

**PLANNING COMMISSION**  
Manatee County Government Administrative Center  
1112 Manatee Avenue West  
First Floor, Commission Chambers

**- AGENDA –**  
**May 12, 2011**

**8:30 A.M. – PLANNING COMMISSIONERS WORKSHOP**

**9:00 A. M. PUBLIC HEARING**

**PLEDGE OF ALLEGIANCE**

**SWEARING IN:**

**All Staff/Public Wishing to Speak**

**PLEDGE OF PUBLIC CONDUCT**  
WE MAY DISAGREE, BUT WE WILL BE RESPECTFUL OF ONE ANOTHER  
WE WILL DIRECT ALL COMMENTS TO ISSUES  
WE WILL AVOID PERSONAL ATTACKS

**PLEASE TURN ALL CELL PHONES AND PAGERS OFF BEFORE ENTERING CHAMBERS**

**CONSENT AGENDA**

**PUBLIC HEARING APPLICATIONS (CONSENT)** - The following items have no objections from County staff and the applicants concur with the staff recommendations. After opening the public hearing, the Chairman may determine if anyone in the audience or on the Commission has comments or opposition to any of these items. If so, the Chairman may place that item in the regular agenda for further consideration. The remaining items may be acted on in total by using the recommended motion.

**1. TRANSMITTAL OF THE EVALUATION AND APPRAISAL OF THE MANATEE COUNTY COMPREHENSIVE PLAN**

Kathleen Thompson, Planning Manager **(To be continued to June 9, 2011)**

**2. ORDINANCE 11-20 – IMPACT FEE ORDINANCE UPDATE**

Sharla Fouquet, Impact Fee Coordinator **(To be continued to June 9, 2011)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development; providing a statement of purpose and intent; providing findings; amending the Manatee County Land Development Code (Ordinance 90-01, as amended); amending Section 802 (Legislative Findings, reliance upon the Impact Fee Study, and intent) to refer to the most recent Impact Fee Study completed by the County; amending Chapter 8 of the Land Development Code to adopt a new schedule of impact fees; providing for codification; providing for severability; providing for notice of the new and amended impact fees in accordance with the Florida Impact Fee Act; and providing an effective date. The ordinance will not impose a new or increased impact fee, such that pursuant to Section 163.31801(3)(d), the County is not required to provide 90 days notice in advance of the effective date.

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| Richard Bedford, Chairman; David Wick, 1 <sup>st</sup> Vice Chairman, Chairman; Steve Belack, 2 <sup>nd</sup> Vice Chairman; Marilyn Stasica; John DeLesline, Timothy Rhoades, George Mendez |
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**3. Z-11-04 – DTS20110062 – PARKWAY LAND TRUST #1/301 COMMERCIAL REZONE**

Sharon Tarman, Planner

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 0.6 acres north of US 301 and approximately 1,200 feet west of Erie Road, Parrish from the RSF-1 (Residential Single-Family, 1 Dwelling Unit per Acre) to the GC (General Commercial) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

**REGULAR AGENDA**

**4. ORDINANCE 11-17 – ACCESS POINTS ON UNIVERSITY PARKWAY**

Lisa Barrett, Planning Manager (**Continued from 04/14/11**)

An Ordinance of the Board of County Commissioners of Manatee County Florida amending Section 741.3 of the Manatee County Land Development Code (Ordinance 90-01, as amended); amending the number and location of access points to University Parkway; providing for severability; and providing an effective date.

**5. MANATEE COUNTY ORDINANCE 11-16 (DRI #14) – COOPER CREEK CENTER**

Lisa Barrett, Principal Planner

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending the Development Order for the Cooper Creek Development of Regional Impact, Ordinance 11-07 as amended, (Manatee County DRI #14 a/k/a Tampa Bay Regional Planning Council TBRPC DRI #103); providing for findings of fact; providing for conclusions of law; providing for definitions; providing for amended limitations on and conditions of approval; providing for severability; and providing for an effective date.

The changes to the ordinance include a determination of whether the following proposed modifications to DRI #14 constitute a Substantial Deviation to the Cooper Creek DRI Development Order, pursuant to Section 380.06, Florida Statutes:

1. Update the build out date to December 30, 2015 and expiration date to December 30, 2016 pursuant to previously approved extensions granted with Senate Bill 1752.
2. Modify Project Summary Table to clarify previously approved 6,000 sq. ft. of school use is permitted with a corresponding reduction of commercial or office sq. ft.
3. Amend Map H to permit an additional right in/right out access from University Parkway.
4. Amend General Conditions, Section O.(2), to allow Biennial DRI Reports in conformance with Section 380.06(18), Florida Statutes (as amended).
5. Any other revisions deemed necessary or appropriate during the public hearing process.
6. Various other changes to the Development Order, including recodification of the existing development order; terminology; formatting; departmental references; clarification changes; and to denote stipulations that have been complied with or requirements that have been completed. The Ordinance amends, replaces, and supersedes Ordinance 11-07, DRI #14, as amended; and provides for severability and an effective date.

The Cooper Creek DRI is located northwest of the University Parkway and I-75 interchange. Present zoning is PDMU-WP-E/ST (Planned Development Mixed Use/Watershed Protection-Evers/Special Treatment Overlay Districts) (604.68± acres).

Richard Bedford, Chairman; David Wick, 1<sup>st</sup> Vice Chairman, Chairman; Steve Belack, 2<sup>nd</sup> Vice Chairman; Marilyn Stasica; John DeLesline, Timothy Rhoades, George Mendez

**6. PDMU-96-01(G)(R8) – COOPER CREEK CENTER**

Lisa Barrett, Principal Planner

An Ordinance of the Board of County Commissioners, Manatee County, Florida, amending Ordinance PDMU-96-01(G)(R-6) and (R7) to amend the Development Order to extend the build out date and expiration dates pursuant to previously approved extensions granted with Senate bill 1752; to allow non-residential buildings constructed in Parcels H, I and J along University Parkway to have a setback of 30 feet; to amend the landscaped buffer widths along University Parkway and Cooper Creek Parkway; add a new access point to University Parkway; amend the general development plan to implement these changes; amend stipulations to facilitate these changes; and provide an effective date.

Cooper Creek Center is located northwest of the University Parkway and I-75 interchange. Present zoning is PDMU-WP-E/ST (Planned Development Mixed Use/Watershed Protection-Evers/Special Treatment Overlay Districts) (604.68± acres).

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

Richard Bedford, Chairman; David Wick, 1<sup>st</sup> Vice Chairman, Chairman; Steve Belack, 2<sup>nd</sup> Vice Chairman; Marilyn Stasica; John DeLesline, Timothy Rhoades, George Mendez