

Manatee County Government Center
First Floor, Chambers
Work Session 8:30 A.M. - Meeting 9:00 A.M.

March 12, 2015 Planning Commission Agenda
Agenda Item #4

Subject

PDW-01-01(P)(R)-DTS20130126-PS Bay, LLC-Parrot Cove Marina-Quasi-Judicial-Shelley Hamilton

Briefings

None

Contact and/or Presenter Information

Contact and Presenter:

Shelley Hamilton

Principal Planner

941 748 4501 ext. 6863

Contact:

Sonia Zambrano

Senior Planning Technician

941 748 4501 ext. 6207

Action Requested

RECOMMENDED MOTION:

Based upon the staff report, evidence presented, comments, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as conditioned herein, I move to recommend ADOPTION of Manatee County Zoning Ordinance No. PDW-01-01(P)(R); APPROVAL of the Preliminary Site Plans, 1) showing the proposed line demarking the split in the subject property; 2) showing the proposed/existing development on Parcel 1 for a single family residence, and 3) showing the proposed/existing development on Parcel 2 for a marina; and with Stipulations A.1 - A.7, B.1 and B.2., and C.1 and C.2. as noted by staff; GRANTING Special Approval for 1) a project adjacent to a perennial stream, and 2) a parcel located within the CEA Overlay District (Comprehensive Plan Policy 2.2.2.4.4) and the CHHA Overlay District (Comprehensive Plan Policy 2.2.2.5.4., as recommended by staff.

Enabling/Regulating Authority

Manatee County Comprehensive Plan

Manatee County Land Development Code

Background Discussion

• Mr. Bob Gertz, representing Parrot Cove Marina, LLC, requests approval of a Preliminary Site Plan to amend the original approval to allow:

- An additional 6 boat slips;
- 10 live-aboards;
- The elimination of three boat trailer parking spaces; and
- The splitting of the property to create two stand-alone parcels;

Staff supports all requests, except the elimination the three boat trailer parking spaces.

• The property was zoned PDW in 2002. The original site plan was approved at the same, with a Final Site Plan approved in 2004. Revisions were granted in 2005 and 2006. The site is located off of Cortez Road, at Palma Sola Bay, on 36th Avenue East. The marina has been in existence since prior to 1960.

• At the time of original rezoning, in 2002, Specific Approvals were granted, as follows:

- Reduction of the front yard setback;
- Allow the off-street parking and loading conditions to remain in the condition existing at the time of the approval;
- Deletion of the requirement that all vehicle use areas containing more than one-thousand (1,000) square feet to be landscaped;
- Deletion of the requirement for a ten foot wide roadway buffer; and
- Allow Foundation Landscaping of less than twenty (20) square feet per 1,000 square feet of proposed gross floor area.

• Specific Approvals have been requested for the following:

- Allow development adjacent to a perennial stream; and
- Allow a development within any portion of the CHHA, CEA and CPA overlay.

Staff recommends approval with stipulations.

County Attorney Review

Other (Requires explanation in field below)

Explanation of Other

William Clague reviewed and responded on 02/17/2015

Reviewing Attorney

Clague

Manatee County Government Center
First Floor, Chambers
Work Session 8:30 A.M. - Meeting 9:00 A.M.

Instructions to Board Records

N/A

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A

Attachment: FLU, Zoning, Aerials maps-PDW-01-01(P)(R)-Parrot Cove Marina-03-12-15PC.pdf

Attachment: Staff Report - Parrot Cove - PDW-01-01(P)(R) - DTS20130126 -03-12-2015 - PC.pdf

Attachment: Copy of Newspaper Advertising - Parrot Cove Marina - PDW-01-01(P)(R) - Sarasota Herald Tribune - 3-12-15 PC.pdf

Attachment: Copy of Newspaper Advertising - Parrot Cove Marina - PDW-01-01(P)(R) -Bradenton Herald - 3-12-15.pdf

Attachment: Preliminary Site Plan-PDW-01-01(P)(R)-Parrot Cove Marina-03-12-15 PC.pdf

MEMORANDUM

To: Robin Meyer, AICP, Planning Division Manager
From: Bobbi Roy, Planning Coordinator
Date: **March 11, 2015**
Subject: Agenda Update for the March 12, 2015 Planning Commission



THIS MEMO AND THE CHANGES INDICATED BELOW ARE REFLECTED IN THE ELECTRONIC AGENDA (E-AGENDA)

Item # 2. PDR-14-19(G)-DTS20140227-MEPS16-Twin River Phase IV-C and V

- Revised paragraph in Background and Discussion (see attached memo).
- Public Comments letters attached to this memo.

Item # 4. PDW-01-01(P)(R)-DTS20130126-Parrot Cove Marina

- **Revise Stipulation No. A.3., add Stipulation No. A.8., and amend the Recommended Motion (see attached memo).**

Item # 5. Ordinance 15-14 (fka 14-45)-Robinson Gateway DRI#29

- Additional Language inserted in the Development Order (DO) Section 5-A(1) per CAO (see attached memo).

/sz
cc:

Planning Commissioners – 6
Clarke Davis, Transportation Planning Manager
Tom Gerstenberger, Stormwater Engineering Division Manager
Christopher Mowbray, Highway Engineering Division Manager
Joel Christian, Environmental Review Manager
Sarah Schenk, Assistant County Attorney
William Clague, Deputy County Attorney
Bobby Jones, Development Review Specialist
Margaret Tusing, Principal Planner
Rossina Leider, Planner
Stephanie Moreland, Principal Planner
Shelley Hamilton, Principal Planner
Bobbi Roy, Planning Coordinator
Sonia Zambrano, Sr. Planning Technician
Board Records
Counter Copy

Department Name
Division Name
Mailing Address
Phone number: (941) XXX-XXXX

Update Memo/Planning Commission

Date: 3/12/2015
Case Name: Parrot Cove Marina
Case Number: PDW-01-01(P)(R)
Case Planner: Shelley Hamilton

Revise Stipulation No. A.3., in strike-through/underline format, as follows:

The manufactured home and garage shall be utilized as a single-family residence. No repair of boats, retail, or office uses shall be permitted in the structure, except home office uses on the top floor related to the maintenance of paperwork generated by the operation of the marina. ~~When the marina is sold, and no longer under the same ownership as the single family residence, the use of the top floor as a home office will cease.~~ All uses of the structure shall be in compliance with the applicable FEMA regulations.

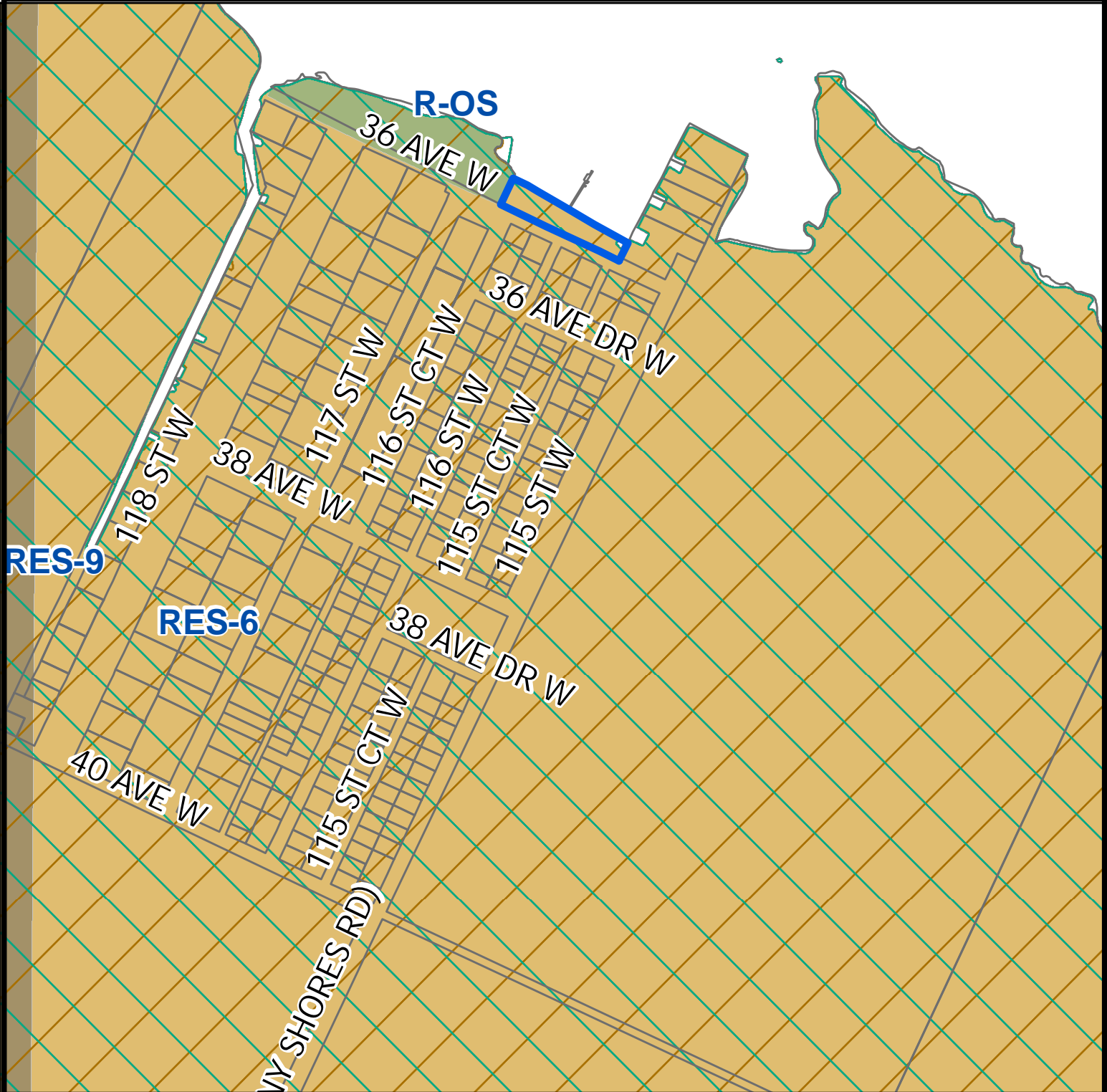
Add Stipulation No. A.8, as follows:

Any public use of the boat ramp shall be prohibited. If the boat ramp is made available to the general public, the site plan shall be amended to provide for adequate boat trailer parking.

Amend the Recommended Motion, as follows, to incorporate the additional stipulation:

Based upon the staff report, evidence presented, comments, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as conditioned herein, I move to recommend ADOPTION of Manatee County Zoning Ordinance No. PDW-01-01(P)(R); APPROVAL of the Preliminary Site Plans, 1) showing the proposed line demarking the split in the subject property; 2) showing the proposed/existing development on Parcel 1 for a single family residence, and 3) showing the proposed/existing development on Parcel 2 for a marina; and with Stipulations A.1 - A.8, B.1 and B.2., and C.1 and C.2. as noted by staff; GRANTING Special Approval for 1) a project adjacent to a perennial stream, and 2) a parcel located within the CEA Overlay District (Comprehensive Plan Policy 2.2.2.4.4) and the CHHA Overlay District (Comprehensive Plan Policy 2.2.2.5.4., as recommended by staff.

FUTURE LAND USE



Parcel ID #(s) 7531910003

Project Name: Parrot Cove Marina
 Project #: PDW-01-01 (P)(R)
 DTS#: 20130126
 Proposed Use: Marina

S/T/R: Sec 2 Twn 35 Rng 16
 Acreage: 0.45
 Existing Zoning: PD-W
 Existing FLU: RES-6
 Overlays: NONE
 Special Areas: NONE

CHH: Y
 Watershed: NONE
 Drainage Basin: DIRECT RUNOFF TO BAY
 Commissioner: John Chappie

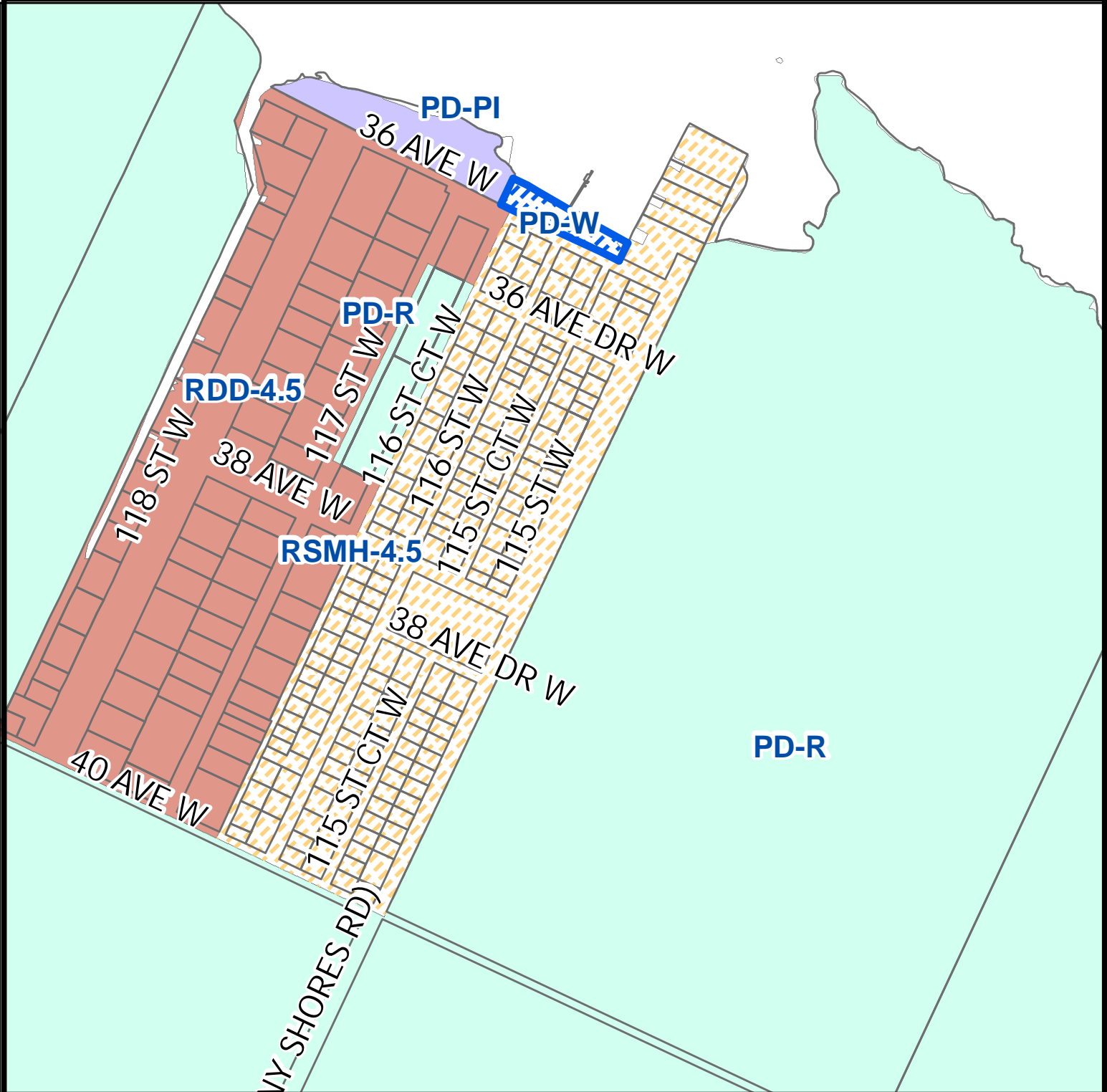
 CHHA 2012
 Coastal Evacuation Area



Manatee County
 Staff Report Map

Map Prepared 5/1/2013
 1 inch = 338 feet

ZONING



Parcel ID #(s) 7531910003

Project Name: Parrot Cove Marina
 Project #: PDW-01-01 (P)(R)
 DTS#: 20130126
 Proposed Use: Marina

