

- A G E N D A -

PLANNING COMMISSION
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

April 12, 2007

PLEDGE OF ALLEGIANCE
MINUTES FOR APPROVAL
SWEARING IN:

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. PA-07-01 / ORDINANCE 07-01 / NORTH MANATEE COUNTY OPERATIONS AND MAINTENANCE FACILITY (To be CONTINUED to 05/10/07)

(Michael Wood, Comprehensive Planning Administrator)

Approval of an Ordinance of the County of Manatee, Florida, amending Manatee County Ordinance 89-01, as amended (The Manatee County Comprehensive Plan); providing for an approval of an amendment to the Future Land Use Map of the Future Land Use Element of the Comprehensive Plan from UF-3 (Urban Fringe – 3 dwelling units per acre) to PSP-1(Public/Semi-Public-1), located on Erie Road approximately 1,200± feet northeast of the intersection of Martha Road and Erie Road, the declared uses for the site are a school bus yard, parks and recreation maintenance facility, SWFWMD well site highway maintenance facility and fleet services and a new north south roadway through the site from Erie Road to 69th Street East, providing for severability; and providing for an effective date (46± acres).

2. PA-07-07/ORDINANCE 07-07 /CERTIFICATE OF LEVEL OF SERVICE EXPIRATION DATES

(To be CONTINUED to 05/10/07) (Michael Wood, Comprehensive Planning Administrator)

Approval of an Ordinance of the Board of County Commissioners of Manatee County, Florida, amending Manatee County Ordinance 89-01, the Manatee County Comprehensive Plan; providing for an amendment to expiration dates for Certificate of Level of Service (CLOS), providing for severability, and providing an effective date.

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

3. **ORDINANCE 07-25**

(Laurie Suess, Planning Manager)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development; amending Section 708.3 relating to the sale of alcoholic beverages in mixed use projects; amending other provisions as required for internal consistency; providing for severability; providing for codification, and providing an effective date.

4. **ORDINANCE 07-44**

(Laurie Suess, Planning Manager)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development; creating a new Section 712.2.8 of the Land Development Code regarding access by easement to unmanned utility facilities; provisions as required for internal consistency; providing for severability; providing for codification, 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

5. **PDR-06-55(Z)(P) – ELLENTON LANDINGS**

(Lisa Barrett, Principal Planner)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas of Manatee County, Ordinance No. 90-01 (the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for the rezoning of approximately 15.17 acres at the southwest corner of 36th Avenue East (Ellenton-Gillette Road) and 29th Street East at 2803 36th Avenue East, Ellenton from the A-1 (Suburban Agriculture) zoning district to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 136 multi-family units, with at least 25% of the units designated as affordable housing and 25% of the units designated as workforce housing; subject to stipulations as conditions of approval; setting forth findings; providing for a legal description; providing for severability, and providing an effective date.

6. **Z-07-04 – WILLIAMS/COUNTY INITIATED**

(Scott Pickett, Planner)

A Zoning Ordinance of the Board of County Commissioners of Manatee County, Florida, relating to zoning within the unincorporated area; amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), providing for the rezoning of approximately 4.97 acres which is part of a 10 acre parcel, east of Rye Road, south of Rye Wilderness Trail, and on the east side of the Manatee River, Bradenton from the CON/CH (Conservation/Coastal High Hazard Overlay), CON/NCO (Conservation/North Central Overlay), and CON/CH/NCO (Conservation/Coastal High Hazard/North Central Overlay) zoning districts to A/CH/NCO zoning district (General Agriculture, retaining the Coastal High Hazard and North Central Overlay Districts, as applicable); setting forth findings; providing a legal description; providing for severability, and providing an effective date.

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

7. **Z-07-09 – MANATEE COUNTY RYE PRESERVE**

(Scott Pickett, Planner)

A Zoning Ordinance of the Board of County Commissioners of Manatee County, Florida, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for the rezoning of approximately 10.35 acres, comprised of a 2.3 acre portion of a 5 acre parcel, a 1.63 acre portion of a 1.85 acre parcel, and a 3.47 acre portion of a 3.5 acre parcel, all being east of Rye Road, south of Rye Wilderness Trail, and on both sides of the Manatee River, Bradenton from the A/NCO (General Agriculture/North Central Overlay), A-1 (Suburban Agriculture), A-1/CH (Suburban Agriculture/Coastal High Hazard), and A-1/CH/NCO (Suburban Agriculture/Coastal High Hazard/North Central Overlay) zoning districts to CON/CH/NCO zoning district (Conservation, retaining the Coastal High Hazard and North Central Overlay Districts, as applicable); setting forth findings; providing a legal description; providing for severability, and providing an effective date.

8. **Z-07-07 – YON, CASEY, CONRAD, AND PEACE RIVER/COUNTY INITIATED**

(Scott Pickett, Planner)

A Zoning Ordinance of the Board of County Commissioners of Manatee County, Florida, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for the rezoning of approximately 73.88 acres, comprised of 4 parcels of 68.4 acres and a 5.74 acre portion of a 13.5 acre parcel, all being west of Carlton Road and north of S.R. 62, Bradenton from the CON/WP-M/ST (Conservation/Watershed Protection – Lake Manatee/Special Treatment Overlay) zoning district to AWP-M/ST zoning district (General Agriculture, retaining the Watershed Protection-Lake Manatee and Special Treatment Overlay Districts, as applicable); setting forth findings; providing a legal description; providing for severability, and providing an effective date.

