

- 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

September 13, 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. **PDMU-92-01(Z)(G)(R11) SCHROEDER-MANATEE RANCH, INC./(AKA SMR COMMUNITIES JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP) / UNIVERSITY LAKES DRI #22**

(Laurie Suess, Planning Manager) **(To be continued to 10/11/07)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, approving a revised Zoning Ordinance involving a Notice of Proposed Change to revise the project boundary to delete 73.0 acres (east of Lorraine Road) in favor of the Cypress Banks DRI; revise the project boundary to add 53.8 acres (east of Lorraine Road); increase single-family detached dwelling units by 434 in Phase IV; increase multi-family dwelling units by 578 in Phase IV; decrease General Commercial (Regional) retail by 70,100 square feet in Phase III; decrease General Commercial (Regional) retail by 429,900 square feet in Phase IV; increase (Business) office by 120,000 square feet in Phase IV; decrease industrial by 11,397 Sq. Ft. in Phase III, decrease industrial (Business) by 778,088 square feet in Phase IV; decrease Community Commercial by 59,778 sq. ft. in Phase IV; increase General Commercial (Highway) Hotel and Motel by 405 rooms in Phase IV; decrease residential by 37.0 acres; decrease Community Commercial by 8.8 acres; decrease open space by 41.3 acres; increase recreational by 8.1 acres; decrease wetlands by 8.8 acres; increase lakes by 54.8 acres; increase right-of-way by 13.8 acres; extend The Masters Avenue to proposed Dam Road in close proximity to the eastern boundary of the project; initiate Phase IV; accelerate the start date of Phase IV by four (4) years from 2011 to 2007; extend the buildout date of Phases II, III, and IV to 2014, 2014, and 2022, respectively; extend the project buildout date to 2022; extend the development order expiration date to 2027; amend Tables 1 and 2 to reflect these changes; amend the

Richard Bedford, Chairman; Steve Belack, 1st Vice Chairman; Joseph Guyton, 2nd Vice Chariman;
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General Development Plan and the Zoning Ordinance to reflect these changes; rezoning the 53.8 acres being added to the DRI from AWP-E/ST to PDMU/WP-E/ST; amending the legal description to reflect the above referenced changes; other minor amendments as necessary, providing for severability; and providing an effective date.

University Lakes is at the northeast intersection of University Parkway and I-75 interchange, south of SR 70, east of I-75 north of University Parkway and extending 3 miles east of Lorraine Road. Present zoning: AWP-E/ST (General Agriculture/Watershed Protection-Evers/Special Treatment Overlay Districts) and PDMU/WP-E/ST (Planned Development Mixed Use/Watershed Protection-Evers/Special Treatment Overlay Districts) (± 4,101.2 acres).

2. **ORDINANCE-07-72 - SCHROEDER-MANATEE RANCH, INC. (SMR COMMUNITIES JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP) / UNIVERSITY LAKES DRI #22**

Development order granting amendments to and replacing ordinance 00-45, ordinance-92-32, as amended by ordinance-93-25, ordinance-95-44, ordinance 97-61, ordinance 97-81, ordinance 00-45, ordinance 01-60, ordinance 03-35 and ordinance 04-59.

(Laurie Suess, Planning Manager) (To be continued to 10/11/07)

Development order granting amendments to and replacing Ordinance 00-45, Ordinance-92-32, as amended by Ordinance-93-25, Ordinance-95-44, Ordinance 97-61, Ordinance 97-81, Ordinance 00-45, Ordinance 01-60, Ordinance 03-35 and Ordinance 04-59.

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending and restating a Development Order pursuant to Chapter 380 Florida Statutes for the University Lakes Development of Regional Impact (Manatee County DRI #22, a/k/a Tampa Bay Regional Planning Council (TBRPC) DRI #216); providing for findings of fact; providing for conclusions of law; providing for definitions; providing for amended limitations on and conditions of approval; initiate Phase IV; amend Map H to remove 73.0 acres and add 53.8; various other changes to the Development Order including terminology, clarification changes, codifying and restating the existing development order for DRI #22; providing for severability; and providing for an effective date.

