

- 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

November 8, 2007

9:00 A.M. - PUBLIC HEARING

PLEDGE OF ALLEGIANCE

MINUTES FOR APPROVAL

10/11/07

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. LDA-05-05 / GREYHAWK LANDING WEST LOCAL DEVELOPMENT AGREEMENT
(Miles Gentry, Principal Planner) (To be continued to 12/13/07)

Approval of Local Development Agreement LDA-05-05: to change the timing of development for a previously approved project, known as The Aurora Foundation / Greyhawk Landing West (PDR-04-11(Z)(P)); to provide public road improvements constructed by the developer; and to affect land within and beyond the site of the development, generally 1,160 feet north of SR 64, south and west of Greyhawk Landing, and east of Gates Creek Subdivision in eastern Manatee County.

2. Z-07-16 – LAND TRUST 32 / KNOWLES
(Norm Luppino, Planning Manager) (To be continued to 12/13/07)

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 89.21 acres ± 0.5 miles east of us 41, ± 0.5 miles north of Grass Farm Road, north of Curiosity Creek and the approved Curiosity Creek project, and south of the Hillsborough County line from A (General Agriculture) to the RSF-1 (Residential Single-Family, 1 dwelling unit per acre) zoning district; setting forth findings; providing a legal description; providing for an emergency; 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

8. **PDR-02-38(P)(R) – CORTEZ SUBDIVISION**

(Robert Pederson, Community Planning Administrator)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending Ordinance No. PDR-02-38(P) pertaining to approximately 15.073 acres at 9200 Cortez Road West in the PDR (Planned Development Residential) zoning district; approving a revised Preliminary Site Plan and restating the approval of the Preliminary Site Plan approved pursuant to Ordinance PDR-02-38(P) on August 19, 2003; for the addition of one lot in the Cortez Subdivision; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

9. **PDPI-07-26(Z)(P) – SCHOOL BOARD OF MANATEE COUNTY / SAMOSET ELEMENTARY SCHOOL**

(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 8.56 acres at 1715 33rd Avenue East, Bradenton from RSF-6 (Residential Single-Family, 6 dwelling units per acre) to the PDPI (Planned Development Public Interest) zoning district, approving a Preliminary Site Plan to add ± 1.08 acres to the Samoset Elementary School site, a 23,943 square foot addition to the existing 56,688 square foot elementary school, and a basketball court; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing for an effective date.

REGULAR AGENDA

10. **PDC-06-55(P) – UNIVERSITY PARK CENTER**

(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 a 223,000 square foot shopping center, including commercial outbuildings on approximately 29.98 acres on the northwest corner of University Parkway and Honore Avenue, University Park; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

11. **Z-07-03 STONE CREEK BAYSHORE, LLC**

(Patricia Allen, Planner)

An 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 2.19 acres on the northwest corner of US 41 and Bayshore Road, Palmetto from PDRV (Planned Development Recreational Vehicle) and A-1 (Suburban Agriculture) to the NC-M (Neighborhood Commercial – Medium) 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

3. **PDPI-07-12(Z)(P) – GULFSTREAM NATURAL GAS**

(Laurie Suess, Planning Manager)

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 28.5 acres on the north side of Buckeye Road, east of the Piney Point phosphate plant, and west of Curiosity Creek Subdivision at 4610 Buckeye Road from A (General Agriculture) to the PDPI (Planned Development Public Interest) zoning district; approving a Preliminary Site Plan for the expansion of an existing unmanned utility facility; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing for an effective date.

4. **LDA-07-05 – PALMA SOLA BAY CLUB**

(Laurie Suess – Planning Manager)

Approval of LDA-07-05: extend the Certificate of Level of Service to provide an additional four years to complete the vertical project development not to exceed beyond November 30, 2011; this project having been previously described in PDR-03-59(P), consisting of 201 multi-family units.

5. **Z-07-15 – AMERICAN HOUSING CORPORATION**

(Patricia Allen, Planner)

An 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 0.694 acres north of Palm View Road, ± 1,800 feet south of 69th Street East, and on the east side of 28th Avenue East at 6362 28th Avenue East (Jackson Road), Palmetto from A-1/CH (Suburban Agriculture/Coastal High Hazard Overlay District) to the RSF-2 (Residential Single-Family, 2 dwelling units per acre, deleting the Coastal High Hazard Overlay) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

6. **Z-07-02 – JACYN BEACON REALTY, INC / LORRAINE ROAD COMMERCIALEAST**

(Miles Gentry, Principal Planner)

An 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 1.17 acres at the northeast corner of the intersection of SR 64 and 145th Street East, Bradenton from A (General Agriculture) to the NC-M (Neighborhood Commercial - Medium) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

7. **Z-07-08 – JAMES W. AND MARY J. HICKMAN/HICKMAN REZONE**

(Stephanie Moreland, Planner)

An 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 5.06 acres on the west side of Fort Hamer Road, ± 0.64 miles south of Old Tampa Road, at 2801 and 2805 Fort Hamer Road, Parrish from A/NCO (General Agriculture/North Central Overlay) zoning district to the A-1/NCO (Suburban Agriculture, 1 dwelling unit per acre/North Central Overlay) 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


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: November 8, 2007

TO: Robert H. Pederson
Community Planning / Administrator

FROM: Bobbi Roy
Project Coordinator 

SUBJECT: **AGENDA UPDATE FOR 11/08/07 PLANNING COMMISSION MEETING**

Election of Officers

September 13 and 20, 2007 Minutes for approval.

- #4 LDA-07-05 – PALMA SOLA BAY CLUB**
Letter from Manatee County School Board – See attached.
- #6 Z-07-02 – JACYN BEACON REALTY, INC. / LORRAINE ROAD COMMERCIAL EAST**
Letter from Manatee County School Board – See attached
- #5 Z-07-15 – AMERICAN HOUSING CORPORATION**
Revised Zoning Map and Manatee County School Board comments – See attached
- #7 Z-07-08 – JAMES W. AND MARY J. HICKMAN/HICKMAN REZONE**
Environmental Health and Manatee County School Board Comments – See attached
- #8 PDR-02-38(P)(R) – CORTEZ SUBDIVISION**
Letter from Manatee County School Board – See attached
- #10 PDC-06-55(P) – UNIVERSITY PARK CENTER**
Colored renderings and letter from Manatee County School Board – See attached
- #11 Z-07-03 – STONE CREEK BAYSHORE, LLC**
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
Miles Gentry, Principal Planner
Norm Luppino, Planning Manager
Laurie Suess, Planning Manager
Patricia Allen, Planner
Stephanie Moreland, Planner
Lisa Barrett, Principal Planner
Board Records
Counter Copy