S/T/R: Sec 2 Twn 35 Rng 16
 Acreage: 0.45
 Existing Zoning: PD-W
 Existing FLU: RES-6
 Overlays: NONE
 Special Areas: NONE

CHH: Y
 Watershed: NONE
 Drainage Basin: DIRECT RUNOFF TO BAY
 Commissioner: John Chappie



Manatee County
 Staff Report Map

Map Prepared 5/1/2013
 1 inch = 338 feet

AERIAL



Parcel ID #(s) 7531910003



Manatee County
Staff Report Map

Map Prepared 5/1/2013
1 inch = 338 feet

Project Name: Parrot Cove Marina
Project #: PDW-01-01 (P)(R)
DTS#: 20130126
Proposed Use: Marina

S/T/R: Sec 2 Twn 35 Rng 16
Acreage: 0.45
Existing Zoning: PD-W
Existing FLU: RES-6
Overlays: NONE
Special Areas: NONE

CHH: Y
Watershed: NONE
Drainage Basin: DIRECT RUNOFF TO BAY
Commissioner: John Chappie

AERIAL



Parcel ID #(s) 7531910003

Project Name: Parrot Cove Marina
Project #: PDW-01-01 (P)(R)
DTS#: 20130126
Proposed Use: Marina

S/T/R: Sec 2 Twn 35 Rng 16
Acreage: 0.45
Existing Zoning: PD-W
Existing FLU: RES-6
Overlays: NONE
Special Areas: NONE

CHH: Y
Watershed: NONE
Drainage Basin: DIRECT RUNOFF TO BAY
Commissioner: John Chappie



Manatee County
Staff Report Map

Map Prepared 5/1/2013
1 inch = 731 feet

P.C. 3/12/2015

PDW-01-01(P)(R) – PS Bay, LLC/ Parrot Cove Marina -
DTS #20130126

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving an amendment to a Preliminary Site Plan to allow a single family residence on one parcel and a marina on the remaining portion of approximately 0.45 acres at 11510 36th Avenue West, Bradenton, subject to amended stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

P.C.: 3/13/2014;
3/12/2015

B.O.C.C.: 4/3/2014;
6/5/2014;
9/4/2014;
11/6/2014;
4/2/2015

RECOMMENDED MOTION:

Based upon the staff report, evidence presented, comments, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as conditioned herein, I move to recommend ADOPTION of Manatee County Zoning Ordinance No. PDW-01-01(P)(R); APPROVAL of the Preliminary Site Plans, 1) showing the proposed line demarking the split in the subject property; 2) showing the proposed/existing development on Parcel 1 for a single family residence, and 3) showing the proposed/existing development on Parcel 2 for a marina; and with Stipulations A.1 - A.7, B.1 and B.2., and C.1 and C.2. as noted by staff; GRANTING Special Approval for 1) a project adjacent to a perennial stream, and 2) a parcel located within the CEA Overlay District (Comprehensive Plan Policy 2.2.2.4.4) and the CHHA Overlay District (Comprehensive Plan Policy 2.2.2.5.4., as recommended by staff.

PLANNING COMMISSION UPDATE:

The initial Planning Commission meeting was held on March 13, 2014. Following a presentation by the applicant and staff, the following individuals spoke:

Mr. Paulsrick – with questions regarding the requirement of the applicant to provide public/private boat ramp to residents within the Sunny Shores development. He also stated concerns regarding the parking along roadways within Sunny Shores.

Mr. Swadick - cited concerns with the unkempt appearance of the property.

Mrs. Chandler – also cited concerns with the unkempt appearance of the property.

Mrs. Beit – also cited concerns with the appearance of the property.

Mr. Zacknino – offered his support to the property owner and stated conversations he has with Mr. Gertz regarding how to deal with the concerns of the Sunny Shores Home Owner's Association and their use of the boat ramp.

Mrs. France – spoke representing the Sunny Shores Home Owner's Association and referenced the Court case and the requirement to allow the joint use of the boat ramp by the Sunny Shores homeowners; stated that there had been many code enforcement violations that have been reported with no action being taken.

Mrs. Knowles – stated her concerns with the application and the fact that the existing marina is not in compliance, and therefore, shouldn't be granted any new exceptions.

Mr. Reich – representing the Sunny Shores Home Owner's Association and stated their concerns with the split of the property.

Following public testimony, the Planning Commissioners questioned staff and the applicant regarding:

- The requirement for boat trailer parking slips;
- The use of the boat ramp as a commercial vs. a private ramp;
- Whether there would could logistically be two marinas on the property if the lot split is granted;
- Whether any of the stipulations are affected if the lot split is not granted; and
- Their concerns that the lot split would essentially be granting two businesses on the property if the lot split is granted.

Motion made to grant approval of the Preliminary Site Plan but not allow the lot split, specifically:

- 1) Allow 36 boat slips
- 2) Allow 10 liveaboards

- 3) Move the garbage area
- 4) Allow crushed shell in the parking area

Motion: Commissioner Lakoyac

2nd: Commissioner Horrigan

Vote: 5/2, with Commissioners Conerly and Bowers voting against the motion. Their vote against the motion was because there was too many unanswered questions and too much ambiguity and need more consideration of what the applicant could do to ensure compliance with the Land Development Code.

Since the Planning Commission meeting:

After several continuances following the Planning Commission meeting, the applicant made the decision to revise the application to address the PC concerns regarding the parcel split. The applicant's revisions are as follows:

- 1) Create two parcels; the 1st parcel (the westernmost parcel) will be used for the private residence for the applicant. The private residence will have a private dock with four boat slips for the owner's private use. Also on the 1st parcel, the owner has indicated a future pool area. The applicant proposes to provide the required parking spaces for a single family residence.

The 2nd parcel will be for the sole purpose of the Parrot Cove Marina. There are two existing docks and 32 boat slips proposed for this parcel. Here too, the applicant is proposing to provide the required parking spaces for a marina. The Land Development Code, Section 710, relating to Offstreet Parking and Loading, required 1 space for each two boat slips for a marina. The site plan for the marina parcel is depicting the provision of 18 parking spaces. This provision is sufficient for the 36 boat slips to be provided with both the marina and private residence.

There is a boat ramp on the marina parcel. Any public use of the boat ramp shall be prohibited. If the boat ramp is made available to the general public, the site plan shall be amended to provide for adequate boat trailer parking.

The provision of 6 additional boat slips, for a total of 36 boat slips, is still being requested. They will be provided as identified above. These additional boat slips have been approved by the State of Florida Department of Environmental Protection as a part of the Submerged Land Lease, and staff continues to support this request. Also, as stated above, the site plan is depicting the provision of the required parking to be provided.

Planning staff does not object to the splitting of the property. The parcel split was originally denied by the Planning Commission because the split had the potential of creating two water-related businesses.

- 2) The provision of 10 live-aboards. These live-aboard boat slips has been approved by the State of Florida Department of Environmental Protection and adequate waste pump-out hookups and the ability to connect to electric has been provided. Staff continues to support this request.
- 3) The applicant is requesting to be relieved from future amendments to the PSP/FSP if the existing docks are modified. The applicant has stated that this would only be the case if prior State DEP approval is granted. Staff supports this request, but only if no more boat slips are added to either parcel than what will be created with this request (4 on the westernmost parcel and 32 on the easternmost parcel). Any future building permit for the dock modifications may only be requested AFTER State DEP approval has been received.
- 4) The applicant is requesting to delete the requirement to provide boat trailer parking spaces on the marina parcel. He has further stated that the boat ramp will be closed to the general public. As stated above, if the boat ramp continues to be utilized by the general public, the boat trailer parking spaces must be provided on the marina parcel.
- 5) The applicant is still requesting the use of any pervious surface (crushed shell, crushed rock, etc.) for the parking. Staff has revised the stipulation to clarify support of this request.

PROPOSED STIPULATIONS

The revised/additional stipulations are as follows:

- A-1. The total number of slips shall be limited to 36, 4 slips on the westernmost parcel containing the private/residential, and for use by the residential property owner; and 32 on the easternmost parcel containing the marina.**
- A-2. A maximum of 10 live-aboards shall be permitted on the two parcels; 2 at the private residence and 8 at this marina facility. Any vessel in which person(s) stay three (3) consecutive nights, or longer, shall be considered a live-aboard.**
- A-3. The manufactured home and garage shall be utilized as a single-family residence. No repair of boats, retail, or office uses shall be permitted in the structure, except home office uses on the top floor related to the maintenance of paperwork generated by the operation of the marina. When the marina is sold, and no longer under the same ownership as the single-family residence, the use of the top floor as a home office will cease. All uses of the structure shall be in compliance with applicable FEMA regulations.**
- A-4. Only maintenance and minor repair of vessels in the water shall be allowed.**

A-5. No additional pole lights shall be permitted on the upland portion of this site. The two existing pole lights shall conform to the requirements of Section 709.2.2 of the Land Development Code.

A-6. Prior to any Final Site Plan approval, the marina shall demonstrate compliance with the Land Development Code, Section 722.1.8.4, relating to minimum fire flow criteria.

A-7. Any additional boat slips or additional facilities on the upland portion of the property, or any reconfiguration of parking spaces anticipated, will require a revised Final Site Plan be submitted for review and approval.

B. INFRASTRUCTURE CONDITIONS:

B-1. At the time of Final Site Plan submittal, the marina shall demonstrate adequate capacity to handle sewer, either by means of on-site pump-out and treatment facilities or connection to a treatment plan, pursuant to Section 603.14.4.10 of the Land Development Code.

B-2. The parking area shall be constructed using crushed shell, or any other suitable pervious surface that ensures a smooth, dustless surface.

C. ENVIRONMENTAL CONDITIONS:

C-1. The existing boat basin shall not be dredged or altered, including maintenance dredging, unless permitted by all regulatory agencies having jurisdiction (Federal, State, and County agencies).

C-2. A Construction Water Quality Monitoring Program and proposed sampling locations are required to be included in the ESCP information with the Final Site Plan, in accordance with Section 519 of the Land Development Code.

ORIGINAL APPLICATION SUMMARY	
CASE#	PDW-01-01(P)(R) (DTS # 20120126)
PROJECT NAME	PS Bay, LLC/Parrot Cove Marina
APPLICANT(S):	PS Bay, LLC (Bob Gertz)
EXISTING ZONING:	PDW/CHHA (Planned Development – Waterfront/Coastal High Hazard) - .45 ± acres
PROPOSED USE(S):	Existing Marina
CASE MANAGER:	Shelley Hamilton
STAFF RECOMMENDATION:	APPROVAL w/stipulations
SITE CHARACTERISTICS AND SURROUNDING AREA	
ADDRESS:	11510 36 th Avenue West; Bradenton, FL
GENERAL LOCATION:	Cortez Road/Palma Sola Bay
ACREAGE:	.45 ± acres
EXISTING USE(S):	Marina
FUTURE LAND USE CATEGORY(S):	RES-6 (Residential Single Family – 6 du/acre)
SPECIAL APPROVAL(S):	<ol style="list-style-type: none"> 1) Adjacency to a perennial stream consistent with Comprehensive Plan Policy 3.2.2.1 2) Parcel partially located within the CHHA Overlay District – Comprehensive Plan Policy 2.2.2.5.4, within the CEA Overlay District – Comprehensive Plan Policy 2.2.2.4.4), and within the CPA (Coastal Planning Area;

OVERLAY DISTRICT(S):	CHHA (Commercial High Hazard) Overlay Area CEA (Coastal Evacuation Area) CPA (Coastal Planning Area)
SURROUNDING USES & ZONING	
NORTH	Palma Sola Bay
SOUTH	Residential/PDR and RSMH-4.5 (Sunny Shores MHP)
EAST	Residential/PDR and RSMH-4.5 (Sunny Shores MHP)
WEST	County Park/PDPI
SITE DESIGN DETAILS	
RECREATIONAL AMENITIES:	30 Boat Slips (existing); 36 proposed Public Boat Ramp (existing)
FLOOD ZONE(S)	V-17 with a Base Flood Elevation of 13' per FIRM Panel 120153 0306B, revised 3/15/84
AREA OF KNOWN FLOODING	Storm Surge
UTILITY CONNECTIONS	Existing water main – private Sewer is public
DETAILED DISCUSSION	
<p><u>Future Land Use</u> The .45 ± acre subject property is located within a RES-6 (Residential – 6 dwelling units per acre) on the Future Land Use Map. The RES-6 Future Land Use category allows appropriate water-dependent/water-related/water-enhanced uses.</p> <p><u>Zoning</u> The property is zoned PDW/CHHA (Planned Development Waterfront). The PDW zone district was approved on this property on March 26, 2002, with 18 stipulations and five Specific Approvals [PDW-01-01(Z)(P)]. A Preliminary Site Plan was also approved at the same time. A Final Site Plan (PDW-01-01/FSP-02-95) was approved on October 22, 2004, with subsequent revisions and approvals granted on May 20, 2005, and June 26, 2006.</p> <p>The PDW district ensures that development within coastal areas is compatible with this its natural character through the design and construction techniques that preserve waterfront vistas.</p> <p><u>History</u> The marina has been in existence since before 1960. It has been damaged through the years by storms and weathering. The rezoning in 2002 was to validate the property, providing a</p>	

layout of the features as they existed at the date of application of the rezoning. The Specific Approvals granted at the time of the rezoning related to:

- Reduction of the front yard setback;
- Allow the off-street parking and loading conditions to remain in the condition existing at the time of the approval;
- Deletion of the requirement that all vehicle use areas containing more than one-thousand (1,000) square feet to be landscaped;
- Deletion of the requirement for a ten (10) foot wide roadway buffer; and
- Allow Foundation Landscaping of less than twenty (20) square feet (1,000) square feet of proposed gross floor area.