9. **Z-07-05 – QUALITY METAL & PEACE VALLEY/COUNTY INITIATED**

(Scott Pickett, Planner)

A Zoning Ordinance of the Board of County Commissioners of Manatee County, Florida, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for the rezoning of approximately 13.0 acres, comprised of a 10.0 acre portion of a 71.0 acre parcel and a 3.0 acre portion of a 95.36 acre parcel, all being east of Rawls Road, south of Duette Road, and west of Wilkins Road, from CON/WP-M/ST (Conservation/Watershed Protection – Lake Manatee/Special Treatment Overlay) zoning district to A/WP-M/ST zoning district (General Agriculture, retaining the Watershed Protection – Lake Manatee/Special Treatment Overlay Districts); setting forth findings; providing a legal description; providing for severability, and providing an effective date.

10. **PDC-06-07(Z)(P) – CIRCLE K STORES, INC**

(Barney Salmon, Planner)

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 1.534 acres at the northwest corner of 63rd Avenue East and 15th Street East at 6228 15th Street East, Bradenton from the NC-S (Neighborhood Commercial – Small) zoning district to the PDC (Planned Development Commercial) zoning district; approving a Preliminary Site Plan for a 7,149 square foot convenience store with gas pumps; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.


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



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, 1st Vice Chairman; Joseph Guyton, 2nd Vice Chairman;
David Wick; Marilyn Stasica; Marie Hastings; Mary Sheppard

MEMORANDUM

DATE: April 12, 2007
TO: Bob Pederson
Community Planning / Administrator
FROM: Bobbi Roy
Project Coordinator 
SUBJECT: AGENDA UPDATE FOR 04/12/07 PLANNING COMMISSION MEETING

March 8, 2007 Minutes for approval

#5 PDR-06-55(Z)(P) – ELLENTON LANDINGS
Manatee County School Board Comments attached.

/br

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
Rossina Leider, Senior Planning Tech
Susan Angersoll, Development Review Specialist
Laurie Suess, Planning Manager
Lisa Barrett, Principal Planner
Scott Pickett, Planner
Barney Salmon, Planner
Board Records
Counter Copy

EXTRA

AFFIDAVIT OF PUBLICATION

**SARASOTA HERALD-TRIBUNE
PUBLISHED DAILY
SARASOTA, SARASOTA COUNTY, FLORIDA**

**STATE OF FLORIDA
COUNTY OF MANATEE**

BEFORE THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED SHARI BRICKLEY, WHO ON OATH SAYD SHE IS ADVERTISING MANAGER OF THE SARASOTA HERALD-TRIBUNE, A DAILY NEWSPAPER PUBLISHED AT SARASOTA, IN SARASOTA COUNTY FLORIDA; AND CIRCULATED IN MANATEE COUNTEE DAILY; THAT THE ATTACHED COPY OF ADVERTISEMENT BEING A NOTICE IN THE MATTER OF:

NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, April 12, 2007 at 9:00 A.M. at the Manatee County Government Administrative Center,

IN THE COURT WAS PUBLISHED IN THE MANATEE EDITION OF SAID NEWSPAPER IN THE ISSUES OF:


3/30 1x

AFFIANT FURTHER SAYS THAT THE SAID SARASOTA HERALD-TRIBUNE IS A NEWSPAPER PUBLISHED AT SARASOTA, IN SAID SARASOTA COUNTY, FLORIDA, AND THAT THE SAID NEWSPAPER HAS THERETOFORE BEEN CONTINUOUSLY PUBLISHED IN SAID SARASOTA COUNTY, FLORIDA, EACH DAY, AND HAS BEEN ENTERED AS SECOND CLASS MAIL MATTER AT THE POST OFFICE IN BRADENTON, IN SAID MANATEE COUNTY, FLORIDA, FOR A PERIOD OF ONE YEAR NEXT PRECEDING THE FIRST PUBLICATION OF THE ATTACHED COPY OF ADVERTISEMENT; AND AFFIANT FURTHER SAYS THAT SHE HAS NEITHER PAID NOR PROMISED ANY PERSON, FIRM OR CORPORATION ANY DISCOUNT, REBATE, COMMISSION OR REFUND FOR THE PURPOSE OF SECURING THIS ADVERTISEMENT FOR PUBLICATION IN THE SAID NEWSPAPER.

SIGNED Shari Brickley

SWORN OR AFFIRMED TO, AND SUBSCRIBED BEFORE ME THIS 30 DAY OF March, A.D., 2007 BY SHARI BRICKLEY WHO IS PERSONALLY KNOWN TO ME.

Mariann Gusbar
Notary Public

 Mariann Gusbar
My Commission DD355235
Expires November 6, 2008

My commission expires 6 day of Nov, 2008

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Rules of Procedure for this public hearing are in effect pursuant to Resolution R-05-239(PC). Copies of this Resolution are available for review or purchase at cost, from the Planning Department.

All interested parties are invited to appear at this public hearing and be heard, subject to proper rules of conduct. Additionally, any written comments filed with the Director of the Planning Department will be heard and considered by the Planning Commission and entered into the record.

It is important that all parties present their concerns to the Planning Commission in as much detail as possible. The issues identified at the Planning Commission hearing will be the primary basis for the final decision by the Board of County Commissioners. Interested parties may examine the Official Zoning Atlas, the applications, and related documents, and may obtain assistance regarding these matters from the Manatee County Planning Department, 1112 Manatee Avenue West, 4th Floor, Bradenton, Florida, telephone number (941) 749-3070; e-mail to: planning.agenda@co.manatee.fl.us

According to Section 288.0105, Florida Statutes, if a person decides to appeal any decision made with respect to any matters considered at such meetings or hearings, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record would include any testimony or evidence upon which the appeal is to be based.

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THIS HEARING MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS.

MANATEE COUNTY PLANNING COMMISSION
Manatee County Planning Department
Manatee County, Florida
Published: March 30, 2007