

- 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

June 14, 2007

9:00 A.M. - PUBLIC HEARING

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. PDMU-01-02(P)(R) – WR-I ASSOCIATION, LTD./AIRPORT BUSINESS PARK EXPANSION

(Stephanie Moreland, Planner)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending Ordinance No. PDMU-01-02(Z)(G) pertaining to approximately 1.75 acres at the southeast corner of 15th Street East and Whitfield Avenue East in the PDMU (Planned Development Mixed Use) zoning district; approving revised Preliminary Site Plan No. PDMU-01-02(P)(R) to be substituted for Preliminary Site Plan PDMU-01-02(Z)(G), which was approved on August 28, 2001, for 3,000 square feet of retail sales and 5,393 square feet of office; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

2. PDC-03-47(P) – SYNOVUS BANK

(Stephanie Moreland, Planner)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for a 3,726 square foot bank with a drive-thru on approximately 0.82 acres on the northwest corner of University Parkway and Shade Avenue at 2391 University Parkway; 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 Chariman;
David Wick; Marilyn Stasica; Marie Hastings; Mary Sheppard

3. **PDI-05-18(Z)(P) – RICHARD B. BEAVERS/CLIMATIZED SELF STORAGE**

(Stephanie Moreland, 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 2.99 acres on the east side of Georgia Street at the northwest corner of Florida Street and University Parkway, ± 1/4 mile east of U.S. 301 at 8440 Florida Street, Bradenton from LM (Light Manufacturing) zoning district to the PDI (Planned Development Industrial) zoning district; approving a Preliminary Site Plan for 99,500 square foot mini-warehouse building; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

4. **PDMU-05-70(Z)(P) DELTON HAYNES/OAKWOOD APARTMENTS, LLC**

(Stephanie Moreland, Planner) (Continued from 09/14/06, 10/12/06, 11/09/06, 12/04/06, and 02/08/07)

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 1/4 mile north of Whitfield Avenue on the west side of 15th Street East, at 6720 15th 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 100% 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.

5. **ORDINANCE 07-61**

(Carol Clarke, Planning Director)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development; amending Section 708.3 regarding sale of alcoholic beverages at live performance theater; provisions as required for internal consistency; providing for severability; providing for codification; and providing an effective date.

6. **PDPI-06-42(Z)(G) – MANATEE COUNTY / SUNNY SHORES PARK (COUNTY INITIATED)**

(Scott Pickett, 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 1.5 acres on the north side of 36th Ave. West, west of 116th Street Court West, and along the shoreline of Palma Sola Bay from RDD 4.5/CH zoning district (Residential Duplex, 4.5 dwellings per acre/Coastal High Hazard Overlay District) to PDPI/CH (Planned Development Public Interest, retaining the Coastal High Hazard Overlay District, where appropriate), zoning district; approving a General Development Plan for a pavilion and other recreational improvements at Sunny Shores Park; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; 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

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

REGULAR AGENDA

7. **PDR-06-78(Z)(P) – MANATEE COUNTY HABITAT FOR HUMANITY, INC. / HABITAT FOR HUMANITY**
(Lisa Barrett, Principal 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 3.803 acres ± 500 feet east of Ellenton-Gillette Road, at the southwest corner of Memphis Road (17th Street East) and Franklin Avenue, Ellenton from RSF-4.5 (Residential Single-Family, 4.5 dwelling units per acre) zoning district to PDR (Planned Development Residential) zoning district; and approving a Preliminary Site Plan for 18 lots for single-family semi-detached residences, with 100% of the units designated as affordable housing; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.
8. **PDI-05-56(P) – BUCKEYE INDUSTRIAL PARK**
(Stephanie Moreland, Planner)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for a 29 lot subdivision for industrial uses on approximately 95.4 acres on the south side of Buckeye Road, ± 1/4 mile east of U.S. 41 and 1,300 feet west of Bud Rhoden Road at 3007 and 3015 Buckeye Road; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.
9. **PDC-06-57(Z)(P) – WOODBROOK COMMERCIAL PARCEL**
(Norm Luppino, Planning Manager) **(Continued from 03/08/07)**
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 16.62 acres at the southeast corner of Honore Avenue extension and Lockwood Ridge Road, Bradenton from the PDMU/WP-E/ST zoning district (Planned Development Mixed-Use/Watershed Protection-Evers/Special Treatment Overlay Districts) to PDC/WP-E/ST zoning district (Planned Development Commercial, retaining the Overlay Districts); approving a Preliminary Site Plan for 109,300 square feet of retail, office, and personal service uses; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.
10. **PDR-06-87(Z)(P) – PROVIDENT NATIONAL PROPERTY GROUP/WOODBROOK RESIDENTIAL**
(Stephanie Moreland, Planner) **(Continued from 03/08/07)**
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 78.50 acres east of Lockwood Ridge Road and south of the Honore Avenue extension, Bradenton from the PDMU/WP-E/ST (Planned Development Mixed-Use/Watershed Protection-Evers/Special Treatment Overlay) and PDR/WP-E/ST (Planned Development Residential/Watershed Protection-Evers/Special Treatment) zoning districts to PDR/WP-E/ST zoning district (Planned Development Residential, retaining the Overlay Districts); approving a Preliminary Site Plan for 196 lots for single-family attached residences and 104 multi-family units; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, 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

11. **PDMU-98-08(G)(R2) - HERITAGE HARBOUR**

(Norm Luppino, Planning Manager) (This project will have a presentation then will be CONTINUED to July 12, 2007)

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), related to zoning within the unincorporated area; providing for the rezoning of approximately 288.7 acres west of Upper Manatee River Road, between the Waterlefe and Greenfield Plantation projects, from A (General Agriculture) zoning district to PDMU (Planned Development Mixed Use) zoning district; and approving a revised Zoning Ordinance and General Development Plan to:

