

- A G E N D A -

**P L A N N I N G C O M M I S S I O N**  
**Manatee County Government Administrative Center**  
**1112 Manatee Avenue West**  
**First Floor, Commission Chambers**

**8:30 A.M. – PLANNING COMMISSIONERS WORKSHOP**  
**9:00 A.M. - PUBLIC HEARING**

**February 8, 2007**

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

**01/11/07**  
**All Staff/Public Wishing to Speak**

PLEDGE OF PUBLIC CONDUCT

- WE MAY DISAGREE, BUT WE WILL BE RESPECTFUL OF ONE ANOTHER
  - WE WILL DIRECT ALL COMMENTS TO ISSUES
  - WE WILL AVOID PERSONAL ATTACKS

**PLEASE TURN ALL CELL PHONES AND PAGERS OFF BEFORE ENTERING CHAMBERS**

**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. **LDA-07-01 – PDMU-98-04(G)(R2) ACA FINANCIAL CORPORATION/KEYSTONE RANCHES (a.k.a. WOODS OF MOCCASIN WALLOW)**  
(Aristotle Shinas, Principal Planner) **(To be CONTINUED to March 8, 2007)**  
Request for approval of LDA 07-01 to approve a Certificate of Level of Service Compliance for public facilities not to exceed a period of five years for the Woods of Moccasin Wallow project (f/k/a ACA Financial Corporation/Keystone Ranches), originally approved as PDMU-98-04(G)(R) and amended in PDMU-98-04(G)(R2), and is located within Manatee County, generally bound by the I-75/I-275 Interchange to the south, vacant property and I-75 Road to the east, Moccasin Wallow Road to the north, and agricultural property to the west. Through said prior approvals, the Project has been approved for 340,400 square feet of light industrial use; 75,946 square feet of commercial land use; 43,680 square feet of office; 180 hotel rooms; and 103 single family residential units. The Project is approved with a gross density of 2.00 dwelling units per acre, a net density of 2.17 dwelling units per acre, and a maximum height of 45 feet for hotel uses and 35 feet for all other uses.
2. **ORDINANCE 07-41**  
(Jason Henbest, Associate County Attorney)  
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development; amending Sections 602.2 and 605.1.2 and amending Figure 6-1 and Chart 605 of the

Richard Bedford, Chairman; Steve Belack, 1 <sup>st</sup> Vice Chairman; Joseph Guyton, 2 <sup>nd</sup> Vice Chairman; David Wick; Marilyn Stasica; Marie Hastings; Mary Sheppard
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Manatee County Land Development Code (Ordinance 90-01, as amended) to clarify the procedures for Special Approval; amending other provisions as necessary for internal consistency; providing for codification; providing for severability; and providing an effective date.

**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**

**3. PDMU-05-70(Z)(P) – MARONDA HOMES, INC. OF FLORIDA / OAKWOOD APARTMENTS, LLC**

(Stephanie Moreland, Planner) **(Continued from 09/14/06, 10/12/06, and 11/09/06)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas, Ordinance No. 90-01 (the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 15.46 acres generally ¼ mile north of Whitfield Avenue on the west side of 15<sup>th</sup> Street East, at 6720 15<sup>th</sup> Street East, Bradenton, with 1.26 acres from LM (Light Manufacturing) zoning district; 0.18 acres from GC (General Commercial) zoning district; 5.56 acres from PDR (Planned Development Residential) zoning district; 6.05 acres from RMF-9 (Residential Multi-Family, 9 dwelling units per acre) zoning district; 1.12 acres from RSF-3 (Residential Single-Family, 3 dwelling units per acre) zoning district, and 1.29 acres from RSF-4.5 (Residential Single-Family, 4.5 dwelling units per acre) zoning district; all to be rezoned to the PDMU (Planned Development Mixed Use) zoning district; approving a Preliminary Site Plan for 85 lots for single-family attached residences with at least 10% of the units designated as workforce housing; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

**4. PDC-06-10(P) – HILTON GARDEN INN OUTPARCELS**

(Laurie Suess, Planning Manager)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 11,995 square feet of restaurant, retail, or office uses in two buildings on approximately 5.2 acres at 8270 North Tamiami Trail; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.


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

Richard Bedford, Chairman; Steve Belack, 1<sup>st</sup> Vice Chairman; Joseph Guyton, 2<sup>nd</sup> Vice Chairman;  
David Wick; Marilyn Stasica; Marie Hastings; Mary Sheppard

# MEMORANDUM

**DATE:** February 8, 2007

**TO:** Bob Pederson  
Community Planning / Administrator

**FROM:** Bobbi Roy  
Project Coordinator 

**SUBJECT:** **AGENDA UPDATE FOR 02/08/07 PLANNING COMMISSION MEETING**

**#2 ORDINANCE 07-41**

Motion to recommend adoption, see attached.

**#3 PDMU-05-70(Z)(P) - MARONDA HOMES, INC. OF FLORIDA/OAKWOOD APARTMENTS, LLC**

New Stipulation, revised motion, and revised comments from Dorothy Rainey / Planning Department see attached

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cc: Planning Commissioners  
Carol B. Clarke, Planning Department Director  
Joaquin Servia, Plan Implementation Administrator  
William Clague, Assistant County Attorney  
Sarah Schenk, Assistant County Attorney  
Jason Henbest, Assistant County Attorney  
Laurie Suess, Planning Manager  
Stephanie Moreland, Planner  
Board Records  
Counter Copy

#2

IF YOU WISH TO ADDRESS THE BOARD DURING A PUBLIC HEARING ON TODAY'S AGENDA, PLEASE COMPLETE THIS FORM. THANK YOU.

Individuals wishing to speak on any Public Hearing matter must indicate so by filling out this form and returning it to the Clerk prior to the beginning of the Public Hearing.

PLEASE PRINT

Name Scott Rudacine

Address 1301 6th Ave NW

Representing Sch. Dist. of MC

Public Hearing matter on which you want to speak:

#2

Please check one for each #:

1. Are you in favor:  \*  
opposed:

2A. Speaking as an individual? Yes

OR

2B. If you are speaking as an official representative of a group: \*\*

Name of Group: School Dist. of MC

\*\* You are required to provide the Clerk with written evidence of your authority to speak on behalf of the organization or group you represent for land use public hearings.

3. Do you have a visual presentation or other evidence to be submitted to the Board?

Yes  No

4. Do you wish to be notified of any subsequent dispute resolution proceedings?

Yes  No

\* Designation in favor or opposed is required solely for determination of the order of appearance. The number of people for or against a matter is not considered by the Board with regard to whether to approve or deny the matter.

#3

IF YOU WISH TO ADDRESS THE BOARD DURING A PUBLIC HEARING ON TODAY'S AGENDA, PLEASE COMPLETE THIS FORM. THANK YOU.

Individuals wishing to speak on any Public Hearing matter must indicate so by filling out this form and returning it to the Clerk prior to the beginning of the Public Hearing.

PLEASE PRINT

Name Robert Clarr

Address 1117 Longfellow Way

Representing Self

Public Hearing matter on which you want to speak:

Please check one for each #:

1. Are you in favor:  \*  
opposed:

2A. Speaking as an individual? Yes

OR

2B. If you are speaking as an official representative of a group: \*\*

Name of Group:  
\_\_\_\_\_  
\_\_\_\_\_

\*\* You are required to provide the Clerk with written evidence of your authority to speak on behalf of the organization or group you represent for land use public hearings.

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