There are currently 30 boat slips existing on the property, with the associated docks that service the boat slips. There is also a caretaker's residence on the property, the required parking for the marina, a public boat ramp and an existing bathroom/shower facility.

Request

This application will amend the original Preliminary Site Plan approval. All stipulations and Specific Approvals contained in the original ordinance, as well as requirements contained in the Final Site Plan approval letters, were reviewed, and will be carried over to a new ordinance, if still applicable. If the revised Preliminary Site Plan is approved, a new Final Site Plan will need to be filed and approved in order for the additional boat slips to be provided on the subject property.

The application, submitted in January 2013, specifically requested the following changes:

- Add six boat slips to what currently existing on the property (30 slips).

Staff supports this requested change. The request has been added to the Submerged Land Lease reviewed by the State of Florida.

- Move the garbage area from the west end of the property to the east end of the property, by the road just west of the boat ramp;

Staff supports this requested change.

- Eliminate the three (3) boat trailer parking spaces in the yard on the west side of the home;

Staff does not support this request to eliminate the trailer parking spaces; however staff agrees that the location of the trailer parking spaces should be moved. While trailers presently are placed on the park area to the west of the property, there is a sign posted on the County park property that does not allow this to occur. Staff understands that the boat ramp is used by not just people who use the boat slips on site, but is also used by others that use the ramp. Provision must remain for the safe parking of at least three boat trailers that may utilize the site.

- Divide the property into two (2) separate parcels. The parking spaces have been rearranged in order for the correct number of parking spaces to be provided for each parcel. Also, each parcel will have separate bathroom and shower facilities, as well as water, sewer and electricity connections in accordance with Manatee County requirements.

Staff supports this requested change.

- Provision of a certain number of live-aboards at the marina. Any vessel in which person(s) stay three (3) consecutive nights shall be considered a live-aboard.

Justification: Currently the LDC considers anyone who spends more than three (3) consecutive nights on their boat as a live-aboard. Since the marina was built in the 1960's, it has had a history of having live-aboards. Other marinas in Manatee County allow live-aboards. The applicant would like to have that same option in order to offer the same rental options to boaters as others marinas in the area. The applicant has installed waste pump-out hookups at the boat slips and requires all of the tenants to use them. The applicant has also received approval from the Florida Department of Environmental Protection for live-aboards, and has amended the Submerged Land Lease to allow for them. Staff supports a total of 10 live-aboards and the applicant is in agreement with that limitation.

- Site Data – Item #10:
 - Allow crushed shell in the parking area;

Justification: The crushed shell has been used in the parking area since the marina was originally opened.

Staff supports this request and a stipulation has been added to accomplish this.

Existing Stipulations

Several of the existing stipulations have been satisfied, and can, therefore, be eliminated. For example, the elimination of fueling pumps and tanks and the provision of signs and channel markers have already occurred, and therefore, the stipulations are no longer necessary.

Staff Recommended Stipulations

Following review of the new information provided by the applicant, the stipulations have been revised to ensure consistency with the revised plans (see pages 4-5).

POSITIVE ASPECTS
<ul style="list-style-type: none"> • This facility has been in operation as a marina with boat slips and a boat ramp since before 1960. • The only addition to the facility planned is an additional bathroom/shower trailer and six additional boat slips, as allowed by the Submerged Land Lease.
NEGATIVE ASPECTS
<ul style="list-style-type: none"> • Need to ensure that the existing boat basin is not dredged or altered with permits; • Need to ensure that Water Quality Monitoring is continued; and • Need to ensure that if the boat ramp becomes public, the necessary boat trailer parking spaces are provided.
MITIGATING MEASURES
<ul style="list-style-type: none"> • A stipulation is included that ensure that the existing boat basin is not dredged or altered unless permitted by all regulatory agencies having jurisdiction (Federal, State and County agencies). • A stipulation is included to require Water Quality Monitoring to ensure continued protection of Palma Sola Bay. • A stipulation is included that ensures that if the boat ramp become public, the required boat trailer parking spaces are provided.
REMAINING ISSUES OF CONCERN – NOT RESOLVED OR STIPULATED
N/A

COMPLIANCE WITH THE LAND DEVELOPMENT CODE
<p>Physical Characteristics: There is adequate upland on the subject parcel to support splitting the property into two separate parcels. There are existing buildings on the two parcels to conduct the marina business on either. Each parcel will have separate bathroom and shower facilities, as well as water, sewer and electricity connections in accordance with Manatee County requirements. Finally, there is ample room to provide the required number of parking spaces to serve the number of designated boat slips and accessory structures for each parcel.</p> <p>Public Utilities, Facilities and Services: The site is currently served by Sunny Shores Water Company, a private company within the Manatee County Utilities system. There are separate connections for both water and sewer on both of the proposed parcels, so there is no need for any new connections to either parcel. The new shower and restroom trailer will be connected to that system.</p>

Major Transportation Facilities:

There is a maintained travel way on the subject property for 36th Avenue West. The asphalt travel way is located along the north side of 36th Avenue West and is wholly within the public street right-of-way.

Compatibility:

There has been a marina on the property since before 1960. The property is located on Palma Sola Bay and the continued protection of the waterway bottom and grassbeds of Palma Sola Bay has been ensured with stipulations.

Access:

Access to the subject property is from 36th Avenue West.

Natural and Historic Features, Conservation and Preservation Areas:

The project will continue to provide protection of the bottom and seagrass areas nearby. No dredging is proposed and signage marks the edges of the seagrass bed. Three signs are located along the north side of the seagrass bed, and one sign is located along the east side on the seagrass bed adjacent to the marina access channel. There is also signage about the importance of seagrasses located adjacent to the parking lot near the existing boat ramp.

Density/Intensity:

The site has been in operation as a marina, with a boat ramp, since before 1960. Although the number of slips has varied over time, ranging between twenty-five and forty-five through the years, the upland area has always been sufficient to provide the necessary support for operation of the facility.

Signs:

As stated above, the seagrass beds are marked for protection. There are also navigational aids in place adjacent to the site. Finally, “no wake” signs have been placed at the end of each dock.

Mixed Use or Entranceway Designation:

The property is not located in an entranceway.

Utility Standards:

The marina is currently supplied with water and sewer from a private company, Sunny Shores Water Company, not directly from Manatee County. The new shower and restroom trailer will be connected to the Sunny Shores Water Company facility. There are separate water and sewer connections that exist for the two proposed parcels, therefore no new connections will be needed. The water and sewer connections are shown on the Preliminary Plan.

Stormwater Management:

Project Located in Flood Prone Area:	Yes
Type of Flooding (i.e., rainfall, riverine, storm surge, etc.):	Storm surge

Project Subject to flow reduction:	N/A
Project subject to OFW:	Yes; Palma Sola Bay/Sarasota Bay
Estuarine System	
Watershed/Basin:	Palma Sola Bay
Project located within Floodplain and/or Floodway:	Project is inside 100 year FEMA floodplain (Zone VE)
Drainage Easements/Access Easements required for Existing system(s):	N/A
Impairment:	Appears impaired for nutrients, fecal coliform, mercury, verify with FDEP (WBID's 1883 and 1888)
ENVIRONMENTAL INFORMATION	
<p><u>Wetlands</u> There are no wetlands within the project boundary on land. The only wetland is the adjacent water body, Palma Sola Bay.</p> <p><u>Uplands</u> There are no upland habitats on-site.</p> <p><u>Endangered Species</u> There are no endangered species on-site as this is a developed site with an existing marina use</p> <p><u>Trees</u> Any trees and landscaping will be detailed on the Final Site Plan.</p>	
TRANSPORTATION	
<p><u>Major Transportation Facilities</u> The site currently has access to 36th Avenue West, which is a rural standard local road.</p> <p><u>Transportation Concurrency</u> Transportation concurrency was evaluated as part of the review of this project. It was determined that no Traffic Impact Statement or Study was required to be submitted by the applicant. The results of a county staff review, indicated that the impacted roadway segment is expected to operate above the adopted level of service (LOS) "D" performance standard with project-related traffic and with no off-site concurrency-related improvements being required for the project (see Certificate of Level of Service Compliance table below).</p> <p><u>Access</u> In conjunction with transportation concurrency, a review of access issues was undertaken by County staff. The site plan indicates access onto 36th Avenue West. The results of the access review indicated that no site-related improvements will be required for this project.</p>	

CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE

TRANSPORTATION CONCURRENCY

CLOS APPLIED FOR: Y ✓ N
 TRAFFIC STUDY REQ'D: Y N ✓

NEAREST THOROUGHFARE	LINK(S)	ADOPTED LOS	FUTURE LOS (W/PROJECT)
Cortez Road/S.R. 684	2315	"D"	"B"

In summary, the results of this application review demonstrate that no off-site or site-related improvements are required for this project.

OTHER CONCURRENCY COMPONENTS

Solid waste landfill capacity and preliminary drainage intent have been reviewed with this Preliminary Site Plan. Potable water and wastewater will be reviewed at the time of Final Site Plan/Construction Drawings submittal.

COMPLIANCE WITH COMPREHENSIVE PLAN

The site is in the RES-6 Future Land Use Category. A list of Comprehensive Plan Policies applicable to this request is attached. This project was specifically reviewed for compliance with the following policies:

Policy 2.1.2.7 Appropriate Timing. The use of the subject property is not changing. The marina has existed on the property since prior to the 1960's. The surrounding area is characterized by a community park and mobile home parks that frequently utilize the facilities on site.

Policy 2.2.1.12.1 Intent. The site is intended to continue the use as a marina. The intent of the RES-6 designation is to provide for a complement of residential support uses, in addition to the residential low density, urban residential environment.

Policy 2.2.1.12.2 Range of Potential Uses. The potential uses include suburban or urban residential uses, neighborhood retail uses, low intensity recreational uses, and appropriate water-dependent/water-related/water-enhanced uses. The marina has been an established on the subject property since prior to the 1960's.

Policy 2.6.1.1 Compatibility. The Preliminary Site Plan recognizes the uses on the property and the surrounding development. It continues to ensure compatibility with, and sensitivity with those surrounding uses.

SPECIFIC APPROVAL – ANALYSES, RECOMMENDATIONS, FINDINGS

When the PDW zone district was approved for the subject property on March 26, 2002, Specific Approvals were approved for the following instances:

- Reduction of the front yard setback;
- Allow the off-street and loading conditions to remain in the condition existing at the time of the approval;
- Delete the requirement that all vehicle use areas containing more than one thousand (1,000) square feet to be landscaped;
- Delete the requirement for a ten (10) foot wide roadway buffer; and
- Allow Foundation Landscaping of less than twenty (200) square feet per one thousand (1,000) square feet of proposed gross floor area.

SPECIAL APPROVAL – ANALYSES, RECOMMENDATIONS, FINDINGS

1. Comprehensive Plan Policy 3.2.2.1., requires any project that is adjacent to any perennial lake or stream obtain special approval to ensure that project impacts on these waterbodies are identified and minimized.

Staff Analysis and Recommendation

The site plan and accompanying documentation submitted with the application demonstrates that there are no impacts proposed to the Palma Sola Bay area.

The LDC Section 605 details the Special Approval process and states that this is a “process requiring an additional level of review that only needs to occur as a single development application; in this case, the application is seeking to revise an existing marina to add additional boat slips and allow live-aboards. The marina has existed in this location since prior to the 1960’s and no impacts are proposed to the protected area of Palma Sola Bay. Land Development Code Section 605.3 states that a Special Approval shall continue in effect until such time as the use for which the special approval is granted discontinues for a period exceeding one year.

The LDC Section 605.5 states that “Special Approval may be granted only upon findings that the project will have no significant detrimental impacts on natural resources, adjacent land uses, or public facilities and only when the specific criteria for the use have been satisfied. It is staff’s opinion that the application submitted includes all information necessary to make a finding that the Special Approval should be approved.

Finding for Special Approval

In accordance with the requirements of Comprehensive Plan Policy 3.2.2.1, the Board finds that the purpose of the Comprehensive Plan, specifically the intent to require all new projects adjacent to a perennial stream be established pursuant to the special approval process, has been met. The project will have no significant detrimental impacts on natural resources, adjacent land uses, or public facilities. The information submitted with the Special Approval, in conjunction with the Preliminary Plan application, ensures that all criteria for the use proposed have been satisfied.

2. Comprehensive Plan Policy 2.2.2.5.4., states that, “Any project which is at least partially within the CHHA Overlay District shall be submitted for approval under the special approval process...” Similarly, Comprehensive Plan Policy 2.2.2.4.4, also requires that “any project which is at least partially within the CEA Overlay District shall be submitted for approval under the special approval process...”

Staff Analysis and Recommendation

The purpose of the CHHA and the CEA Overlay Districts, and the CPA is to “limit the amount of infrastructure within the CHHA and CEA Overlay Districts, and the CPA, and thereby limit the magnitude of public loss and involvement in mitigating for loss private infrastructure to Manatee County residents. “ It is the intent of this overlay district to prohibit permanent structures from being placed in this district. The only new structure that will be located on the subject property is a bathroom/shower trailer that will provide facilities for the boat slips on the western end of the property once the property is split.

