

- 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**

October 11, 2007

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

**August 9, 2007
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 – 07-03 – MANDARIN GROVE BUD RODEN, LC

(Carol Clarke, Planning Director)

Request for Approval of LDA-07-03: to provide dedication of land for future transportation facilities to meet concurrency requirements for Mandarin Grove Bud Roden, LC project, so as to enable approval of a Certificate of Level of Service limited to transportation, solid waste, stormwater management, and recreation/open space not to exceed beyond August 26, 2010; this project having been previously described in Preliminary Plat (04-S-114(P)), consisting of 246 lots for single-family, detached homes.

2. LDA – 06-06 – HBT OF EAGLE POINTE, LLC/ EAGLE POINTE

(Scott Pickett, Planner)

Request for Approval of LDA 06-06: to provide dedication of land for future transportation facilities to meet concurrency requirements for the Eagle Pointe project, so as to enable approval of a Certificate of Level of Service limited to transportation, solid waste, stormwater management, and recreation/open space not to exceed beyond June 1, 2013; this project having been previously described in Zoning Application PDR-04-55(Z)(P), which rezoned a portion of the site east of Carter Road, north of Moccasin Wallow Road, and south of Buckeye Road, from A/NCO (General Agriculture/North Central Overlay District) to the PDR/NCO (Planned Development Residential/North Central Overlay District) zoning district; and approved a Preliminary Site Plan for 1,072 single-family detached residences and recreational amenities.

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

3. **PDMU-06-61(P) – NORTH PROPERTY PARTNERSHIP, LTD/ ROYAL PALM TERRACE RETAIL CENTRE**

(Norm Luppino, Planning Manager)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 14,600 square feet of retail commercial space and a 3,500 square foot bank with drive thru lanes on approximately 2.9 acres on the northwest corner of US 301 and 51st Avenue East, Oneco; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

4. **PDI-06-41(Z)(P) – MAUS / 33RD STREET INDUSTRIAL PARK**

(Robert H. Pederson, Community Planning Administrator)

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 4.94 acres at 6011 33rd Street East, Bradenton from the A-1 (Suburban Agriculture, 1 dwelling unit per acre) zoning district to the PDI (Planned Development Industrial) zoning district, approving a Preliminary Site Plan for a 59,500 square foot of mini-warehouses; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing for an effective date.

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

(Erika Barrett, Planner) (Continued from 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 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) zoning districts to the PDC (Planned Development Commercial) zoning district; approving a Preliminary Site Plan for a 14,200 square foot repair service establishment and 1,000 square foot 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.

6. **PA-07-09/PROPOSED ORDINANCE-07-09 / LEE & SALAHUTDIN PARCELS COMPREHENSIVE PLAN SMALL SCALE MAP AMENDMENT**

(Ivan Groom, Principal Planner)

An Ordinance of the Board of County Commissioner of Manatee County, Florida, amending Manatee County Ordinance 89-01, as amended, (The Manatee County Comprehensive Plan); providing for an amendment to the Future Land Use Map of the Future Land Use Element of the Comprehensive Plan from RES-9 (9du/GA) to ROR (Retail-Office-Residential) for adjoining lands located at 4710 and 4716 US 41 N; providing for severability; and providing for an effective date (4.6 acres).

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-06-09(Z)(P) – POWERS/PORCHES POINT

(Laurie Suess, Planning Manager)

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 ± 4.96 acres on the west side of 27th Street East, east of US 301 at 3516 and 3518 27th Street East, Bradenton from RSF-4.5 (Residential Single-Family, 4.5 dwelling units per acre) zoning district to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 25 single-family attached residences with at least 25% of the units designated as affordable housing; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

8. PDR-05-51(Z)(P) – POPE/SILVER POPE DTS #20050381

(Patricia Allen, 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 ± 24.2 acres on the north side of CR 675, ± 0.5 miles east of US 301, at 12740 CR 675, Parrish from A-1/NCO zoning district (Suburban Agriculture/North Central Overlay) to the PDR/NCO zoning district (Planned Development Residential/North Central Overlay District); approving a Preliminary Site Plan to allow 26 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.

9. PDR-06-31(Z)(P) – OLD 301 DEVELOPMENT PARTNERS, LLC / WILLIAMS - WHITFIELD PRESERVE

(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 10.09 acres south and east of Abel Elementary School and extending south to the intersection of Nicholson Avenue and 12th Court East at 7207 Persimmon Place (12th Street East), Sarasota from RSF-1 (Residential Single-Family, 1 dwelling unit per acre) and RSF-4.5 (Residential Single-Family, 4.5 dwelling units per acre) zoning district to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 64 multi-family units and 1 lot for a single-family detached residence with at least 16 units (25% of the project) are designated as affordable housing and 16 units (25%) 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.

