

**- A G E N D A -**

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

**9:00 A.M.**

**APRIL 11, 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. ORDINANCE 02-22 (Laurie Suess, Planning Manager)  
(To be CONTINUED to May 9, 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): amending certain definitions related to affordable housing, amending certain provisions regarding impact fees and affordable housing, and amending certain regulations regarding affordable housing including incentives and expedited permitting; providing for severability; and providing and effective date.

**2. ORDINANCE 02-29 (Laurie Suess, Planning Manager)  
(To be CONTINUED to May 9, 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): amending certain requirements within the sign regulations regarding subdivision signs within rights of way; providing for severability; and providing and effective date.

**3. PDMU-96-01(Z)(G)(R-3) - COOPER CREEK CENTER (Norm Luppino, Planning Manager)  
(To be CONTINUED to May 9, 2002)**

Request: Approval of a revised Zoning Ordinance and General Development Plan to:

1. Extend the Certificate of Level of Service from December 30, 2002 to December 30, 2007;
2. Amend Condition B.(6) to add two transportation improvements;
3. Amend Air Quality Condition C.(1);
3. Amend definitions, conditions, and terminology to reflect the above changes; and,
4. Amend the General Development Plan to reflect the above referenced changes.

Located northwest of the University Parkway and I-75 intersection (±604.68 acres). Present zoning is PDMU-WP-E/ST.

(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

**PC20020411DOC001**

**4. ORDINANCE 02-31 - COOPER CREEK CENTER (DRI #14)**

(Norm Luppino, Planning Manager) **(To be CONTINUED to May 9, 2002)**

Request: (1) Approval of a Revised Transportation Analysis to extend the Certificate of Level of Service from December 30, 2002 to December 30, 2007; and (2) Determination of whether the proposed modifications to the Cooper Creek DRI Development Order constitute a Substantial Deviation, pursuant to Section 380.06, Florida Statutes:

1. Amend the Development Order to recognize fully satisfied conditions;
2. Amend Condition B.(6) to add two transportation improvements;
3. Amend the Land Use Trade-Off provision to increase the amount of specified increases and decreases;
4. Amend definitions, conditions, and terminology to reflect the above changes; and
5. Amend Map H to reflect the above referenced changes.

Cooper Creek Center is located northwest of the University Parkway and I-75 interchange. Present Zoning: PDMU/WP-E/ST (Planned Development Mixed Use/Evers Reservoir Watershed Protection and Special Treatment Overlay Districts) (±604.68 acres).

**5. Z-01-23 - PETER AND KIM VOLE** (Erika Barrett, Planner)

Approval of a rezone from **RSF-1 (Residential Single Family, one dwelling unit per acre)** to **GC (General Commercial)**. Located at 8155 US 301 North (±.91 acres).

**6. Z-01-17 - YNR DEVELOPMENT CORPORATION** (Misty Servia, Principal Planner)

Approval of a rezone from **A-1 (Suburban Agriculture, 1 dwelling unit per acre)** to **RSF-2 (Residential Single-Family, 2 dwelling units per acre)**. Located on the south side of 17<sup>th</sup> Avenue N.W., approximately 90' east of 89<sup>th</sup> Street Northwest at 8725 and 8733 17<sup>th</sup> Avenue N.W. (± 9.87 acres).

**7. Z-01-21 - VOGEL REZONE** (Barney Salmon, Planner)

Approval of a rezone from **A-1 (Suburban Agriculture, one dwelling unit per acre)** to **RSF-3 (Residential Single-Family, three dwelling units per acre)**. Located at 4619 37<sup>th</sup> Street East, Bradenton (± 1.54 acres).

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

**[END CONSENT]**

## **REGULAR AGENDA**

### **ADVERTISED PUBLIC HEARING APPLICATIONS (INDIVIDUAL CONSIDERATION)**

**8. PDMU-01-04(Z)(G) HARRISON RANCH L.L.C., ET. AL.** (Norm Luppino, Planning Manager)

Approval of: (1) a rezone from **A (Agriculture, 1 dwelling unit per 5 acres)** to **PDMU (Planned Development Mixed Use)**; and (2) Approval of a **General Development Plan** to allow:

- A. 1,250 single-family detached units;**
- B. 300 single-family attached units;**
- C. 38,000 square feet of public use facilities and residential support uses.**

The project is located on the north side of U.S. 301, approximately 1/3 mile west of Chin Road, and extending northward to Erie Road (±940.15 acres).