Finding for Special Approval

In accordance with the requirements of Comprehensive Plan Policy 2.2.2.5.4., the Board finds that the purpose of the Comprehensive Plan, specifically the intent to require any project which is at least partially within the CHHA and CEA Overlay Districts to be submitted and reviewed under the special approval process, have been met. There are no significant detrimental impacts on natural resources, adjacent land uses, or public facilities. The information submitted with the application ensures that all criteria to ensure the transitioning of these lands, is satisfied to an equivalent degree by the proposed design.

ATTACHMENTS:

- 1) **Applicable Comprehensive Plan Policies**
- 2) **Copy of Newspaper Advertising**

**ATTACHMENT #1
APPLICABLE COMP PLAN POLICIES**

FUTURE LAND USE

Policy 2.2.1.12 **RES-6: Establish the Residential -6 Dwelling Units/Gross Acre future land use category as follows:**

Policy 2.2.1.12.1 **Intent:** To identify, textually in the Comprehensive Plan’s goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established for a low density urban, or a clustered low-moderate density urban, residential environment. Also, to provide for a complement of residential support uses normally utilized during the daily activities of residents of these low or low-moderate density urban areas.

Policy 2.2.1.12.2 **Range of Potential Uses (see Policies 2.1.2.3 – 2.1.2.7, 2.2.1.5):** Suburban or urban residential uses, neighborhood retail uses, short-term agricultural uses other than special agricultural uses, agriculturally-compatible residential uses, public or semi-public uses, schools, low intensity recreational uses, and appropriate water-dependent/water-related/water-enhanced uses (see also Objectives 4.2.1 and 2.10.4).

Policy 2.2.1.12.3 **Range of Potential Density/Intensity:**

Maximum Gross Residential Density:

6 dwelling units per acre

Minimum Gross Residential Density: 5.0 only in CRA’s and UIRA for residential projects that designate a minimum of 25% of the dwelling units as “affordable Housing.”

Maximum Net Residential Density:

12 dwelling units per acre

16 dwelling units per acre within the CRA’s and UIRA for residential projects that designate a minimum of 25% of the dwelling units as “Affordable Housing.” (except within the WO or CHHA Overlay Districts, pursuant to Policies 2.3.1.4 and 4.3.2.5)

	<p>Maximum Floor Area Ratio:</p> <p>0.23 (o.35 for mini-warehouse uses only) 1.00 inside the CRA's and UIRA</p> <p>Maximum Square Footage for Neighborhood Retail Uses:</p> <p>Medium (150,000 sf.)</p>
Policy 2.2.1.12.4	<p>Other Information:</p> <ul style="list-style-type: none">a) All mixed and multiple-use projects require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to § 163.3202, F.S.b) All projects for which gross residential density exceeds 4.5 dwelling units per acre, or in which any net residential density exceeds 6 dwelling units per acre shall require special approval.c) Any non-residential project exceeding 30,000 square feet of gross building area shall require special approval.d) Professional office uses not exceeding 3,000 square feet in gross floor area within the category may be exempted from compliance with any locational criteria specified under Policies 2.10.4.1 and 2.10.4.1 and detailed in the Land Use Operative Provisions Section E(1) provided such office is located on a roadway classified as a minor or principal arterial, however, not including interstates and shall still be consistent with other commercial development standards and with other goals, objectives, and policies in this Comprehensive Plan (see also 2,10.4.2).
Policy 2.2.1.13	<p>RES-9: Establish the Residential - 9 Dwelling Units/Gross Acre future land use category as follows:</p>
Policy 2.2.1.13.1	<p>Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established for a low-moderate urban, or a clustered moderate urban residential environment. Also, to provide for a complement of residential support uses normally utilized during the daily activities of residents of these urban areas.</p>
Policy 2.2.1.13.2	<p>Range of Potential Uses (see Policies 2.1.2.3 – 2.1.2.7, 2.2.1.5): Suburban or urban residential uses, neighborhood retail uses, dormitories, short-term agricultural uses other than special</p>

	<p>agricultural uses, agriculturally-compatible residential uses, public or semi-public uses, schools, low intensity recreational uses, and appropriate water-dependent/water-related/water-enhanced uses (see also Objectives 4.2.1 and 2.10.4).</p>
Policy 2.2.1.13.3	<p>Range of Potential Density/Intensity:</p> <p>Maximum Gross Residential Density:</p> <p>9 dwelling units per acre</p> <p>Minimum Gross Residential Density: 7.0 only in CRA's and UIRA for residential projects that designate a minimum of 25% of the dwelling units as "affordable Housing."</p> <p>Maximum Net Residential Density:</p> <p>16 dwelling units per acre</p> <p>20 dwelling units per acre within the CRA's and UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing." (except within the WO or CHHA Overlay Districts, pursuant to Policies 2.3.1.4 and 4.3.2.5)</p> <p>Maximum Floor Area Ratio:</p> <p>0.23 (0.35 for mini-warehouse uses only) 1.00 inside the CRA's and UIRA</p> <p>Maximum Square Footage for Neighborhood Retail Uses:</p> <p>Medium (150,000 sf.)</p>
Policy 2.2.1.13.4	<p>Other Information:</p> <p>a) All mixed and multiple-use projects require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to § 163.3202, F.S.</p> <p>b) All projects for which gross residential density exceeds 6 dwelling units per acre, or in which any net residential density exceeds 9 dwelling units per acre shall require special approval.</p> <p>c) Any non-residential project exceeding 30,000 square feet of gross building area shall require special approval.</p>

	<p>d) Professional office uses not exceeding 3,000 square feet in gross floor area within the category may be exempted from compliance with any locational criteria specified under Policies 2.10.4.1 and 2.10.4.1 and detailed in the Land Use Operative Provisions Section E(1) provided such office is located on a roadway classified as a minor or principal arterial, however, not including interstates and shall still be consistent with other commercial development standards and with other goals, objectives, and policies in this Comprehensive Plan (see also 2,10.4.2).</p>
Policy 2.2.2.4	CEA: Establish the Coastal Evacuation Area Overlay District as follows:
Policy 2.2.2.4.1	Definition: The geographic area which lies within the evacuation area for a Category 1 Hurricane as established by the Manatee County Emergency Management Division of the Public Safety Department in conjunction with the Tampa Bay Regional Planning Council, as updated on a period basis.
Policy 2.2.2.4.2	<p>Purpose:</p> <ul style="list-style-type: none"> a) To limit population in the Category 1 Hurricane evacuation area requiring evacuation during storm events. b) To limit the amount of infrastructure, both private and public, within the CEA Overlay District and thereby limit magnitude of public loss and involvement in mitigating for loss of private infrastructure to Manatee County residents. c) To, through exercise of the police power, increase the degree of protection to public and private property, and to protect the lives of residents within the CEA, and reduce the risk of exposing lives or property to storm damage. d) To accomplish shoreline stabilization along coastal areas by limiting development activity which may adversely impact shoreline stability. e) To protect coastal water quality by reducing impervious surface along coastal areas, thereby reducing the risk of incomplete treatment of stormwater runoff before discharge into coastal waters. f) To encourage, establish, and maintain the capacity of natural vegetative communities in mitigating the negative effects of storm surge and tidal velocity, and the erosive effect of wave action.
Policy 2.2.2.4.3	Applicable Goals, Objectives, and Policies: Goals, objectives, and policies pertaining to the CEA Overlay District are contained under Objectives 4.3.1., 4.3.2., 4.4.2., and 4.4.3 of the Coastal

	<p>Management Element.</p> <p>Compliance with all goals, objectives, and policies listed in this subsection, and with other applicable goals, objectives, policies, and development regulations is required for all activity within the CEA Overlay District.</p>
Policy 2.2.2.4.4	<p>Effect of Mapping:</p> <p>a) Any project which is at least partially within the CEA Overlay District shall be submitted for approval under the special approval process, except in the instance of any project on lands owned, leased or operated by the Manatee County Port Authority. The area designated under the CEA Overlay District on the Future Land Use Map shall also be subject to all goals, objectives, and policies overlaid by the CEA Overlay District, except where policies associated with the CEA Overlay District conflict with such goals, objectives and policies. In this event, policies associated with the CEA Overlay shall override other goals, objectives and policies.</p>
Policy 2.2.2.4.5	<p>Development Restrictions/conditions</p> <p>a) Prohibit any amendment to the Future Land Use Map which would result in an increase in allowable residential density on sites within the Coastal Evacuation Area.</p>
Policy 2.2.2.5	<p>CHHA: Establish the Coastal High Hazard Area Overlay District, as follows:</p>
Policy 2.2.2.5.1	<p>Definition: The geographic area below the Category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model, pursuant to applicable law, as updated on a periodic basis.</p>
Policy 2.2.2.5.2	<p>Purpose:</p> <p>a) To limit population in the Coastal High Hazard Area Overlay District.</p> <p>b) To limit the amount of infrastructure, both private and public, within the CHHA Overlay District and thereby limit magnitude of public loss and involvement in mitigating for loss of private infrastructure to Manatee County residents.</p> <p>c) To, through exercise of the police power, increase the</p>

	<p>degree of protection to public and private property, and to protect the lives of residents within the CHHA, and reduce the risk of exposing lives or property to storm damage.</p> <ul style="list-style-type: none">d) To accomplish shoreline stabilization along coastal areas by limiting development activity which may adversely impact shoreline stability.e) To protect coastal water quality by reducing imperious surface along coastal area, thereby reducing the risk of incomplete treatment of stormwater runoff before discharge into coastal waters.f) To encourage, establish, and maintain vegetative and spatial buffer zones, in order to maintain the capacity of natural vegetative communities in mitigating the negative effects of storm surge, and tidal velocity, and the erosive effect of wave action.
Policy 2.2.2.5.3	<p>Applicable Goals, Objectives, and Policies: Goals, objectives, and policies pertaining to the CHHA Overlay District are contained under Objectives 4.3.1, 4.3.2, 4.4.2 and 4.4.3 of the Coastal Management Element. Compliance with all goals, objectives, and policies listed in these subsections, and with other applicable goals, objectives, policies, and development regulations is required for all activity within the CHHA Overlay District.</p>
Policy 2.2.2.5.4	<p>Effect of Mapping:</p> <ul style="list-style-type: none">a) Any project which is at least partially within the CHHA Overlay District shall be submitted for approval under the special approval process, except in the instance of any project on lands owned, leased, or operated by the Manatee County Port Authority. The area designated under the CHHA Overlay District on the Future Land Use Map shall also be subject to all goals, objectives and policies for any future land use category overlaid by the CHHA District, except where policies associated with the CHHA Overlay conflict with such goals, objectives and policies. In this event, policies associated with the CHHA Overlay shall override other goals, objectives and policies. The extent and coverage of the area designated as CHHA is an approximation, and is subject to a more precise determination on any project within, or proximate to, that area shown on the Future Land Use Map as CHHA. At the time of review of any such project for issuance of any development order establishing total or partial development potential, evaluation of a pre-

	<p>development topographic survey of the site shall be utilized to determine the extent of the CHHA District Overlay.</p> <p>b) See also objectives listed under Policy 2.2.2.5.3.</p>
Policy 2.2.2.5.5	<p>Development Restrictions/Conditions</p> <p>a) Prohibit any amendment to the Future Land Use Map which would result in an increase in allowable residential density on sites within the Coastal High Hazard Area Overlay District.</p>
Objective 2.6.1	<p>Compatibility Through Screening, Buffering, Setbacks, and Other Mitigative Measures:</p> <p>Require suitable separation between adjacent land uses to reduce the possibility of adverse impacts to residents and visitors, to protect the public health, and to provide for strong communities.</p>
Policy 2.9.4.4	<p>Protect natural waterfront vistas as a defining characteristic of Manatee County. Protection measures may include, but not be limited to the following:</p> <ul style="list-style-type: none">– increased waterfront setbacks and buffers,– additional plantings of native vegetation.– maintaining conservation areas in public or joint ownership arrangements,– provision of joint boat docking facilities.– limitations on height and size of structures.
CONSERVATION	
Policy 3.2.2.1	<p>Require all projects that are adjacent to any perennial lake or stream, as reflected in the Manatee County Soil Survey, obtain special approval to ensure that project impacts on these waterbodies are identified and minimized. (See Policy 2.3.1.2)</p>

Sarasota Herald-Tribune

Feb. 25, 2015

Miscellaneous Notices

NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, March 12, 2015 at 9:00 a.m. at the Manatee County Government Administrative Center, 1st Floor Chambers, 1112 Manatee Avenue West, Bradenton, Florida to consider, act upon, and forward a recommendation to the Board of County Commissioners on the following matters:

PDW-01-01(P)(R) - PS BAY, LLC/ PARROT COVE MARINA - DTS #20130126

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving an amendment to a Preliminary Site Plan to allow a single family residence on one parcel and a marina on the remaining portion of approximately 0.45 acres at 11510 36th Avenue West, Bradenton, subject to amended stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-14-19(G) - TWIN RIVER PHASE IV-C AND V - DTS#20140227 - MEPS #16

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a new General Development Plan to increase the number of lots for single-family detached residences from 33 to 89 in Phase IV-C and 191 to 487 in Phase V of the Twin River Subdivision for a maximum overall subdivision total of 880 lots for single-family detached residences on 1,218± acres; and retaining the proposal for residential support uses such as a church, day care center, and a temporary project sales office. The subject properties are on the south side of Golf Course Road within the Twin River Subdivision, approximately one mile from the intersection of Rye Road, Parrish. The site is zoned PDR and PDR/CH (Planned Development Residential/Coastal High Hazard Overlay District); subject to stipulations as conditions of approval; repealing ordinances in conflict; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDMU-13-27(Z)(P) - RIVERWALK OF ELLENTON, LLC/REJUVENEX RESORT ON THE MANATEE RIVER - (DTS #20130192)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, 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 of approximately 3.06 acres, located southeasterly of U.S. 301 and approximately 500 feet southwest of I-75 intersection with U.S. 301, 4917 U.S. 301, in Ellenton, FL, from RSF-6 (Residential Single Family, 6 dwelling units per acre) and RMF-6 (Residential Multi-Family, 6 dwelling units per acre) zoning district to the PDMU (Planned Development Mixed Use) zoning district; and approve a Preliminary Site Plan for a Hotel (Rejuvenex Resort on the Manatee River); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

RESOLUTION NO. R-15-029

A Resolution of the Board of County Commissioners of Manatee County, Florida, regarding land development; adopting a Manatee County Public Works Standards Manual including parts setting forth a Utilities Standards Manual, a Stormwater Management Design Manual, and a Highway and Traffic Standards Manual; providing for applicability; providing for severability; and providing an effective date.