10. 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) (Continued from 09/13/07)

An Ordinance of the Board of County Commissioners of County of Manatee, Florida, approving a revised zoning ordinance involving a notice of proposed change revising the project boundary to delete 73.0 acres (east of Lorraine Road) in favor of the Cypress Banks DRI; revising the project boundary to add 53.8 acres (east of Lorraine Road); increasing single family detached dwelling units by 434 in Phase IV; increasing multi-family dwelling units by 578 in phase IV; decreasing general commercial (regional) retail by 70,100

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

square feet in phase III; decreasing general commercial (regional) retail by 429,900 square feet in phase IV; increasing business office by 120,000 square feet in phase IV; decreasing industrial by 11,397 sq. ft. In phase III, decreasing industrial by 778,088 square feet in phase IV; increasing general commercial (highway) hotel and motel by 405 rooms in phase IV; decreasing community commercial by 59,778 sq. ft. in phase IV, decreasing residential acreage by 37.0 acres; decreasing community commercial acreage by 8.8 acres; decreasing open space acreage by 41.3 acres; increasing recreational acreage by 8.1 acres; decreasing wetland acreage by 8.8 acres; increasing lake acreage by 54.8 acres; increasing right-of-way acreage by 13.8 acres; extending the Masters Avenue to the proposed Dam Road in close proximity to the eastern boundary of the project; initiate phase IV; accelerating the start date of phase IV by four (4) years from 2011 to 2007; extending the buildout date of phases II, III, and IV to 2014, 2014, and 2022, respectively; extending the project buildout date to 2022; extending the development order expiration date to 2027; amending Tables C and D to reflect these changes; amending the 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.

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

(Laurie Suess, Planning Manager) (Continued from 09/13/07)

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; add 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.

12. **PLAN AMENDMENT – PA-08-01/PROPOSED ORDINANCE 08-01 / SCHOOL FACILITIES ELEMENT**

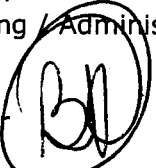
(Kathleen Thompson, Planning Manager)

An Ordinance of the Board of County Commissioners of Manatee County, Florida proposing to amend Manatee County Ordinance 89-01, as amended, (The Manatee County Comprehensive Plan), providing for a text amendment to include a new Public School Facilities Element, and associated amendments to the Intergovernmental Coordination and Capital Improvements Elements to implement school concurrency, providing for severability; and providing for 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: October 11, 2007
TO: Robert H. Pederson
Community Planning / Administrator
FROM: Bobbi Roy
Project Coordinator 
SUBJECT: **AGENDA UPDATE FOR 10/11/07 PLANNING COMMISSION MEETING**

- #4 PDI-06-41(Z)(P) – MAUS/33rd STREET INDUSTRIAL PARK**
Additional Stipulations and revised motion – see attached.
- #5 PDC-07-16(Z)(P) – CATHERYN A ROUTH REVOCABLE TRUST / ROUTH'S EQUIPMENT CO/GRAVELY OF BRADENTON**
Request for Specific Approval and revised Stipulation – See attached
- #7 PDR-06-09(Z)(P) – POWERS/PORCHES POINT**
Amended Stipulations and revised motion – see attached
- #10 PDMU-92-01(Z)(G)(R11) – SCHROEDER-MANATEE RANCH, INC./ (AKA SMR COMMUNITIES JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP) / UNIVERSITY LAKES DRI #22**
Added Stipulation Q.31 – 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
Ivan Groom Principal Planner
Laurie Suess, Planning Manager
Patricia Allen, Planner
Lisa Barrett, Planner
Kathleen Thompson, Planning Manager
Board Records
Counter Copy

#4

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 Christine Katchi

Address 2404 59th Ave Drive E.
Bradenton FL 34203

Representing Self

Public Hearing matter on which you want to speak: 4
PDZ 06 412 P Maus/Industrial Park

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.

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.

#4

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 Jim Hanson

Address 3404 59 Ave Dr E
Bradenton

Representing Myself

Public Hearing matter on which you want to speak: #4
PDZ-06-41(Z)(P)

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.

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.

✓ #8
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 LARRY COLLETT

Address 12905 / CL 675

Representing SELF

Public Hearing matter on which you want to speak: #8

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.

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.