**9. LDA-01-03 - HARRISON RANCH** (Norm Luppino, Planning Manager)

Approval of a **Local Development Agreement** to secure development rights and mitigate transportation and infrastructure (water and sewer) impacts for a mixed use development consisting of:

- 1. 1,250 single-family detached units;**
- 2. 300 single-family attached units;**
- 3. 38,000 square feet of public use facilities and residential support uses.**

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 project is located on the north side of U.S. 301, approximately 1/3 mile west of Chin Road, and extending northward to Erie Road. Present Zoning: A (General Agricultural, 1 dwelling unit per acre) ( $\pm 940.15$  acres).

**10. PDPI/PDI-01-03(Z) - CRESCENT MOON ENTERPRISES** (Erika Barrett, Planner)

Approval of a rezone from **A-1 (Suburban Agriculture, 1 dwelling unit per acre) to PDPI (Planned Development Public Interest) and PDI (Planned Development Industrial)**. Located at the southeast corner of Buckeye Road and Bud Rhoden Road ( $\pm 239$  acres).

**11. Z-01-13 PHIL STEWART** (Barney Salmon, Planner) (**CONTINUED from 03/12/02**)

Approval of a Zoning Ordinance of the County of Manatee, Florida, amending the Official Zoning Atlas of Manatee County (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area of Manatee County; providing for the rezoning of certain land from A (General Agricultural, 5 dwelling units per acre) to RSF-1 (Residential Single-Family, 1 dwelling unit per acre) and providing an effective date. Located on the north side of Upper Manatee River Road at 1064 169<sup>th</sup> Street N.E. ( $\pm 10.1$  acres).

**12. PDC-01-07(Z)(P) - HARRY AND BETTY BAKKER** (Barney Salmon, Planner)

Approval of (1) a rezone from **A-1 (Suburban Agriculture, 1 dwelling unit per acre), RSF-6 (Residential Single-Family, 6 dwelling units per acre), and GC (General Commercial) to PDC (Planned Development Commercial)**; and (2) Approval of a **Preliminary Site Plan to allow an 89,585 square foot mini-warehouse and 2,400 square feet of accessory office**. Located on the northwest corner of S.R. 64 and Kay Road ( $\pm 6.1$  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: April 11, 2002

MEETING: PLANNING COMMISSION

| ITEM #<br>(FOUND ON AGENDA) | YOUR NAME          | AFFILIATION         | STREET ADDRESS         | CITY/STATE/ZIP CODE | PHONE #  | CHECK [✓] BELOW IF YOU WISH TO BE NOTIFIED OF ANY DISPUTE RESOLUTION PROCEEDINGS |   |
|-----------------------------|--------------------|---------------------|------------------------|---------------------|----------|--|---|
| 5                           | Gordon Wardell     | Parrish Civic Assoc | 11355 EMU Rd           | Parrish, FL 32419   | 776-9108 | ✓  |   |
| 5                           | - Dave WARDEN      | "                   | "                      | "                   | "        | ✓  |   |
| 5                           | - Wend Verrill     | "                   | 13450 Golf Course Rd   | Parrish FL 32419    | 776-8146 | ✓  |   |
| 8                           | - Valerie Massey   | "                   | 6312 US Hwy 301N       | Ellis, FL           | 224 0071 | ✓  |   |
| 8                           | - Dan Kumard       | "                   | 2946 Wilderness Blvd E | Parrish 34219       | 776-1591 | ✓  |   |
| 10                          | - Marty Ojeda      | Expos owner         | 896051270E             | Bread               | 34202    | 752-3434   | ✓ |
| 12                          | - Ken Nosworthy    | RES OWNER           | 144 ALDINE CIR         | PARRISH 32419       | 702-0924 | ✓  |   |
| 8                           | - Marie Heston     | Parrish Civic       | 1504 Fort Howard Rd    | Parrish 34219       | 776-9108 | ✓  |   |
| 8                           | - Phil Massey      | "                   | 9625 W. R. Rd          | PARRISH 34219       | 776-1353 | ✓  |   |
| 8                           | - Deb Massey       | "                   | "                      | PARRISH 34219       | "        |  |   |
| 8                           | - Dottie McChesney | "                   |                        |                     |          |  |   |
| 8                           | - Danna Atkinson   | Resident            |                        |                     |          |  |   |
| 8                           | - David Hartston   | "                   |                        |                     |          |  |   |
|                             | MARY MAUND MAUND   |                     |                        |                     |          |  |   |
|                             |                    |                     |                        |                     |          |  |   |
|                             |                    |                     |                        |                     |          |  |   |