It is important that all parties present their concerns to the Planning Commission in as much detail as possible. The issues identified at the Planning Commission hearing will be the primary basis for the final decision by the Board of County Commissioners. Interested parties may examine the Official Zoning Atlas, Local Development Agreements, the applications, related documents, and may obtain assistance regarding these matters from the Manatee County

Building and Development Services Department, 1112 Manatee Avenue West, 4th Floor, Bradenton, Florida, telephone number (941) 748-4501x6878; e-mail to planning.agenda@mymanatee.org

According to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made with respect to any matters considered at such meetings or hearings, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record would include any testimony or evidence upon which the appeal is to be based.

Americans with Disabilities: The Board of County Commissioners of Manatee County does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions including one's access to and participation in public hearings. Anyone requiring reasonable accommodation for this meeting as provided for in the ADA, should contact Kaycee Ellis at 742-5800; TDD ONLY 742-5802 and wait 60 seconds, or FAX 745-3790.

THIS HEARING MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS.
MANATEE COUNTY PLANNING COMMISSION
Manatee County Building and Development Services Department
Manatee County, Florida

Date of pub: February 25, 2015

Bradenton Herald
Feb. 25, 2015
Miscellaneous Notices

**NOTICE OF ZONING CHANGES IN UNINCORPORATED
MANATEE COUNTY**

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, March 12, 2015 at 9:00 a.m. at the Manatee County Government Administrative Center, 1st Floor Chambers, 1112 Manatee Avenue West, Bradenton, Florida to consider, act upon, and forward a recommendation to the Board of County Commissioners on the following matters:

PDW-01-01(P)(R) - PS BAY, LLC/ PARROT COVE MARINA - DTS #20130126

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving an amendment to a Preliminary Site Plan to allow a single family residence on one parcel and a marina on the remaining portion of approximately 0.45 acres at 11510 36th Avenue West, Bradenton, subject to amended stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-14-19(G) - TWIN RIVER PHASE IV-C AND V - DTS#20140227 - MEPS #16

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a new General Development Plan to increase the number of lots for single-family detached residences from 33 to 89 in Phase IV-C and 191 to 487 in Phase V of the Twin River Subdivision for a maximum overall subdivision total of 880 lots for single-family detached residences on 1,218ñ acres; and retaining the proposal for residential support uses such as a church, day care center, and a temporary project sales office. The subject properties are on the south side of Golf Course Road within the Twin River Subdivision, approximately one mile from the intersection of Rye Road, Parrish. The site is zoned PDR and PDR/CH (Planned Development Residential/Coastal High Hazard Overlay District); subject to stipulations as conditions of approval; repealing ordinances in conflict; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDMU-13-27(Z)(P) -

**RIVERWALK OF ELLENTON, LLC/REJUVENEX RESORT
ON THE MANATEE RIVER - (DTS #20130192)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, 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 of approximately 3.06 acres, located southeasterly of U.S. 301 and approximately 500 feet northeast of intersection of U.S. 301 North and Gamble Court at 4917 U.S. 301, in Ellenton, FL, from RSF-6 (Residential Single Family, 6 dwelling units per acre) and RMF-6 (Residential Multi-Family, 6 dwelling units per acre) zoning district to the PDMU (Planned Development Mixed Use) zoning district; and approve a Preliminary Site Plan for a Hotel (Rejuvenex Resort on the Manatee River); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

RESOLUTION NO. R-15-029

A Resolution of the Board of County Commissioners of Manatee County, Florida, regarding land development; adopting a Manatee County Public Works Standards Manual including parts setting forth a Utilities Standards Manual, a Stormwater Management Design Manual, and a Highway and Traffic Standards Manual; providing for applicability; providing for severability; and providing an effective date.

It is important that all parties present their concerns to the Planning Commission in as much detail as possible. The issues identified at the Planning Commission hearing will be the primary basis for the final decision by the Board of

County Commissioners. Interested parties may examine the Official Zoning Atlas, Local Development Agreements, the applications, related documents, and may obtain assistance regarding these matters from the Manatee County Building and Development Services Department, 1112 Manatee Avenue West, 4th Floor, Bradenton, Florida, telephone number (941) 748-4501x6878; e-mail to agenda@mymanatee.org

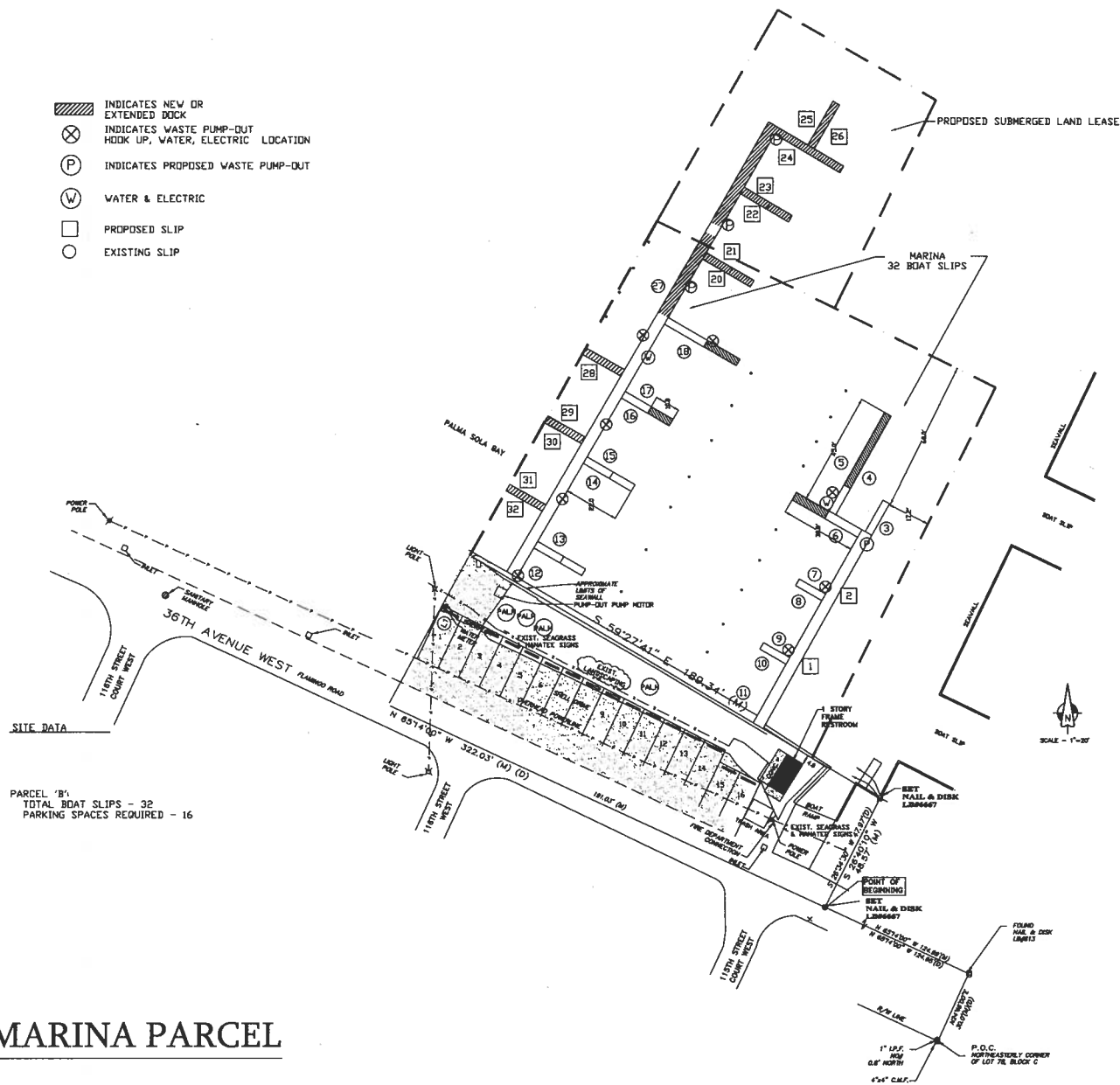
According to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made with respect to any matters considered at such meetings or hearings, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record would include any testimony or evidence upon which the appeal is to be based.

Americans with Disabilities: The Board of County Commissioners of Manatee County does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions including one's access to and participation in public hearings. Anyone requiring reasonable accommodation for this meeting as provided for in the ADA, should contact Kaycee Ellis at 742-5800; TDD ONLY 742-5802 and wait 60 seconds, or FAX 745-3790.

THIS HEARING MAY BE
CONTINUED FROM TIME
TO TIME PENDING
ADJOURNMENTS.

MANATEE COUNTY PLANNING COMMISSION
Manatee County Building
and Development Services
Department
Manatee County, Florida
02/25/2015

- INDICATES NEW OR EXTENDED DOCK
- INDICATES WASTE PUMP-OUT HOOK UP, WATER, ELECTRIC LOCATION
- INDICATES PROPOSED WASTE PUMP-OUT
- WATER & ELECTRIC
- PROPOSED SLIP
- EXISTING SLIP





DRAWN BY: Jim Hartzell, Draftsman

BRADENTON HERALD

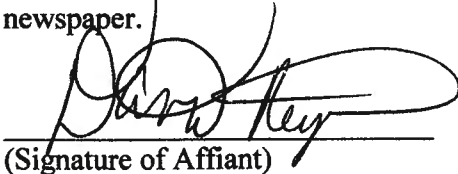
WWW.BRADENTON.COM
P.O. Box 921
Bradenton, FL 34206-0921
102 Manatee Avenue West
Bradenton, FL 34205-8894
941-745-7066

Bradenton Herald
Published Daily
Bradenton, Manatee County, Florida

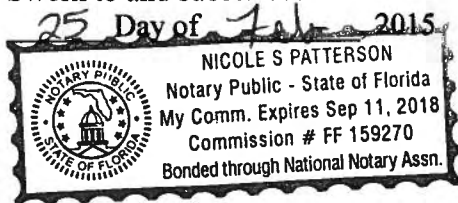
STATE OF FLORIDA COUNTY OF MANATEE


Before the undersigned authority personally appeared Dava Reyes, who, on oath, says that she is a Legal Advertising Representative of The Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter of Notice of Zoning Changes in Unincorporated Manatee County, was published in said newspaper in the issue(s) of 02/25/2015.

Affidavit further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office in Bradenton, in said Manatee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.


(Signature of Affiant)

Sworn to and subscribed before me this




SEAL & Notary Public

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, March 12, 2015 at 9:00 a.m. at the Manatee County Government Administrative Center, 1st Floor Chambers, 1112 Manatee Avenue West, Bradenton, Florida to consider, act upon, and forward a recommendation to the Board of County Commissioners on the following matters:

PDW-01-01(P)(R) - PS BAY, LLC/ PARROT COVE MARINA - DTS #20130126

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving an amendment to a Preliminary Site Plan to allow a single family residence on one parcel and a marina on the remaining portion of approximately 0.45 acres at 11510 36th Avenue West, Bradenton, subject to amended stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDR-14-19(G) - TWIN RIVER PHASE IV-C AND V - DTS #20140227 - MEPS #16

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a new General Development Plan to increase the number of lots for single-family detached residences from 33 to 89 in Phase IV-C and 191 to 487 in Phase V of the Twin River Subdivision for a maximum overall subdivision total of 880 lots for single-family detached residences on 1,218± acres; and retaining the proposal for residential support uses such as a church, day care center, and a temporary project sales office. The subject properties are on the south side of Golf Course Road within the Twin River Subdivision, approximately one mile from the intersection of Rye Road, Parrish. The site is zoned PDR and PDR/CH (Planned Development Residential/Coastal High Hazard Overlay District); subject to stipulations as conditions of approval; repealing ordinances in conflict; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDMU-13-27(Z)(P) - RIVERWALK OF ELLENTON, LLC/REJUVENEX RESORT ON THE MANATEE RIVER - DTS #20130192

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezoning of approximately 3.06 acres, located southeasterly of U.S. 301 and approximately 500

Court at 491/ U.S. 301, in Ellenton, FL, from RSF-6 (Residential Single Family, 6 dwelling units per acre) and RMF-6 (Residential Multi-Family, 6 dwelling units per acre) zoning district to the PDMU (Planned Development Mixed Use) zoning district; and approve a Preliminary Site Plan for a Hotel (Rejuvenex Resort on the Manatee River); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

RESOLUTION NO. R-15-029

A Resolution of the Board of County Commissioners of Manatee County, Florida, regarding land development; adopting a Manatee County Public Works Standards Manual including parts setting forth a Utilities Standards Manual, a Stormwater Management Design Manual, and a Highway and Traffic Standards Manual; providing for applicability; providing for severability; and providing an effective date.

It is important that all parties present their concerns to the Planning Commission in as much detail as possible. The issues identified at the Planning Commission hearing will be the primary basis for the final decision by the Board of County Commissioners. Interested parties may examine the Official Zoning Atlas, Local Development Agreements, the applications, related documents, and may obtain assistance regarding these matters from the Manatee County Building and Development Services Department, 1112 Manatee Avenue West, 4th Floor, Bradenton, Florida, telephone number (941) 748-1501x6878; e-mail to planningagenda@mymanatee.org

According to Section 286.0105 Florida Statutes, if a person decides to appeal any decision made with respect to any matters considered at such meetings or hearings, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record should include any testimony or evidence upon which the appeal is to be based.

Americans with Disabilities: The Board of County Commissioners of Manatee County does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves very aspect of the Board's actions including one's access to and participation in public hearings. Anyone requiring reasonable accommodation for this meeting as provided for the ADA, should contact Joyce Ellis at 742-5800; TDD 742-5802 and wait 60 seconds, or FAX 745-3790.

THIS HEARING MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS.

