

BOARD OF COUNTY COMMISSIONERS  
PORT AUTHORITY  
CIVIC CENTER AUTHORITY  
COMMUNITY REDEVELOPMENT AGENCY  
MANATEE COUNTY, FLORIDA

WEBSITE: [WWW.MYMANATEE.ORG](http://WWW.MYMANATEE.ORG)

Manatee County Administrative Center  
Commission Chambers - First Floor - 1112 Manatee Avenue West  
Bradenton, Florida 34205

Commission Office: (941) 745-3700  
Commission Fax: (941) 745-3790

**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

## - AGENDA -

**9:00 a.m. LAND USE MEETING March 5, 2009**

MEETING CALLED TO ORDER: *Dr. Gwendolyn Y. Brown, Chairman*  
INVOCATION: Pastor Gene Brock, Full Gospel Tabernacle  
PLEDGE OF ALLEGIANCE

ITEMS REMOVED FROM CONSENT AGENDA WILL BE CONSIDERED AT 11:30 A.M.  
THE BOARD WILL GENERALLY RECESS FOR A LUNCH BREAK AT OR NEAR 12:00 P.M.

### CITIZEN'S COMMENTS

COMMENTS SHOULD BE LIMITED TO TWO MINUTES PER PERSON AND SHOULD CONCERN ITEMS ON **CONSENT AGENDA**.

### CONSENT AGENDA

THE FOLLOWING ITEMS ARE DETERMINED TO BE ROUTINE IN NATURE AND SHOULD BE CONSIDERED IN A SINGLE MOTION. ITEMS DETERMINED TO WARRANT INDIVIDUAL DISCUSSION SHOULD BE REMOVED FROM THIS LIST PRIOR TO THE MOTION TO ADOPT. SUCH ITEMS SHOULD BE DISCUSSED SEPARATELY.

#### CLERK OF CIRCUIT COURT

- Clerk's Consent Calendar: Approval

#### PLANNING

1. **Credit Authorization (House of Fellowship of Believers)** – Execute Credit Authorization and Final Authorization of Transportation Credit CA-08-06(T) for eligible right-of-way dedication
2. **Credit Authorization (Regions Bank at Bayshore Gardens)** – Execute Credit Authorization and Final Authorization of Transportation Credit CA-08-03(T) for eligible right-of-way dedication
3. **Final Plat: Dawn Manor** – Approve, execute and record

#### PROCLAMATION

4. **Howard Club of Southwest Florida, Inc.** – March 28, 2008

RECOMMENDED MOTION: I MOVE TO APPROVE THE CONSENT AGENDA INCORPORATING THE LANGUAGE AS STATED IN THE RECOMMENDED MOTIONS IN THE AGENDA MEMORANDA (AS MAY HAVE BEEN AMENDED IN THE SUPPLEMENTAL AGENDA).

(END CONSENT)

### ADVERTISED PUBLIC HEARINGS

**SWEARING IN OF STAFF AND PUBLIC WHO WILL GIVE TESTIMONY**

#### PRESENTATIONS UPON REQUEST - ITEMS 5-11

5. **Z-08-06 – TARMAC AMERICA, LLC/TARMAC AMERICA BATCH PLANT**  
(Katie LaBarr, Principal Planner) (Continued from 2/05/09, to be continued to No Date Set and readvertised)

An Ordinance 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 ± 4.5 acres at 6520 33<sup>rd</sup> Street East, on the west side of 33<sup>rd</sup> Street East, south of 63<sup>rd</sup> Avenue East, east of US 301, and north of Whitfield Avenue from LM (Light Manufacturing) to the HM (Heavy Manufacturing) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

Gwendolyn Y. Brown, District 2, Chairman

Carol Whitmore, District 6 County-wide, 1st Vice-Chairman; Donna Hayes, District 5, 2nd Vice-Chairman; Larry Bustle, District 1, 3<sup>rd</sup> Vice-Chairman  
John R. Chappie, District 3; Ron Getman, District 4; Joe McClash, District 7 County-wide

- 6. **ORDINANCE 09-08 - GATEWAY OVERLAY MASTER PLAN**  
 (Carol Clarke, Planning Director) **(To be continued to April 2, 2009)**  
 An Ordinance of Manatee County, Florida, regarding land development; amending Section 508 of the Manatee County Land Development Code (Ordinance No. 90-01, as amended) add a new Section 508.4.4 Gateway Overlay Master Plan, to renumber the existing Section 508.4.4 to 508.4.5; amending other provisions as necessary for internal consistency; providing for codification; providing for severability; and providing an effective date.
  
