

- 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

August 9, 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. **PDR-06-08- (Z)(P) – MANNING / MANNING SUBDIVISION**

(Miles Gentry, Principal Planner) (Continued from 07/12/07) (To be CONTINUED to 09/13/07)

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 56.09 acres on the south side of S.R. 62 at the intersection of S.R. 62 and Keen Road at 15471 S.R. 62, Parrish from A/NCO (General Agriculture/North County Overlay) to PDR/NCO zoning district (Planned Development Residential, retaining the North County Overlay); approving a Preliminary Site Plan for 87 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for a legal description; providing for severability, and providing an effective date.

2. **PDC-06-54(P) – AP BRADENTON LIMITED PARTNERS / ROYAL PALM CROSSING - PHASE II**

(Norm Luppino, Planning Manager)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, approving a Preliminary Site Plan for 51,800 square feet of commercial space in addition to the existing theatre on approximately 23.57 acres at the northwest corner of U.S. 301 and S.R. 70, and extending north to 51<sup>st</sup> Avenue East and west to 24<sup>th</sup> Street East, Oneco; subject to stipulations as conditions of approval; providing a legal description; providing for severability, and providing an effective date.

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

3. **PDPI-07-14(Z) – MANATEE COUNTY / ELECTRODEX (COUNTY INITIATED)**

(Scott Pickett, Planner)

An 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 2.1 acres at 6209 17<sup>th</sup> Street East from HM (Heavy Manufacturing) to the PDPI (Planned Development Public Interest) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

4. **Z-06-11 - JAMES AND JILL HALL**

(Erika Barrett, Planner)

An 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 0.35 acres on the west side of 75<sup>th</sup> Street West at 4220 75<sup>th</sup> Street West, ± 450 feet north of Cortez Road West, Bradenton from RDD-6 (Residential Duplex Dwelling, 6 dwelling units per acre) to the PR-M (Professional – Medium) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

5. **PLAN AMENDMENT 07-10 PROPOSED ORDINANCE 07-10 – CONCURRENCY/ LEVEL OF SERVICE**

(Carol Clarke, Planning Director)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending Manatee County Ordinance 89-01, as amended (The Manatee County Comprehensive Plan); providing for an approval of amendments to the text of the Future Land Use Element, The Future Land Use Operative Provisions and Capital Improvements Element regarding: Concurrency – Redevelopment Exception Areas, and the Concurrency - Review Process; providing for severability; and providing for 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**

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

(Norm Luppino, Planning Manager) (Continued from 07/12/07)

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) to the 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;

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

10. **PDR-06-69(Z)(P) – SR 70 INVESTMENTS, LLC / OAKS AT CREEKSIDE**  
(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 16.29 acres on the north side of SR 70, ± 500 feet east of 33<sup>rd</sup> Street East at 3505 53<sup>rd</sup> Avenue East from A-1 (Suburban Agriculture, 1 dwelling unit per acre) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 96 multi-family units in 12 buildings, 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.

11. **PDMU-05-19(Z)(G) – SMR NORTH 70, LLC, EQUITABLE NATIONAL PROPERTY COMPANY, LLC, PARK VISTA APARTMENTS INC., FC, LLC., AND PRESIDENTIAL APARTMENTS AND HOUSING, INC. (NORTHWEST SECTOR)**

(Norm Luppino, Planning Manager) (Continued from 9/14/06, 10/12/06, 11/9/06, 3/8/07, 05/10/07, and 7/12/07)

Request: (1) Approval of a Zoning Ordinance 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 a rezone from A/WP-E/ST (General Agriculture, Watershed Protection-Evers and Special Treatment Overlay Districts) to the PDMU/WP-E/ST zoning district (Planned Development Mixed Use, retaining the Watershed Protection-Evers and Special Treatment Overlay Districts, where appropriate); providing an effective date; and (2) Approval of a General Development Plan for 4,096 lots for single-family residences (including detached, attached, and semi-detached), 350 multi-family units, 200,000 sq. ft. of commercial space, 105,000 sq. ft. of office space, an option to exchange other land uses for a 120 bed group care facility; providing for severability; providing a legal description; and setting forth findings. The site is generally east of Lakewood Ranch Boulevard, south of the future extension of 44<sup>th</sup> Avenue East, west of Lorraine Road, and north of S.R. 70. A 39.3 acre parcel is west of Lakewood Ranch Boulevard (Total project: ±1,518.9 acres).