MANATEE COUNTY PLANNING COMMISSION
Manatee County Building and Development Services Department
Manatee County, Florida

AFFIDAVIT OF PUBLICATION

**SARASOTA HERALD-TRIBUNE
PUBLISHED DAILY
SARASOTA, SARASOTA COUNTY, FLORIDA**

**STATE OF FLORIDA
COUNTY OF MANATEE**

BEFORE THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED SHARI BRICKLEY, WHO ON OATH SAID SHE IS DIRECTOR OF ADVERTISING FOR THE SARASOTA HERALD-TRIBUNE, A DAILY NEWSPAPER PUBLISHED AT SARASOTA, IN SARASOTA COUNTY FLORIDA; AND CIRCULATED IN MANATEE COUNTTEE DAILY; THAT THE ATTACHED COPY OF ADVERTISEMENT BEING A NOTICE IN THE MATTER OF:

Legal description documented below:

IN THE COURT WAS PUBLISHED IN THE MANATEE EDITION OF SAID NEWSPAPER IN THE ISSUES OF:

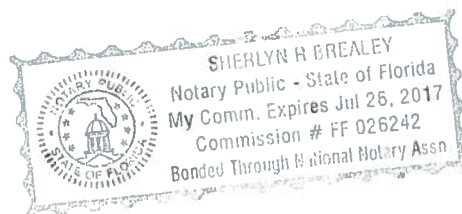
2/25 1x

AFFIANT FURTHER SAYS THAT THE SAID SARASOTA HERALD-TRIBUNE IS A NEWSPAPER PUBLISHED AT SARASOTA, IN SAID SARASOTA COUNTY, FLORIDA, AND THAT THE SAID NEWSPAPER HAS THERETOFORE BEEN CONTINUOUSLY PUBLISHED IN SAID SARASOTA COUNTY, FLORIDA, EACH DAY, AND HAS BEEN ENTERED AS SECOND CLASS MAIL MATTER AT THE POST OFFICE IN BRADENTON, IN SAID MANATEE COUNTY, FLORIDA, FOR A PERIOD OF ONE YEAR NEXT PRECEDING THE FIRST PUBLICATION OF THE ATTACHED COPY OF ADVERTISEMENT; AND AFFIANT FURTHER SAYS THAT SHE HAS NEITHER PAID NOR PROMISED ANY PERSON, FIRM OR CORPORATION ANY DISCOUNT, REBATE, COMMISSION OR REFUND FOR THE PURPOSE OF SECURING THIS ADVERTISEMENT FOR PUBLICATION IN THE SAID NEWSPAPER.

SIGNED 

SWORN OR AFFIRMED TO, AND SUBSCRIBED BEFORE ME THIS 25 DAY OF Feb, A.D., 2015
BY SHARI BRICKLEY WHO IS PERSONALLY KNOWN TO ME.


Notary Public



**NOTICE OF ZONING CHANGES IN
UNINCORPORATED MANATEE COUNTY**

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, March 12, 2015 at 9:00 a.m. at the Manatee County Government Administrative Center, 1st Floor Chambers, 1112 Manatee Avenue West, Bradenton, Florida to consider, act upon, and forward a recommendation to the Board of County Commissioners on the following matters:

**PDW-01-01(P)(R) - PS BAY, LLC/
PARROT COVE MARINA - DTS
#20130126**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving an amendment to a Preliminary Site Plan to allow a single family residence on one parcel and a marina on the remaining portion of approximately 0.45 acres at 11510 36th Avenue West, Bradenton, subject to amended stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

**PDR-14-19(G) - TWIN RIVER PHASE IV-
C AND V - DTS#20140227 - MEPS #16**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a new General Development Plan to increase the number of lots for single-family detached residences from 33 to 89 in Phase IV-C and 191 to 487 in Phase V of the Twin River Subdivision for a maximum overall subdivision total of 880 lots for single-family detached residences on 1,218+ acres; and retaining the proposal for residential support uses such as a church, day care center, and a temporary project sales office. The subject properties are on the south side of Golf Course Road within the Twin River Subdivision, approximately one mile from the intersection of Rye Road, Parrish. The site is zoned PDR and PDR/CH (Planned Development Residential/Coastal High Hazard Overlay District); subject to stipulations as conditions of approval; repealing ordinances in conflict; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

**PDMU-13-27(Z)(P) - RIVERWALK OF
ELLENTON, LLC/REJUVENEX RESORT
ON THE MANATEE RIVER - (DTS
#20130192)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, 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 of approximately 3.06 acres, located southeasterly of U.S. 301 and approximately 500 feet southwest of I-75 intersection with U.S. 301, 4917 U.S. 301, in Ellenton, FL, from RSF-6 (Residential Single Family, 6 dwelling units per acre) and RMF-6 (Residential Multi-Family, 6 dwelling units per acre) zoning district to the PDMU (Planned Development Mixed Use) zoning district; and approve a Preliminary Site Plan for a Hotel (Rejuvenex Resort on the Manatee River); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

RESOLUTION NO. R-15-029

A Resolution of the Board of County Commissioners of Manatee County, Florida, regarding land development; adopting a Manatee County Public Works Standards Manual including parts setting forth a Utilities Standards Manual, a Stormwater Management Design Manual, and a Highway and Traffic Standards Manual; providing for applicability; providing for severability; and providing an effective date.

It is important that all parties present their concerns to the Planning Commission in as much detail as possible. The issues identified at the Planning Commission

hearing will be the primary basis for the final decision by the Board of County Commissioners. Interested parties may examine the Official Zoning Atlas, Local Development Agreements, the applications, related documents, and may obtain assistance regarding these matters from the Manatee County Building and Development Services Department, 1112 Manatee Avenue West, 4th Floor, Bradenton, Florida, telephone number (941) 748-4501x6878; e-mail to planning.agenda@mymanatee.org

According to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made with respect to any matters considered at such meetings or hearings, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record would include any testimony or evidence upon which the appeal is to be based.

Americans with Disabilities: The Board of County Commissioners of Manatee County does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions including one's access to and participation in public hearings. Anyone requiring reasonable accommodation for this meeting as provided for in the ADA, should contact Kaycee Ellis at 742-5800; TDD ONLY 742-5802 and wait 60 seconds, or FAX 745-3790.

THIS HEARING MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS.
MANATEE COUNTY PLANNING COMMISSION
Manatee County Building and Development Services Department
Manatee County, Florida

Date of pub: February 25, 2015

**AFFIDAVIT OF POSTING OF PUBLIC NOTICE SIGN, AND
NOTIFICATION BY U.S. MAIL TO CONTIGUOUS PROPERTY OWNERS**

STATE OF

COUNTY OF

BEFORE ME, the undersigned authority, personally appeared ROBERT GERTZ, who, after having first been duly sworn and put upon oath, says as follows:

1. That he/she is the OWNER (owner, agent for owner, attorney in fact for owner, etc.) of the property identified in the application for PDW-01-01(P)(R)-DTS20130126/PS Bay, LLC-Parrot Cove Marina to be heard before the **Manatee County Planning Commission** at a public hearing to be held on March 12, 2015 and to be heard before the **Manatee County Board of County Commissioners** at a public hearing to be held on April 2, 2015 and as such, is authorized to execute and make this Affidavit and is familiar with the matters set forth herein, and they are true to the best of his/her knowledge, information, and belief.

2. That the Affiant has caused the required public notice sign to be posted pursuant to Manatee County Ordinance No. 90-01, on the property identified in the application, and the sign(s) was conspicuously posted 5' feet from the front property line on the 27TH day of FEB., 2015.


3. That the Affiant has caused the mailing of the required letter of notification to property owners within five hundred (500) feet of the project boundary pursuant to Manatee County Ordinance No. 90-01, as amended, by U.S. Mail, on the 24TH day of FEB, 2015, and attaches hereto, as a part of and incorporated herein, a complete list of the names and addresses of the persons entitled to notice.

4. That Affiant is aware of and understands that failure to adhere to the provisions of Manatee County Ordinance No. 90-01, as it relates to the required public notice, may cause the above identified hearing to be postponed and rescheduled only upon compliance with the public notice requirements.

FURTHER YOUR AFFIANT SAITH NOT.


Property Owner/Agent Signature

SIGNED AND SWORN TO before me on 3/4/15 (date) by Robert Charles Gertz
(name of affiant). He/she is personally known to me or has produced FDL exp 8/18 (type
of identification) as identification and who did take an oath.


Signature of Person Taking Acknowledgment
Phyllis Strong
Type Name

SEAL



PHYLLIS E. STRONG
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FP017486
Expires 8/27/2017

My Commission Expires.

Title or Rank

Serial Number, if any

Commission No.:

Date:

Dear Adjacent Property Owner:

Re: Application: PDW-01-01(P)(R)-DTS20130126/Parrot Cove Marina

Filed by: PS Bay, LLC

Request: Approving an amendment to a Preliminary Site Plan to allow a single family residence on one parcel and a marina on the remaining portion of approximately 0.45 acres.

Location 11510 36th Avenue West, Bradenton **(ZONING MAP ATTACHED).**

For more information please call:

CASE PLANNER: Shelley Hamilton

PHONE # (941)748-4501 **Ext:** 6863

The **Manatee County Planning Commission** will hold a public hearing to consider this request and forward a recommendation to the Board of County Commissioners:

Date: Thursday, March 12, 2015
Time: 9:00 A.M.
Location: Board of County Commissioners Chambers
Manatee County Administrative Center, 1st Floor
1112 Manatee Avenue West
Bradenton, Florida 34205

The **Manatee County Board of County Commissioners** will hold a public hearing to consider and act upon the application:

Date: Thursday, April 2, 2015
Time: 9:00 A.M.
Location: Board of County Commissioners Chambers
Manatee County Administrative Center, 1st Floor
1112 Manatee Avenue West
Bradenton, Florida 34205

HEARINGS MAY BE CONTINUED FROM TIME TO TIME

You and any other interested parties are invited to appear at these hearings and express your opinions, subject to proper rules of conduct. Additionally, you may send comments to the Director of the Building and Development Services. These comments will be heard and considered by the Planning Commission and Board of County Commissioners and entered into the record. Please present your concerns to the Planning Commission in as much detail as possible. The issues identified at the Planning Commission public hearing will be the primary basis for the final decision by the Board of County Commissioners.

Rules of Procedure for these public hearings [R-13-189(PC) & R-10-195] are available for review or purchase, at cost, from the Building and Development Services Department.

Public Hearing Procedures can be obtained at www.mymanatee.org / Building and Development Services / Board Committees and Agendas / Public Hearing Procedures, or by calling Bobbi Roy at 748-4501 x 6878.

You may examine the Official Zoning Atlas, the application, and related documents and may obtain assistance regarding this matter from the Manatee County Building and Development Services Department, 1112 Manatee Avenue West, 4th Floor, Bradenton, Florida; telephone number (941) 748-4501 Ext. 6878; fax number (941) 749-3071. Questions and comments can also be sent by e-mail to: planning.agenda@mymanatee.org.

According to Florida Statutes, Section 286.0105, any person desiring to appeal any decision made by the Board of County Commissioners with respect to any matter considered at the Public Hearing will need a record of the proceedings, and for such purposes may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based.

The Board of County Commissioners 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 Board'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.

MANATEE COUNTY PLANNING COMMISSION
MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS
Building and Development Services Department
Manatee County, Florida

THIS NOTICE IS GIVEN PURSUANT TO MANATEE COUNTY ORDINANCE NO. 90-01, THE MANATEE COUNTY LAND DEVELOPMENT CODE, SECTION 502.5.3. THIS IS A NOTICE OF ESTABLISHMENT OR CHANGE OF A REGULATION AFFECTING THE USE OF LAND IN UNINCORPORATED MANATEE COUNTY.

Parcel Owners within a 500 ft. Radius. 2/18/2015

OWNER	SECONDARY_OWNER	OWN_ADDR	OWN_ADDR2	CITY	ST	ZIP	CNTRY	CNT_ZIP	PARCEL_ID	LOCATION_ADD	UNIT
ALKAYYAL,MAHER SAHER		3608 118TH ST W		BRADENTON	FL	34210			7550100007	3608 118TH ST W	
BRISBOIS,SAMMY	BRISBOIS,BRENDA	11611 36TH AVE W		BRADENTON	FL	34210			7544900059	11611 36TH AVE W	
BRITNELL,MARC		3622 115TH ST W		BRADENTON	FL	34210			7567100008	3622 115TH ST W	
CARR,BARTLEY M II	SHIELDS,CHARLES J III	PO BOX 243		CEDARHURST	NY	11516			7562200001	11509 36TH AVE W	
CARR,BARTLEY M II		3603 115TH STREET CT W		BRADENTON	FL	34210			7562410006	3616 115TH ST CT W	
CARR,BARTLEY M II	SHIELDS,CHARLES J III	PO BOX 243		CEDARHURST	NY	11516			7557300006	3605 116TH ST CT W	
CARR,BARTLY M II		3603 115TH STREET CT W		BRADENTON	FL	34210			7565800054	3603 115TH ST CT W	
COLE,KAREN LESLEY		2 MARVELL RD	DONCASTER				UNITED KINGDOM	DNS 8QZ	7557200008	3611 116TH ST CT W	
COUNCILMAN,CHARLES W	COUNCILMAN,CAROL L	3628 115TH STREET CT W		BRADENTON	FL	34210			7563000004	3628 115TH ST CT W	
DAWES,GERALDINE M PRAUGHT	PRAUGHT DAWES TRUST	3605 116TH ST W		BRADENTON	FL	34210			7562000005	3605 116TH ST W	
DICKSON,MARGARET E	DICKSON,MARGARET E REVOC TRUST	PO BOX 193		CORTEZ	FL	34215			7561200002	3625 116TH ST W	
FD INVESTMENTS LLC		1027 DEAN CIR		DANDRIDGE	TN	37725			7561300000	3623 116TH ST W	
FETLAR LLC		PO BOX 1126		OAKLAND	CA	94604			7546600003	3612 117TH ST W	
FICKERT,D KEITH	FICKERT,SHAWN L	PO BOX 751414		DAYTON	OH	45475			7562700000	3624 115TH ST CT W	
FRANCE,ARVIL GENE	FRANCE,SHARON	PO BOX 1244		CORTEZ	FL	34215			7557600009	3601 116TH ST CT W	
GAGNON,DONALD K		6318 47TH AVE E		BRADENTON	FL	34203			7531910209	36TH AVE W	

