

NOVEMBER 24, 1980

The Board of County Commissioners, Manatee County, Florida, met in SPECIAL SESSION in the Courthouse, Bradenton, Florida, Monday, November 24, 1980 at 9:05 a.m.

Present were Commissioners:  
Patricia M. Glass, Chairman  
Vernon E. Vickers, Vice-Chairman  
Claude E. McGavic  
Edward W. Chance  
(Commissioner Fletcher was absent).

Also present were:  
E. N. Fay, Jr., County Attorney  
Laverne Hambacher, Deputy Clerk, representing R. B. Shore,  
Clerk of Circuit Court

Representing the news media was Jeff Stanfield, Sarasota Herald-Tribune.

The meeting was called to order by Chairman Glass.

ZONING - ELLENTON-PARRISH AREA

Bruce Hossfield and Bruce Siciliano, County Planners, presented regional overview of the development in the Ellenton-Parrish area, highlighting (1) housing growth trends, and (2) public facilities in relation to the projects to be considered under recommendations by the Planning Commission.

It was pointed out that growth is slower in North Manatee County than in South County because of the availability of public services and accessibility in South County; and, although subject projects are consistent with the Comprehensive Plan, the question is whether they are appropriate at this time.

Bill Swan, Mr Hossfield and Mr Siciliano, submitted recommendations of the Planning Commission.

R-80-73 W. T. PARSLEY, TRUSTEE - P.U.D.

Request: To change the present zoning from -A- to P.U.D. on 28.1 acres, 2 miles east of SR 683 (Ellenton-Gillette Rd) south of Seaboard Coastline Railroad R/W and West of Erie Road to permit a planned unit development of 118 residential lots.  
Planning Commission recommended APPROVAL.

R-80-74 W. T. PARSLEY, TRUSTEE - REZONE R-1B

Request: To change present zoning from -A- to R-1B on 202 acres north and south of the Seaboard Coastline Railroad right of way and west of Erie Road, 2 miles east of Ellenton-Gillette Road to permit higher density single family development.  
Planning Commission recommended APPROVAL.

In that R-80-73 and R-80-74 are interrelated (proposed expansions of Woodlawn Lakes Subdivision) there were no objections to considering them conjunctively.

The Planning staff reported that the Seaboard Coastline Railroad traverses the site; numerous lakes on site will be used for retention and recreation and will be incorporated into the design of the residential development; and County water is available to the site, but centralized sanitary sewer is not.

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Cont'd

Ralph Nelson, Agent, Brad Baldwin, Design Architect, Bob Lombardo, Engineer of Record for the Project, and William Kipp, Real Estate Consultant, were available to answer any questions.

In a conceptual presentation, Mr Nelson pointed out that the project is basically patterned on Tanglewood Subdivision (in West Bradenton) and none of the lots within the P.U.D. will have direct access onto Erie Road. Additionally, there will be a landscaped buffer along Erie Road; that all the roads within the development will be within a 50-foot right of way, paved to County standards, to include curbs and gutters. Also, each lot is situated on a lake, and maintenance of the lake will be the responsibility of the owners.

Brad Baldwin, representing Mr Parsley, commented on the growth trend in this particular area; the compatibility of the P.U.D. with the surrounding area; that the homes average about 1500 square feet of living space and are priced in the \$55,000-\$80,000 price range.

William Kipp advised that the Railroad Company plans to phase out the rail line that intersects the P.U.D. in the near future.

R-80-73 - APPROVED

Mr Chance moved to accept the recommendations and approve R-80-73. Motion was seconded by Mr Vickers and carried unanimously.

RECORD RESOLUTION

R-80-74 - APPROVED

Mr Chance moved to accept the recommendations of the Planning Commission and approve R-80-74. Motion was seconded by Mr Vickers and carried unanimously.

RECORD RESOLUTION

R-80-75 SHEEHAN, MARIANI, SALZER, GERNAZIAN  
(RIVER WILDERNESS COUNTRY) - P.U.D.

Request: To change present zoning from -A- to P.U.D. (Planned Unit Development) on 1,090 acres south of Old Tampa Road and west of Ft. Hamer Road to permit a mixed residential development, golf course, marina and a professional/commercial center.

Planning Commission recommended APPROVAL.

Ralph Nelson, Agent, Bob Lombardo, Engineer, Ted McCandless, Golf Course Architect, Nino Spagna, Consultant, William Kipp, Real Estate Consultant, and Lloyd Sheehan, Developer, were available to answer any questions.

Planning staff reported that access to the property is from Old Tampa Road and Ft. Hamer Road, two-laned, County maintained, shell roads, classified as Rural Thoroughfares on the Major Thoroughfare Plan. County water and central sanitary sewer are not available to the site, but water lines are in the general area.

Mr Nelson used graphic drawings to make a presentation of the conceptual site plan of the phased P.U.D., consisting of the following:

1. Residential Units - 965 (841 single-family; 124 multi-family)
2. Sewage treatment area and an elevated water tank
3. 27-hole golf course, clubhouse and private recreational area and a proposed ten-acre site to be dedicated as a public park

- 4. Numerous lakes to be used for retention and incorporated into the design of the proposed golf course and residential development
- 5. A 47,000 square foot professional center
- 6. A 92,500 square foot commercial center
- 7. Proposed access points and general circulatoron plan.

He further stated that the developer will dedicate additional right of way on Old Tampa Road and Ft. Hamer Road to conform with the Major Thoroughfare Plan; and will dedicate one acre of land for an Emergency Medical Services (EMS) site on Old Tampa Road adjacent to the Commercial/Professional Center.

Bob Lombardo commented on proposed engineering aspects of the development and possible alternatives in regard to drainage, sewage treatment and water.

William Kipp stated that adjacent property owners are in favor of the plan.

The Planning Department noted that the proposed P.U.D. approaches the thresholds of a Development of Regional Impact and that the petitioner has been invited by the State to apply for a binding letter of interpretation as to whether the proposed P.U.D. is a Development of Regional Impact.

Nino Spagna advised that this P.U.D. does not constitute a DRI at this time. The State, however, will monitor the development and, at some future date, may require additional information from the developers.

Mr Chance moved to accept the recommendation of the Planning Commission and approve R-80-75. Motion was seconded by Mr Vickers and carried unanimously.

RECORD RESOLUTION

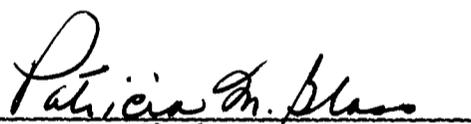
MEETING ADJOURNED

There being no further business, the meeting was declared adjourned.

Attest:

APPROVED:

  
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 Clerk

  
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 Chairman

Adj: 10:45 a.m.