The changes to the Ordinance include a determination of whether the following proposed modifications to DRI #22 constitute a Substantial Deviation to the University Lakes DRI Development Order, pursuant to Section 380.06, Florida Statutes: revise the project boundary to delete 73.0 acres (east of Lorraine Road) in favor of the Cypress Banks DRI; revise the project boundary to add 53.8 acres (east of Lorraine Road); increase single-family detached dwelling units by 434 in Phase IV; increase multi-family dwelling units by 578 in Phase IV; decrease General Commercial (Regional) retail by 70,100 square feet in Phase III; decrease General Commercial (Regional) retail by 429,900 square feet in Phase IV; increase (Business) office by 120,000 square feet in Phase IV; decrease Industrial by 11,397 sq. ft. in Phase III; decrease Industrial (Business) by 778,088 square feet in Phase IV; decrease Community Commercial by 59,778 sq. ft. in Phase IV; increase General Commercial (Highway) hotel and Motel by 405 rooms in Phase IV; decrease residential by 37.0 acres; decrease Community Commercial by 8.8 acres; decrease open space by 41.3 acres; increase recreational by 8.1 acres; decrease wetlands by 8.8 acres; increase lakes by 54.8 acres; increase right-of-way by 13.8 acres; extend The Masters Avenue to proposed Dam Road in close proximity to the eastern boundary of the project; initiate Phase IV; accelerate the start date of Phase IV by four (4) years from 2011 to 2007; amend Tables 1 and 2 to reflect these changes; amend Map H and the Development Order to reflect these changes; amend the Legal Description to reflect the above referenced changes; various other changes to the Development Order including terminology and formatting changes; extend the buildout date of Phases II, III, and IV to 2014, 2014, and 2022, respectively; and extend the project buildout date to 2022 and extend the Development Order expiration date to 2027.

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David Wick; Marilyn Stasica; Marie Hastings; Mary Sheppard

University Lakes is at the northeast intersection of University Parkway and I-75 interchange, south of SR 70, east of I-75 north of University Parkway and extending 3 miles east of Lorraine Road. Present zoning: A/WP-E/ST (General Agriculture/Watershed Protection-Evers/Special Treatment Overlay Districts) and PDMU/WP-E/ST (Planned Development Mixed Use/Watershed Protection-Evers/Special Treatment Overlay Districts) (± 4,101.2 acres).

3. **PDC-07-16(Z)(P) – CATHERYN A ROUTH REVOCABLE TRUST/ROUTHS EQUIPMENT CO - GRAVELY OF BRADENTON**

(Erika Barrett, Planner) (To be continued to 10/11/07)

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 1.07 acres on the west side of 15th Street East at 1408 57th Avenue Drive East, from RSF-6 (Residential Single-Family, 6 dwelling units per acre) and HC (Heavy Commercial) to the PDC (Planned Development Commercial) zoning district; and approving a Preliminary Site Plan for a 14,200 square foot repair service establishment (in two buildings), and 1,000 square feet of office uses; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

4. **Z-06-16 - HASSEN/J3 OFFICES**

(Patricia Allen – Planner)

A Zoning Ordinance of Board of County Commissioners of Manatee County, Florida, 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 0.91 acres 750' north of SR 64 at 407 65th Street East, Bradenton from A-1 (Suburban Agriculture) to the PRM (Professional-Medium) zoning district; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

5. **PDR-06-71(P) - TERRASET SUBDIVISION**

(Patricia Allen – Planner)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 2 lots for single-family detached residences on approximately ±2.13 acres at 64 Sunset Lane, Terra Ceia; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

6. **Z-07-10 – BAYSIDE COMMUNITY CHURCH REZONE**

(Stephanie Moreland, Planner)

A Zoning Ordinance of the Board of County Commissioners of Manatee County, Florida, 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 39.73 acres on the south side of SR 64, ± ¼ mile east of Lorraine Road, and south of Zipperer Road at 15800 SR 64 East from PDR (Planned Development Residential) to A-1 (Suburban Agriculture - one dwelling unit per acre); setting forth findings; providing a legal description; providing for severability, and providing an effective date.