Parcel Owners within a 500 ft. Radius. 2/18/2015

GAINES,CHRISTOPHER W		3628 116TH ST W		BRADENTON	FL	34210			7558800004	3628 116TH ST W	
GANOS,THOMAS EDWARD	GANOS,SHARON LEE	PO BOX 51		UNION LAKE	MI	48387			7562400007	3612 115TH ST CT W	
GRABER,BETTY JEAN		11603 36TH AVE W		BRADENTON	FL	34210			7558000001	11603 36TH AVE W	
GRAHAM,SHEILA MAUREEN		3335 BUTCHER BEND RD		MINERALWELLS	WV	26150			7558400003	3616 116TH ST W	
GUENTHER,GERARD M	GUENTHER,MEGAN M	8501 BREEZEWOOD DR		PITTSBURGH	PA	15237			7546400008	3618 117TH ST W	
HENNESSY,PHILIP	HENNESSY,KATHRYN	4134 N TERREMERE		ARLINGTON HEIGHTS	IL	60004			7556900004	3625 116TH ST CT W	
HENNESSY,PHILIP M	HENNESSY,KATHRYN A	4134 TERRAMERE		ARLINGTON HEIGHTS	IL	60004			7562100003	3603 116TH ST W	
HOFFMAN,ROBERT R	HOFFMAN,HENRIETTA L	3504 115TH ST W		BRADENTON	FL	34210			7575700005	3504 115TH ST W	
HOLBROOK,WARREN K		3118 34TH AVENUE DR E		BRADENTON	FL	34208			7565300006	3619 115TH ST CT W	
HOPKINS,JAMES G	HOPKINS,MADELINE A	1805 67TH ST W		BRADENTON	FL	34209			7567200006	3624 115TH ST W	
HORNBURGER,LUCILLE	HORNBURGER,JAMES JR	11803 36TH AVE W		BRADENTON	FL	34210			7550900000	11803 36TH AVE W	
HUBLER,ROBERT J		3704 115TH STREET CT W		BRADENTON	FL	34210			7563200000	3704 115TH ST CT W	
HUEBER,LUKE A		1431 BINNING RD		MILFORD	OH	45150			7561500005	3619 116TH ST W	
IDEN,DOROTHY J		3612 115TH ST W		BRADENTON	FL	34210			7566700006	3612 115TH ST W	
KARDAMIS,ELIZABETH L		PO BOX 695		CORTEZ	FL	34215			7574900002	3627 115TH ST CT W	
KEMBLE,OLGA M	KEMBLE,JOSEPH J JR	3629 116TH STREET W		BRADENTON	FL	34210			7561100004	3629 116TH ST W	

Parcel Owners within a 500 ft. Radius. 2/18/2015

KNOWLES,SUSAN M		1527 84TH ST NW		BRADENTON	FL	34209			7546800059	11703 36TH AVE W	
LOCKWOOD,GARY R		1720 STRINGTOWN RD NE		LANCASTER	OH	43130			7562400056	3610 115TH ST CT W	
LOCKWOOD,RUTH ANN	RADFORD,WAID C	1720 STRINGTOWN RD		LANCASTER	OH	43130			7562300009	3606 115TH ST CT W	
MANATEE COUNTY		P O BOX 1000		BRADENTON	FL	34206			7531900559	11704 36TH AVE W	
MANATEE FRUIT COMPANY		P O BOX 128		PALMETTO	FL	34220			7576700004	3808 115TH ST W	
MAUER,GREGORY V	MAURER,SHARON A	11711 36TH AVE W		BRADENTON	FL	34210			7547000059	11711 36TH AVE W	
MAVERICK SOUTH LLC		200 WATER WORKS RD OFFICE B		FORT THOMAS	KY	41075			7544500007	3611 117TH ST W	UNIT 2
MAVERICK SOUTH LLC		200 WATER WORKS RD OFFICE B		FORT THOMAS	KY	41075			7544500007	3611 117TH ST W	UNIT 1
MAVERICK SOUTH LLC		200 WATER WORKS RD OFFICE B		FORT THOMAS	KY	41075			7544500007	3611 117TH ST W	UNIT 3
MAVERICK SOUTH LLC		200 WATER WORKS RD OFFICE B		FORT THOMAS	KY	41075			7544000008	3611 117TH ST W	UNIT 11
MAVERICK SOUTH LLC		200 WATER WORKS RD OFFICE B		FORT THOMAS	KY	41075			7544500007	3611 117TH ST W	UNIT 10
MAVERICK SOUTH LLC		200 WATER WORKS RD OFFICE B		FORT THOMAS	KY	41075			7544000008	3611 117TH ST W	UNIT 19
MAVERICK SOUTH LLC		200 WATER WORKS RD OFFICE B		FORT THOMAS	KY	41075			7544000008	3611 117TH ST W	UNIT 20
MAVERICK SOUTH LLC		200 WATER WORKS RD OFFICE B		FORT THOMAS	KY	41075			7544500007	3611 117TH ST W	UNIT 7
MAVERICK SOUTH LLC		200 WATER WORKS RD OFFICE B		FORT THOMAS	KY	41075			7544500007	3611 117TH ST W	UNIT 9
MAVERICK SOUTH LLC		200 WATER WORKS RD OFFICE B		FORT THOMAS	KY	41075			7544000008	3611 117TH ST W	UNIT 18

Parcel Owners within a 500 ft. Radius. 2/18/2015

MAVERICK SOUTH LLC		200 WATER WORKS RD OFFICE B		FORT THOMAS	KY	41075			7544500007	3611 117TH ST W	UNIT 5
MAVERICK SOUTH LLC		200 WATER WORKS RD OFFICE B		FORT THOMAS	KY	41075			7544000008	3611 117TH ST W	UNIT 13
MAVERICK SOUTH LLC		200 WATER WORKS RD OFFICE B		FORT THOMAS	KY	41075			7544000008	3611 117TH ST W	UNIT 15
MAVERICK SOUTH LLC		200 WATER WORKS RD OFFICE B		FORT THOMAS	KY	41075			7544000008	3611 117TH ST W	UNIT 17
MAVERICK SOUTH LLC		200 WATER WORKS RD OFFICE B		FORT THOMAS	KY	41075			7544500007	3611 117TH ST W	UNIT 4
MAVERICK SOUTH LLC		200 WATER WORKS RD OFFICE B		FORT THOMAS	KY	41075			7544000008	3611 117TH ST W	UNIT 16
MAVERICK SOUTH LLC		200 WATER WORKS RD OFFICE B		FORT THOMAS	KY	41075			7544500007	3611 117TH ST W	UNIT 8
MAVERICK SOUTH LLC		200 WATER WORKS RD OFFICE B		FORT THOMAS	KY	41075			7544500007	3611 117TH ST W	UNIT 6
MAVERICK SOUTH LLC		200 WATER WORKS RD OFFICE B		FORT THOMAS	KY	41075			7544000008	3611 117TH ST W	UNIT 14
MAVERICK SOUTH LLC		200 WATER WORKS RD OFFICE B		FORT THOMAS	KY	41075			7544000008	3611 117TH ST W	UNIT 12
MCDONALD,JOHN L	MCDONALD,ROSALIE C	PO BOX 492		CORTEZ	FL	34215			7576100007	3512 115TH ST W	
MCRAE,JEANNE	MAYER,RUTH L	3705 116TH STREET CT W		BRADENTON	FL	34210			7556700008	3705 116TH ST CT W	
MILLER,DIANA H		3618 115TH STREET CT W		BRADENTON	FL	34210			7562500004	3618 115TH ST CT W	
MILLER,M ANN	MILLER,MICHAEL A	3610 117TH ST W		BRADENTON	FL	34210			7546900007	3610 117TH ST W	
MILLS,JAMES F	MILLS,LOIS A	4101 BRIDLECREST LN		BRADENTON	FL	34209			7574200007	3628 115TH ST W	UNIT 3
MILLS,JAMES F	MILLS,LOIS A	4101 BRIDLECREST LN		BRADENTON	FL	34209			7574200007	3628 115TH ST W	UNIT 6

Parcel Owners within a 500 ft. Radius. 2/18/2015

MILLS,JAMES F	MILLS,LOIS A	4101 BRIDLECREST LN		BRADENTON	FL	34209			7574200007	3628 115TH ST W	UNIT 4
MILLS,JAMES F	MILLS,LOIS A	4101 BRIDLECREST LN		BRADENTON	FL	34209			7574200007	3628 115TH ST W	UNIT 2
MILLS,JAMES F	MILLS,LOIS A	4101 BRIDLECREST LN		BRADENTON	FL	34209			7574200007	3628 115TH ST W	UNIT 5
MILLS,JAMES F	MILLS,LOIS A	4101 BRIDLECREST LN		BRADENTON	FL	34209			7574200007	3628 115TH ST W	UNIT 1
MILLS,LESLIE A	MILLS,RUBY M	6841 E PILOT KNOB RD		MILLTOWN	IN	47145			7559000159	3704 116TH ST W	
NY THEATRE REP LLC		805 AUDUBON DR		BRADENTON	FL	34209			7556800006	3629 116TH ST CT W	
OLSON,HAROLD L	OLSON,DAWN E	3619 116TH STREET CT W		BRADENTON	FL	34210			7557000002	3619 116TH ST CT W	
PAULEY,BRIAN L		3611 115TH STREET CT W		BRADENTON	FL	34210			7565600009	3611 115TH ST CT W	
RASH,KIMBALL A	RASH,THERESA ANN	7216 HOLMES BLVD		HOLMES BEACH	FL	34217			7545900008	3704 117TH ST W	
RODGERS,JACK E	CLINE,DOTTIE R	3611 116TH ST W		BRADENTON	FL	34210			7561900007	3611 116TH ST W	
RODGERS,MICHAEL E	MERRILL,BILLIE	3621 115TH STREET CT W		BRADENTON	FL	34210			7565200008	3621 115TH ST CT W	
ROGERS,JULIA	BELLM,DIANE R	3628 117TH ST W		BRADENTON	FL	34210			7546000006	3628 117TH ST W	
ROLL,NANCY	HELM,MICHAEL	50577 JIM DR		CHESTERFIELD TWP	MI	48047			7546300000	3623 118TH ST W	
ROLL,NANCY	HELM,MICHAEL	50577 JIM DR		CHESTERFIELD TWP	MI	48047			7546500005	3619 118TH ST W	
ROLL,NANCY A	HELM,MICHAEL	5077 JIM DR		CHESTERFIELD	MI	48047			7546700001	3611 118TH ST W	
ROSSOW,DENNIS W	ROSSOW,DELORES D	8117 ANNE DR		ORLAND PARK	IL	60462			7562600002	3620 115TH ST CT W	

Parcel Owners within a 500 ft. Radius. 2/18/2015

SIXBEY,MAURICE D	SIXBEY,TERESA M	6421 N SR 19	DENVER	IN	46926	7558100009	3608 116TH ST W
SMITH,RONALD W	SMITH,LINDA J	43 SALMINEN DR	LEICESTER	MA	1524	7566400003	3608 115TH ST W
STERLING TRUST COMPANY	STRONG,GEORGE E IRA FBO	1401 WEST HWY 50 LOT 128	CLERMONT	FL	34711	7558600008	3620 116TH ST W
STRYZ,DALE M		21 S LAKE AVE	GRAYSLAKE	IL	60030	7575800003	3506 115TH ST W
SUNNY SHORES MHOA INC		PO BOX 171	CORTEZ	FL	34215	7573800059	3703 115TH ST CT W
TUTTLE,KEITH J	DAVIDSON,CHRISTIE L	10446 WOODLEIGH CT	CINCINNATI	OH	45241	7561400008	3621 116TH ST W
TYMESON,BRUCE	TYMESON,DIANNE	3510 115TH ST W	BRADENTON	FL	34210	7575900001	3508 115TH ST W
TYMESON,BRUCE B	TYMESON,DIANNE	3510 115TH ST W	BRADENTON	FL	34210	7576000009	3510 115TH ST W
VEIT,CHARLES MATTHEW	VEIT,ROSANNE	3603 116TH ST W	BRADENTON	FL	34210	7558200007	3612 116TH ST W
WADDICK,LAWRENCE F	WADDICK,ARLINE YESKO	3615 116TH STREET CT W	BRADENTON	FL	34210	7557100000	3615 116TH ST CT W
WADNER,EDNA M	ZBRZEZNY,LINDA K	11830 PENN RD	MISHAWAKA	IN	46545	7561600003	3617 116TH ST W
WALINSKI,EDWARD D	DEMETER,KAREN J	1470 RIDGE VIEW RUN	LYNCHBURG	TN	37352	7567000000	3620 115TH ST W
WEISE,CARLEEN A		3617 115TH STREET CT W	BRADENTON	FL	34210	7565400159	3617 115TH ST CT W
WINTERS,CHARLES M	WINTERS,MARY L	11507 36TH AVE W	BRADENTON	FL	34210	7566300005	11503 36TH AVE W
WINTERS,CHARLES M	WINTERS,MARY L	11507 36TH AVE W	BRADENTON	FL	34210	7566100009	11507 36TH AVE W
WINTERS,CHARLES M	WINTERS,MARY L	11507 36TH AVE W	BRADENTON	FL	34210	7566300054	3604 115TH ST W

Parcel Owners within a 500 ft. Radius. 2/18/2015

WITCHELL,DONALD E		3616 115TH ST W		BRADENTON	FL	34210			7566900002	3616 115TH ST W	
WUNZ,WESLEY W		3624 116TH ST W		BRADENTON	FL	34210			7558700109	3624 116TH ST W	

Parrot Cove Marina

PDW-01-01(P)(R)

