOW IF YOU WISH TO BE NOTIFIED OF ANY SUBSEQUENT DISPUTE RESOLUTION PROCEEDINGS
1 ^{C 01-01} (1)	John Dine	Home Owner	14857 16 Dr E	748-4558	✓
1	ROBERTA HARRIS	HOME OWNER	16120 GOLF COURSE RD	776-2635	✓
(1)	1 Robert Wadsworth	Homeowner	14957 16 Dr E	746-9333	✓
(1)	1 Liz Lehew	Homeowner	14957 16 th DR E	746-9333	✓
	Robin Wadsworth	Homeowner	15902 Golf Course Rd	776 5515	✓
# 9	Marcie Hastings	✓	18011 Fort Harker	776-9334	✓ ↓ #9
# 9	Diane Wardell	✓	11355 Erie St	776-7108	Twin II #9
# 9	Wendy Vohling	✓	13450 Golf Course		↑ #9
# 9	Gene Keene	✓	3940 Gamble Creek Rd.	Paris	# 9
# 9	Joan Keene	✓	" "		# 9
	Arlene Flisik				
12/13	Maurin Farnet	Oak Grove Park Assoc			
12/13	JOHN SULEK				