

- 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.

September 12, 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. PDC-01-05(Z) - MC CLURE PROPERTIES, LTD.** (Norm Luppino, Planning Manager)
Approval of a rezone from **A-1/WP-E/ST (Suburban Agriculture, 1 dwelling unit per acre) and PDR/WP-E/ST (Planned Development Residential) to PDC/WP-E/ST (Planned Development Commercial), retaining the Watershed Protection-Evers and Special Treatment Overlay Districts.** The parcel is at the southwest corner of Lockwood Ridge Road and the future extension of the 63rd Avenue East (Honore Avenue) (±18.67 acres).
- 2. Z-02-01 - JOHN REKKAS** (Erika Barrett, Planner)
Approval of a rezone from **NC-M (Neighborhood Commercial - Medium) to GC (General Commercial).** Located at 7700 Cortez Road (± 2.3 Acres).
- 3. PDO-02-09(Z)(P) - UNIVERSITY MEDICAL PARK III, INC.** (Aristotle Shinas, Principal Planner)
Approval of (1) a rezone of **2.66 Acres from A-1 (Suburban Agricultural, 1 dwelling unit per acre) to PDO (Planned Development Office); and (2) Approval of a Preliminary Site Plan to allow 27,411 square feet of Medical Office Space, expansion of the stormwater facilities pond in Phase II, and modification of internal traffic circulation in Phases 1 and 2.** Located at 2415 University Parkway, at the northeast corner of Shade Avenue and University Parkway, extending north to the future Broadway Ave. (±2.66 acre rezone parcel, ±7.8 acre total site).
- 4. ORDINANCE 02-46** (Clara Campbell, Administrative Project Manager/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): regarding small boat manufacturing; 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

5. **ORDINANCE 02-48** (Bill O'Shea, Environmental Manager, Environmental Management Department)
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, and other environmental issues; providing for severability; and providing an effective date.

6. **LDA-99-01 (R) - TWIN RIVER** (Aristotle Shinas, Principal Planner)
Approval of a Revised Local Development Agreement to provide for upsizing of the sewer transmission lines for the Twin Rivers and seeking to extend the Certificate of Level of Service for the project. The original LDA-99-01 for Twin Rivers, provided for certain development rights and mitigated the drainage (Gamble Creek cleaning), transportation (reconstruction of Golf Course Road Bridge and transportation improvements), and infrastructure (sewer connection and upsizing) impacts. The Project was approved for 550 residential lots at a density of 0.48 units per acre, a daycare, and a church. The Twin Rivers project is located on the south side of Golf Course Road, east of the Gamble Creek, west of Rye Road, and north of the Manatee River ($\pm 1,224$ acres). The revised Local Government Development Agreement may be obtained from the Manatee County Planning Department 4th Floor, 1112 Manatee Avenue West Bradenton, FL.

7. **LDA-02-05 TWIN RIVER II** (Aristotle Shinas, Principal Planner)
Approval of a Local Development Agreement to provide for upsizing of the sewer transmission lines, transportation improvements including right of way dedication and seeking an extended Certificate of Level of Service for the Twin Rivers II project. The project was approved for 400 single family detached homes at a density of 0.99 units per acre. The Twin Rivers II project is located on the south side of Golf Course Road, east of Twin Rivers, 2,500' west of Rye Road (± 449.45 acres). The revised Local Government Development Agreement may be obtained from the Manatee County Planning Department 4th Floor, 1112 Manatee Avenue West Bradenton, FL.

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. **PDR-01-22(Z)(P) - WILLIAM LINTNER/SPRINGFIELD** (Erika Barrett, Planner)
Approval of (1) a rezone from **A (Agricultural, 1 dwelling unit per five acres) to PDR (Planned Development Residential)**, and (2) Approval of a Preliminary Site Plan to allow a 35 lot subdivision for single-family detached homes at a density of 2.94 dwelling units per acre. Located on the north side of 25th Street East (Lyntnor Road), immediately south of Parkwood Lakes Subdivision (± 11.94 acres).

9. **PDI-02-12(P) - SPECTRUM UNDERGROUND, INC.** (Aristotle Shinas, Principal Planner)
Approval of a Preliminary Site Plan to allow a 4,800 square foot Convenience Store with Gas and Diesel Pumps (9,010 square foot combined canopy), a Carwash (700 sq. ft.), and a Construction Services Establishment (3,000 square foot office, 6,000 square foot warehouse, and equipment yard). The site is at the southwest corner of US 41 North and 73rd Street East (± 9.4 acres).

10. **PA-02-02 (PROPOSED ORDINANCE 02-02) PALMETTO BUSINESS PARK**
(Kathleen Thompson, Planner)

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** (46.8 +/- acres); **IH - Industrial Heavy** (37.7 +/- acres); **IH/CEA - Industrial Heavy/Coastal Evacuation Area**,

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IH/CEA/CSVA - Industrial Heavy/Coastal Evacuation Area/Coastal Storm Vulnerability Area (65.1+/- acres) and **RES-6/CEA** - Residential - 6 dwelling unit/gross acres/Coastal Evacuation Area and **RES-6/CEA/CSVA** - Residential - 6 dwelling unit/gross acres/Coastal Evacuation Area/Coastal Storm Vulnerability Area (28.6+/-) to **RES-9** (84.5+/- acres) and **RES-1/CEA**(Residential - 1 dwelling units/gross acres/Coastal Evacuation Area) and **RES-1/CEA/CSVA** (Residential - 1 dwelling units/gross acres/Coastal Evacuation Area/Coastal Storm Vulnerability Area) (65.1+/- acres) and **RES-3/CEA** (Residential - 3 dwelling units/gross acre/Coastal Evacuation Area) and **RES-3/CEA/CSVA** (Residential - 3 dwelling units/gross acre/Coastal Evacuation Area/Coastal Storm Vulnerability Area) (28.6+/- acres) for a total acreage of 178.20+/- 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 Manatee River, providing for severability; and providing for an effective date (\pm 178.20 acres).

11. ORDINANCE 02-59 (Rob Brown, Administrator, Water Quality Management Division, Environmental Management Department)

An Ordinance of Manatee County, Florida, imposing a Moratorium relating to Phosphate Mining applications, petitions, and requests; providing findings; providing for applicability; providing for exceptions; providing for duration; providing for severability; and providing for an effective date.

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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 Kaycee Ellis 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: September 12, 2002

MEETING: PLANNING COMMISSION

ITEM # (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
✓ 8	Bruce Thompson	Land owner	8502 25 ST E.	Parrish FL 34219	776-5707	✓
✓ 8	MIKE CARTER	"	9407 25 ST E	PARRISH 34214	776 1182	✓
✓ 8	ANN LYON	Landowner	9209-25th St SE	Parrish, FL 34219	776-2573	✓
✓ 8	KEN JINRIGHT *	Land owner	9304 25th St. E.	Parrish Fla. 34219	776-0495	✓
✓ 8	KENT SCOTT	LAND OWNER	9924 25TH ST. EAST	PARRISH, FL 34219	776-2684	✓
✓ 8	Donna Thompson	Land Owner	7502 25th St. E	Parrish, FL 34219	776-5707	✓
✓ 8	ROBERT KRAUS, SR	LAND OWNER	9207-25th ST. EAST.	PARRISH 34219	776-3903	✓
11	PATRICIA PETRUFF	AITY	PO BOX 9480	BRADENTON FL 34206	742 2111	✓
8	Edna Rice Wright	Mgr. Tree Lakes Resort				

* Late Notice 2

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