12. **ORDINANCE 07-68 NORTHWEST SECTOR DRI (DRI #26)**

(Lisa Barrett, Principal Planner) (Continued from 08/10/06, 09/14/06, 10/12/06, 11/9/06, 3/8/07, 05/10/07, and 7/12/07)

Request: Approval of a new Development of Regional Impact to allow:

- a. 4,446 residential units;
- b. 200,000 square feet of retail;
- c. 105,000 square feet of office;
- d. a ±10 acre neighborhood park; and
- e. a 120 bed group care home (aka: assisted living facility)

The applicant also requests approval of a Land Use Equivalency Matrix (LUEM) to allow conversion between various approved uses, within specific ranges; providing an effective date; providing for severability; providing a legal description; and setting forth findings.

This DRI is proposed in two phases; Phase I with a buildout date of 2011, and Phase II with a buildout date of 2019. Specific approval is requested for Phase I for 3,000 residential units, 200,000 square feet of retail, 105,000 square feet of office, and a ±10 acre park. Conceptual approval is requested for Phase II. In the future specific approval of Phase II will be contingent upon submittal of further transportation and air quality analysis in accordance with Section 380.06, F.S.

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

- 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).

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

(Norm Luppino, Planning Manager) (Continued from 07/12/07)

(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).

8. **PDMU-06-80(G) - LAKEWOOD RANCH COMMERCE PARK**

(Laurie Suess, Planning Manager)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a General Development Plan for an additional 127,000 square feet of commercial uses, 300,000 square feet of office, and 300,000 square feet of industrial uses to the existing and Final Site Plan approved land uses, all contained on a 280.61 acre site, for a total entitlement of 258,240 square feet of commercial, 367,216 square feet office, and 405,859 square feet industrial use on 56 individual lots, south of the SR 64 and Lakewood Ranch Boulevard intersection, extending ± 6,000 feet south of SR 64 on the east side of Lakewood Ranch Boulevard and ± 1,500 feet south of SR 64 on the west side of Lakewood Ranch Boulevard; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

9. **ORDINANCE 07-57**

(Laurie Suess, Planning Manager)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development; amending Chapter 4 to incorporate the Cortez Design Guidelines into the Land Development Code; amending other sections as required for internal consistency; providing for codification; providing for severability, and providing an effective date.

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

The Northwest Sector DRI is generally north of SR 70 between Lakewood Ranch Boulevard (to the west) and Lorraine Road (to the east), and slightly more than 1.5 miles south of SR 64. Present zoning: A (General Agriculture), A/WP-E (General Agriculture/Evers Reservoir Watershed Protection Overlay District), and A/WP-E/ST (General Agriculture/Evers Reservoir Watershed Protection Overlay District/Special Treatment Overlay District) (±1,518.9 acres).

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:** August 9, 2007

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

**FROM:** Bobbi Roy  
Project Coordinator

**SUBJECT: AGENDA UPDATE FOR 08/09/07 SPECIAL PLANNING COMMISSION MEETING**  
**Minutes for approval July 12 and July 19, 2007**

- \*\* School Board Review for subjects 2, 3, and 4, see attached**
- #6 PDMU-98-08(G)(R2) – HERITAGE HARBOUR –**  
HTNB letter regarding Traffic Study, proposed changes by staff, see attached
- #7 Ord. 07-47 – HERITAGE HARBOUR – DRI # 24**  
Proposed changes by staff, see attached
- #8 PDMU-06-80(G) – LAKEWOOD RANCH COMMERCE PARK –**  
Motion to CONTINUE, see attached
- #10 PDR-06-69(Z)(P) – SR 70 Investments, LLC/ Oaks At Creekside-**  
School Board Review, see attached
- #12 ORDINANCE 07-68 NORTHWEST SECTOR DRI (DRI #26)**  
Number is incorrect on the agenda number should be ORDINANCE 07-68 fka ORDINANCE 06-44 NORTHWEST SECTOR DRI (DRI#26), Proposed changes by staff, see 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  
Erika Barrett, Planner  
Scott Pickett, Planner  
Lisa Barrett, Principal Planner  
Norm Luppino, Planner  
Laurie Suess, Planner  
Board Records  
Counter Copy