- 7. **ORDINANCE 09-14 – HISTORICAL PRESERVATION BOARD**  
 (Laurie Suess, Principal Planner)  
 An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development; amending of the Manatee County Land Development Code (Ordinance 90-01, as amended) to revise sections 306.3.1 and 306.3.7 to provide for alternatives to the size of the Historic Preservation Board and corresponding changes to the requirements for a quorum; amending other provisions as necessary for internal consistency; providing for codification; providing for severability; and providing an effective date.
  
- 8. **PDI-01-01(P) – WHYTEHALL DEVELOPMENT, LLC/ LENA TOWERS BUSINESS PARK**  
 (Erika Barrett, Planner)  
 An Ordinance of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for a 40,000 square feet of light industrial uses on a 3.15 acre site, approximately 1 mile south of SR 64, east of I-75, and the west side of Lena Road, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.
  
- 9. **PDR-08-05(Z)(P) - LEEDS HOLDINGS, LLC./SUGAR OAKS TOWNHOUSES**  
 (Stephanie Moreland, Planner)  
 An Ordinance of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 6.98 acres on the north side of 29<sup>th</sup> Street East and approximately 200 feet east of Ellenton Gillette Road at 3702, 3704, and 3708 29<sup>th</sup> Street East, Ellenton from A-1 (Suburban Agriculture) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 43 multi-family units with at least 25% designated as affordable housing; subject to stipulations as conditions as approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.
  
- 10. **PDPI-05-120(P)(R) – MANATEE COUNTY FLEET SERVICES**  
 (Laurie Suess, Principal Planner)  
 An Ordinance of Manatee County, Florida, regarding land development, approving an revised Preliminary Site Plan for a 20,000 sq. ft. office, storage, and motor pool facility at 4410 66<sup>th</sup> Street West, Bradenton, setting forth findings; providing a legal description; providing for severability, and providing an effective date (± 4.84 acres).
  
- 11. **PA-09-01 (ORDINANCE-09-01) - MANATEE COUNTY SCHOOL BOARD TRANSPORTATION ANNEX SMALL SCALE COMPREHENSIVE PLAN AMENDMENT**  
 (Ivan Groom, Principal Planner) **(Continued from 2/03/09)**  
 Adoption of an Ordinance of Manatee County, Florida, amending Manatee County (Ordinance 89-01, as amended, the manatee county comprehensive plan); providing for a Small Scale Plan Amendment to the Future Land Use Map from RES-1 (Residential 1 dwelling unit/gross acre) to P/SP(1) (Public/Semi-Public (1)) for land 1 mile west of Dam Road / SR-64 intersection and 1,748 feet north of SR64; with declared uses of a transportation facility owned and operated by the School Board of Manatee County consisting of parking for buses, service vehicles, and employees, fuel station, vehicle wash, maintenance facility for school buses and fleet vehicles; providing for severability; and providing an effective date (± 9.999 acres).

