

- 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.

MAY 9, 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 02-29 (Laurie Suess, Planning Manager)
(CONTINUED from April 11, 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.

**2. ORDINANCE 02-22 (Laurie Suess, Planning Manager)
(CONTINUED from April 11, 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.

**3. PDMU-96-01(Z)(G)(R-3) - COOPER CREEK CENTER (Norm Luppino, Planning Manager)
(CONTINUED from April 11, 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

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

(Norm Luppino, Planning Manager) **(CONTINUED from April 11, 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).

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)

**5. PDMU-01-04(Z)(G) HARRISON RANCH L.L.C., ET. AL. (Norm Luppino, Planning Manager)
(Continued from April 11, 2002)**

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).

**6. LDA-01-03 - HARRISON RANCH (Norm Luppino, Planning Manager)
(Continued from April 11, 2002)**

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.**

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) (±940.15 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

7. **ORDINANCE 02-27** (Rob Brown, Administrator, Water Quality Management Division, Environmental Management Department) **(Continued from March 28, 2002)**

An Ordinance of Manatee County, Florida, amending Manatee County Ordinance 81-22, relating to the regulation of phosphate mining and reclamation activities in Manatee County; providing for a short title; providing for a purpose; providing for applicability; providing for prohibitions; providing for exemptions; providing special protection for potable watersheds; providing for administration of the ordinance; providing for fees; providing for definitions; providing for minimum mining standards and requirements; providing for application requirements; providing for Master Mining Plan application submittal criteria; providing for effect of Master Mining Plan approval; providing for Operating Permit application submittal criteria; providing for effect of Operating Permit approval; providing for application review procedures; providing for initial application; providing for annual progress report and reclamation approval (release); providing for Master Mining Plan and Operating Permit amendments, revisions, renewals, transfers, and waivers; providing for enforcement of the ordinance; providing for severability; and providing for an 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

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