DTS #20130126

Planning Commission

March 12, 2015

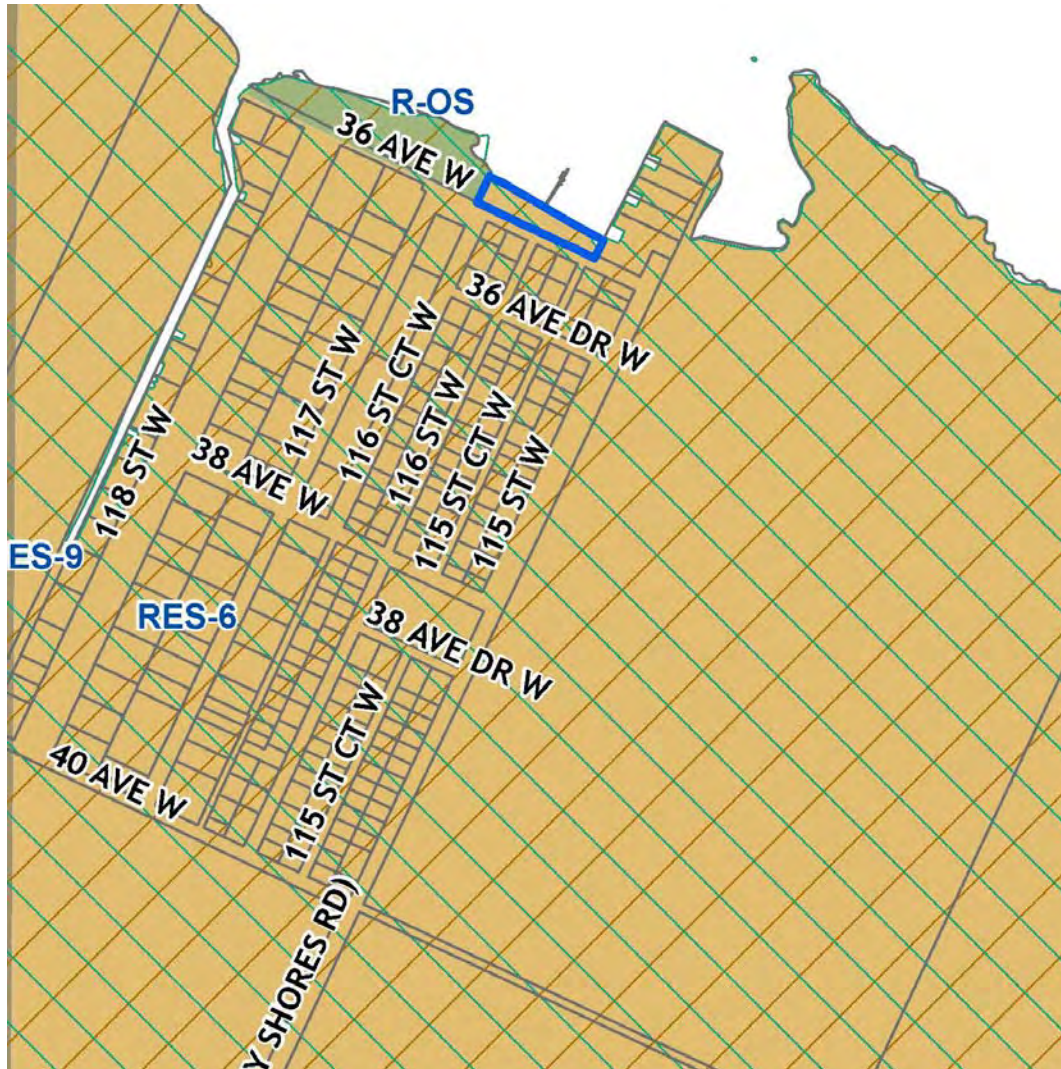


Presented by:
Shelley Hamilton

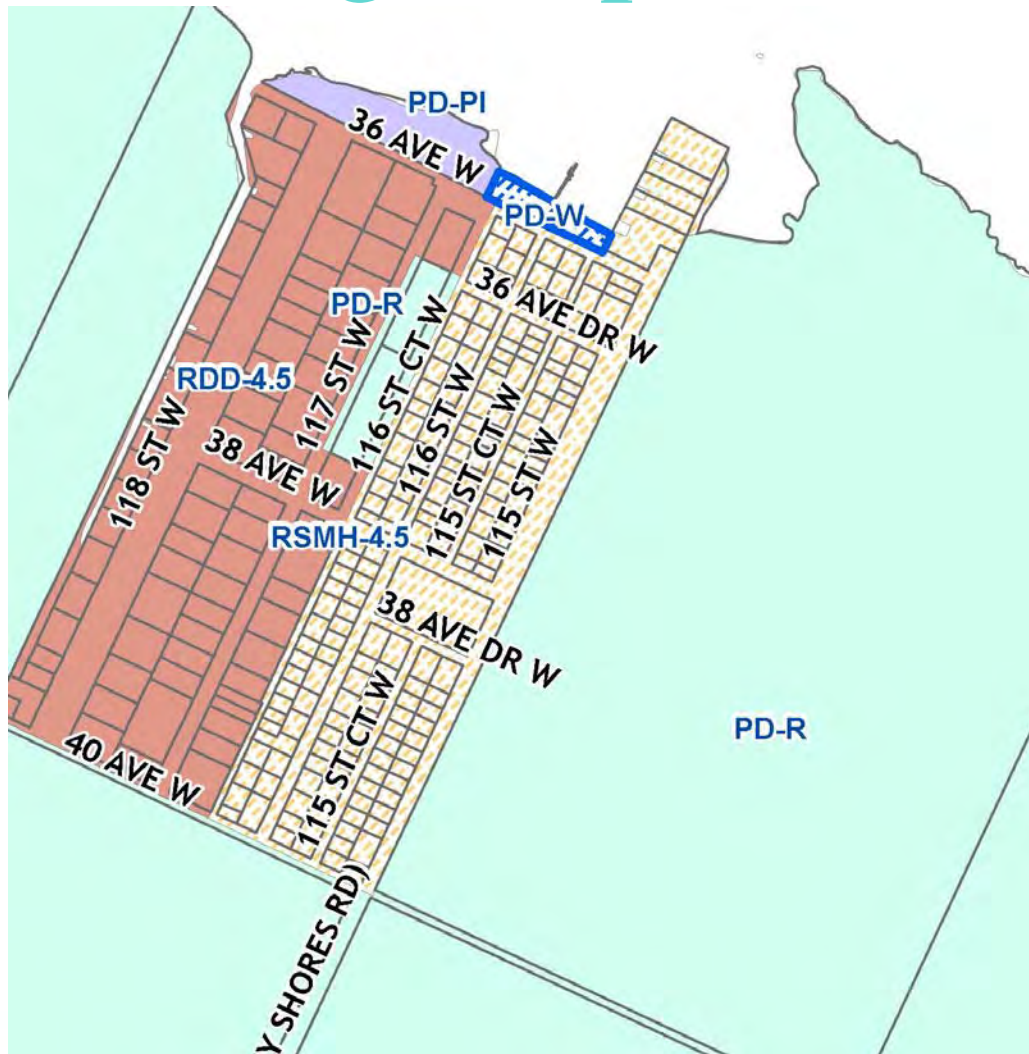
Aerial



Future Land Use



Zoning Map

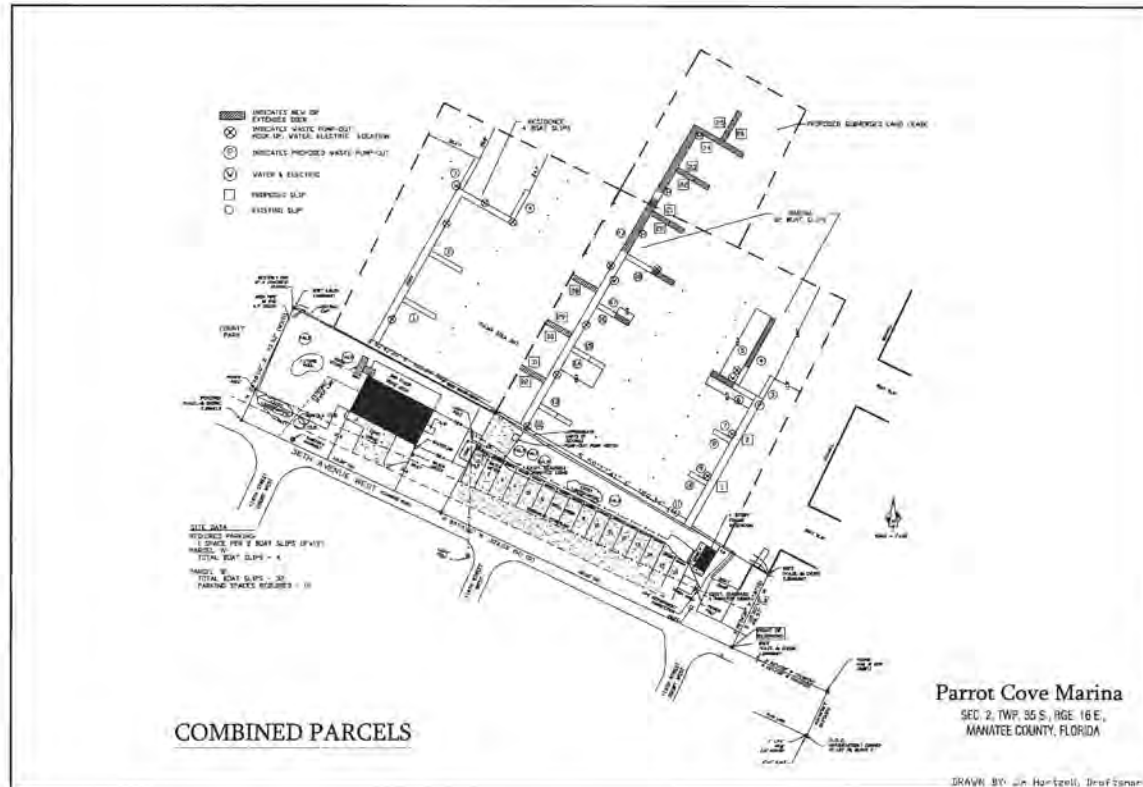


Project Description.

- Heard by the Planning Commission on 3/13/2014
- Preliminary Site Plan changed to:
 - Split property into two parcels
 - One for residence;
 - One for marina
 - From 30 to 36 boat slips
 - Four for private residence
 - 32 at marina
 - Live-aboards
 - Allow crushed shell in the parking area

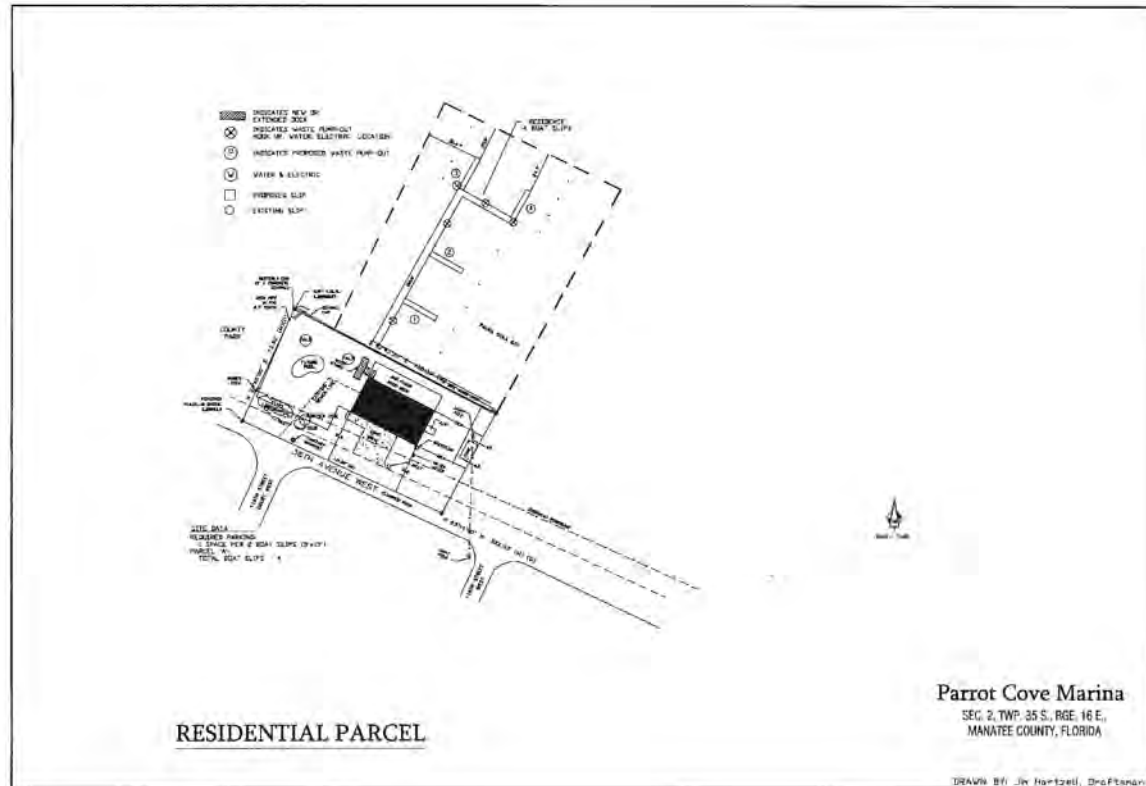


SITE PLAN





SITE PLAN



Project Description.

- PDW/CHHA Zoning
 - Approved in 2002
 - Validated the property as a marina
 - Provided a layout of the features as they existing at the date of the application



Project Description.

- Specific Approvals granted at the time of 2002 rezoning
 - Reduction of front yard setback
 - Off-street parking and loading conditions to remain in the condition existing at the time of the approval
 - Deletion of the requirement that all vehicle use areas containing more than one-thousand sq. ft. be landscaped
 - Deletion of the requirement for a ten foot wide roadway buffer; and
 - Allow Foundation Landscaping of less than twenty (20) sq. ft. per 1,000 sq. ft. of proposed gross floor area



Positive Aspects.

- The facility has been in operation as a marina with boat slips since before 1960



Mitigating Measures

- A stipulation is included that ensures that the existing boat basin is not dredged or altered unless permitted by all regulatory agencies having jurisdiction
- A stipulation is also included to require Water Quality Monitoring to ensure continued protection of Palma Sola Bay



Specific Approvals

- Adjacency to a perennial lake or stream
- A project in the CHHA , CEA, and CPA Overlay Districts





















Staff Recommendation.

- Staff recommends approval with 14 stipulations, including the changes included in the Update Memo



Questions?

















Shower house
Restroom
garbage



#9

**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: TED REICH WEL
Address: 3836 115th St W
B. 90 N

Email Address Treich43@aol.com

Representing —

Public Hearing matter on which you want to speak:

Panor Cno

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.**

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 *WEL*
Name: Gerard Quentler
Address: 3618 117th St W
Boca, FL 33210

Email Address _____

Representing Parrot Cove

Public Hearing matter on which you want to speak:

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.**

*- office?
- Boat Ramp
- Parking*