- A. Modify the project boundaries to add the 288.7 acre parcel on the east side of the project;
- B. Provide a site for 16,000 square feet of commercial uses at the Upper Manatee River Road and Port Harbour Parkway intersection;
- C. Reallocate existing development entitlements within the entire project;
- D. Re-designate parcel identifications;
- E. Amend Table 2 and various transportation conditions to address traffic impacts in Phase II;
- F. Amend stipulations to address the provision of affordable housing within the entire project;
- G. Delete Education Stipulation L(2) regarding the monitoring of students in the project; and
- H. Amend the Zoning Ordinance definitions, conditions, and terminology to reflect the above changes

Heritage Harbour is northeast of the intersection of I-75 and State Road 64, extending northward to the Manatee River. A small portion of the project is west of I-75, at the southeast corner of the intersection of I-75 and Kay Road. The present zoning is PDMU/CH (Planned Development Mixed Use/Coastal High Hazard Overlay) and A (General Agriculture) (Total Project: ±2,784.7 acres).

12. **ORD - 07- 47 - HERITAGE HARBOUR - DRI #24**

(Norm Luppino, Planning Manager) (This project will have a presentation then will be CONTINUED to July 12, 2007)

(1) Approval to authorize the commencement of development in Phase 2 of this DRI; and (2) Determination of whether the following modifications to the Heritage Harbour DRI Development Order constitute a substantial deviation, pursuant to Section 380.06, Florida Statutes:

- A. Modify the boundaries to add 288.7 acres on the east side of the project;
- B. Provide a new location (on Upper Manatee River Rd) for commercial uses;
- C. Amend Map H to reflect the above changes;
- D. Amend Table 2 and various transportation conditions to address traffic impacts in Phase II;
- E. Amend stipulations to address the provision of affordable housing within the entire project;
- F. Delete Education Stipulation L(2) regarding the monitoring of students in the project; and
- G. Amend the Development Order definitions, conditions, and terminology to reflect the above changes;

Heritage Harbour is northeast of the intersection of I-75 and State Road 64, extending northward to the Manatee River. A small portion of the project is west of I-75, at the southeast corner of the intersection of I-75 and Kay Road. The present zoning is PDMU/CH (Planned Development Mixed Use/Coastal High Hazard Overlay) and A (General Agriculture) (Total Project: ±2,784.7 acres).

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

13. **ORDINANCE NO. 07-59**

(William Clague, Assistant County Attorney)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development; providing findings; amending Section 105 of the Manatee County Land Development Code to provide for the establishment of administrative procedures; amending and restating Chapter 5, procedures, of the Land Development Code to provide for applicability, procedures of general applicability, procedures for LDC Text Amendments and procedures for amendments to the official zoning atlas, Special Permits, Administrative Permits, Temporary Uses, Site Plans, Variances, Certificates of Level of Service Compliance, the Proportionate Fair-Share Program, Building Permits, Certificates of Occupancy, Certificates of Appropriateness, interpretation, appeals, Environmental Preserve Management plans, Development Agreements, and erosion and sediment control plans; amending Section 11, nonconformities, Section 12, enforcement, and other sections of the Land Development Code for internal consistency; providing for codification; 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, 1st Vice Chairman; Joseph Guyton, 2nd Vice Chairman;
David Wick; Marilyn Stasica; Marie Hastings; Mary Sheppard

MEMORANDUM

DATE: June 14, 2007

TO: Bob Pederson
Community Planning / Administrator

FROM: Bobbi Roy
Project Coordinator

SUBJECT: AGENDA UPDATE FOR 06/14/07 SPECIAL PLANNING COMMISSION MEETING

- #1 PDMU-01-02(P)(R) - WR-I ASSOCIATIN, LTD./AIRPORT BUISNESS PARK EXPANSION** - Letter from Manatee County School Board attached.
- #2 PDC-03-47(P) - SYNOVUS BANK**
Letter from Manatee County School Board attached.
- #3 PDI-05-18(Z)(P) - RICHARD B. BEAVERS/CLIMATIZED SELF STORAGE**
Letter from Manatee County School Board, request for Specific Approval, and Public Comment letter attached.
- #6 PDPI-06-42(Z)(G) - MANATEE COUNTY / SUNNY SHORES PARK (COUNTY INITIATED)** - Letter from Manatee County School Board attached.
- #7 PDR-06-78(Z)(P) - MANATEE COUNTY HABITAT FOR HUMANITY, INC. / HABITAT FOR HUMANITY** - Manatee County School Board comments attached.
- #8 PDI-05-56(P) - BUCKEYE INDUSTRIAL PARK** - Letter from Manatee County School Board attached.
- #9 PDC-06-57(Z)(P) - WOODBROOK COMMERCIAL PARCEL** - Revised Stipulation 28 and elevations attached.
- #10 PDR-06-87(Z)(P) - PROVIDENT NATIONAL PROERTY GROUP/WOODBROOK RESIDENTIAL** - Revised Stipulations #13 and #15 attached.
- #11 PDMU-98-08(G)(R2) - HERITAGE HARBOUR** - Typographical error on agenda cover, the correct number should be **PDMU-98-08(Z)(G)(R2)**, Zoning Disclosure Affidavit, and Public Comment letters attached.
- #12 PDI-05-56(P) - BUCKEYE INDUSTRIAL PARK** - New stipulation #32 and changes in Concurrency 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

Rossina Leider, Senior Planning Tech
Susan Angersoll, Development Review Specialist
Stephanie Moreland, Planner
Scott Pickett, Planner
Lisa Barrett, Principal Planner
Norm Luppino, Planner
Board Records
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