*RECOMMENDED MOTION: 1 MOVE TO APPROVE THE PRESENTATIONS UPON REQUEST AGENDA INCORPORATING THE LANGUAGE AS STATED IN THE RECOMMENDED MOTIONS IN THE AGENDA MEMORANDA (AS MAY HAVE BEEN AMENDED IN THE SUPPLEMENTAL AGENDA).*

**PRESENTATIONS SCHEDULED - ITEMS 12-16**

12. **ORDINANCE 09-10 - PARRISH COMMERCIAL VILLAGE OVERLAY DISTRICT**  
 (Patricia Allen, Planner)  
 An Ordinance of Manatee County, Florida, regarding land development; amending the Manatee County Land Development Code (Ordinance 90-01, as amended); including amendments to Chapter 6 – zoning districts; providing for severability; providing for codification; and providing an effective date.
13. **PDPI-07-28(Z)(P) – STATE OF FLORIDA FDOT MANATEE COUNTY OPERATIONS CENTER**  
 (Laurie Suess, Principal Planner) **(Continued from 2/03/09)**  
 An Ordinance 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 18.44 acres at 13900 SR 64 East, Bradenton from A (General Agriculture) to the PDPI (Planned Development Public Interest) zoning district; approve a Preliminary Site Plan for a 59,311 sq. ft. FDOT office, maintenance facility, storage, fueling, and motor pool facility; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.
14. **PDMU-05-70(Z)(P) - DELTON HAYNES/OAKWOOD APARTMENTS, LLC**  
 (Stephanie Moreland, Planner)  
 An Ordinance of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for a rezone of approximately 15.32 acres, generally 1/4 mile north of Whitfield Avenue on the west side of 15<sup>th</sup> Street East, at 6720 15<sup>th</sup> Street East, Bradenton, as follows:
- 1.27 acres from LM (Light Manufacturing);
  - 0.17 acres from GC (General Commercial);
  - 5.44 acres from PDR (Planned Development Residential);
  - 6.05 acres from RMF-9 (Residential Multi-Family, 9 dwelling units per acre);
  - 1.10 acres from RSF-3 (Residential Single-Family, 3 dwelling units per acre); and
  - 1.29 acres from RSF-4.5 (Residential Single-Family, 4.5 dwelling units per acre)
- all to the PDMU (Planned Development Mixed Use) zoning district; approving a Preliminary Site Plan for 144 multi-family units with at least 25% of the units designated as affordable housing; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.
15. **Z-07-21 – GAA FIDU, INC.**  
 (Miles Gentry, Principal Planner) **(Continued from 8/07/08, 9/04/08, and 12/04/08)**  
 An Ordinance of Manatee County, Florida, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for the rezoning of approximately 0.29 acres on the southeast corner of SR 70 and 3<sup>rd</sup> Street West at 5305 3<sup>rd</sup> Street West, Bradenton from RSF-6 (Residential Single-Family, 6 dwelling units per acre) to the PR-S (Professional Small) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.
16. **PDPI-09-01(Z)(G) – FPL SOLAR ENERGY CENTER**  
 (Laurie Suess, Principal Planner)  
 An Ordinance of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 620 acres at 19050 SR 62, Parrish, from A (General Agriculture) to the PDPI (Planned Development Public Interest) zoning district; approving a General Development Plan to add three solar energy thermal fields and a solar steam generation building; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date (±620 acre rezone, ± 883 acre site plan approval).

**REGULAR AGENDA**

- 17. **University Place Joint Venture** [DEFERRED FROM 2/24/09] - Authorization for Chairman to execute assignment of Impact Fee Credit Authorization CA-02-12(P) to specified subdivisions\*

**OTHER COUNTY BUSINESS**

**ADMINISTRATION/COMMISSION COMMENTS**

**ADJOURN**

\* Documents have been reviewed by County Attorney's Office

The Board of County Commissioners of Manatee County, the Manatee County Port Authority, the Manatee County Civic Center Authority, and the Manatee County Community Redevelopment Agency may take action on any matter during this meeting, including but not limited to, those items as set forth within this agenda. The Chair at his/her option may take business out of order if he/she determines that such a change in the agenda's schedule will expedite the business of the Commission.

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 in, employment with, 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, wait 60 seconds; FAX 745-3790.

**PUBLIC NOTICE:** According to Florida Statutes, Section 286.0105, any person desiring to appeal any decision made by the Board of County Commissioners (or the other entities that are meeting) with respect to any matter considered at said public hearing/meeting 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.

Prepared/Revised on 2/27/2009