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7. Z-07-01 – DAVID L. AND CHRIS R. MORELAND REZONE

(Stephanie Moreland, Planner)

A Zoning Ordinance of the Board of County Commissioners of Manatee County, Florida, 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 0.75 acres at the southwest corner of 26th Street West and 53rd Avenue West at 2605 53rd Avenue West, Bradenton from PR-M (Professional-Medium) and RMF-9 (Residential Multi-Family, 9 dwelling units per acre) to the NC-M (Neighborhood Commercial – Medium) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

8. PDMU-97-05(P)(R3) DTS # 20070283 – MJ SQUARED LLC/IMAGINE CHARTER SCHOOL

(Laurie Suess, Planning Manager)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, relating to land development, amending Ordinance No. PDMU-97-05(P)(R2); approving revised Ordinance No. PDMU-97-05(P)(R3) to be substituted for Ordinance No. PDMU-97-05(P)(R2), which was approved on August 24, 1999, to approve a Preliminary Site Plan for an 800 student charter school within the existing skating facility and the addition of a 22,500 square feet second floor for classroom purposes at 5309 29th Street East, Ellenton; setting forth findings; providing a legal description; providing for severability, and providing an effective date. The site is in the PDMU (Planned Development Mixed Use) zoning district.

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

(Laurie Suess, Planning Manager) (Continued from August 9, 2007)

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.

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

10. Z-06-14 - CAC, LLC

(Patricia Allen – Planner)

A Zoning Ordinance of the Board of County Commissioners of Manatee County, Florida, 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 33.27 acres at 1013 and 1015 Morgan Johnson Road, Bradenton from A-1 (Suburban Agriculture) to the RSF-2 (Residential Single-Family, 2 dwelling units per acre) zoning district; 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

11. **PDR-06-10 (Z) (P) – LEE WETHERINGTON DEVELOPMENT, INC./SUMMER WOODS**

(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 191.38 acres on the south side of Moccasin Wallow Road, ± 1 mile west of U.S. 301 at 10525 and 11333 Moccasin Wallow Road, Parrish from A/NCO (General Agriculture/North County Overlay) zoning district to the PDR/NCO (Planned Development Residential, retaining the North Central Overlay) zoning district; approving a Preliminary Site Plan for 302 lots for 240 single-family detached residences, 60 single-family attached residences, and 2 single-family semi-detached residences; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing for an effective date.

12. **PDR-06-08- (Z)(P) – MANNING / MANNING SUBDIVISION**

(Miles Gentry, Principal Planner) (Continued from July 12, 2007 and August 9, 2007)

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 the 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 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, 1st Vice Chairman; Joseph Guyton, 2nd Vice Chairman;
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MEMORANDUM

DATE: September 13, 2007
TO: Bob Pederson
Community Planning / Administrator
FROM: Bobbi Roy
Project Coordinator *BR 9/13/07*
SUBJECT: AGENDA UPDATE FOR 09/13/07 SPECIAL PLANNING COMMISSION MEETING

- #5 PDR-06-71(P) – Terraset Subdivision**
Manatee County School Board comments – see attached
- #6 Z-07-10 – Bayside Community Church Rezone**
Zoning Disclosure Affidavit – See attached
- #9 PDMU-06-80(G) – Lakewood Ranch Commerce Park**
Staff recommended additional Transportation Stipulations – See attached.
- #10 Z-06-14 – CAC,LLC**
Manatee County School Board comments – see attached
- #11 PDR-06-10(Z)(P) – Lee Wetherington Development, Inc. / Summer Woods**
Staff recommended changes to Transportations Stipulations and Manatee County School Board comments – See attached.
- #12 PDR-06-08(Z)(P) – Manning/Manning Subdivision**
Manatee County School Board comments – 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
Rossina Leider, Senior Planning Tech
Susan Angersoll, Development Review Specialist
Laurie Suess, Planning Manager
Lisa Barrett, Principal Planner
Miles Gentry, Principal Planner
Erika Barrett, Planner
Patricia Allen, Planner
Stephanie Moreland, Planner
Board Records
Counter Copy