

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

WEBSITE: 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 May 7, 2009

MEETING CALLED TO ORDER: *Dr. Gwendolyn Y. Brown, Chairman*
INVOCATION: Rev. Herb McMillian, First Church of the Nazarene
PLEDGE OF ALLEGIANCE

THE BOARD WILL GENERALLY RECESS FOR A LUNCH BREAK AT OR NEAR 12:00 P.M.

ADVERTISED PUBLIC HEARINGS

9:00 a.m. or as soon thereafter as same may be heard

SWEARING IN OF STAFF AND PUBLIC WHO WILL GIVE TESTIMONY

PRESENTATIONS UPON REQUEST - ITEMS 1-12

PLANNING

- PDR-05-27(P) – WOODLANDS OF MANATEE, LLC / COVENTRY PARK SUBDIVISION**
(Erika Barrett, Planner) **(To be continued to 6/04/09)**
An Ordinance of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 256 residences, consisting of 193 lots for single-family detached, and 63 lots for single-family attached residences, with at least 25% (64 homes) designated as affordable housing, on approximately 105.97 acres west of Erie Road and south of FP&L railroad at 5901 Erie Road, Palmetto; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.
- ORDINANCE 09-08 - GATEWAY OVERLAY MASTER PLAN**
(Miles Gentry, Principal Planner) **(Continued from 3/05/09) (To be continued to 9/03/09)**
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) to 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.
- ORDINANCE 09-24 – SIDEWALK AND STREET TREE BONDING LAND DEVELOPMENT CODE AMENDMENT**
(Laurie Suess, Principal Planner) **(To be continued to 5/19/09)**
An Ordinance of Manatee County, Florida, regarding land development; amending Sections 715.3.4 and 722.3 of the Manatee County Land Development Code (Ordinance 90-01, as amended) to amend installation requirements for street trees, sidewalks and associated performance security requirements, and; providing for severability; providing for codification, 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, 3rd Vice-Chairman
John R. Chappie, District 3; Ron Getman, District 4; Joe McClash, District 7 County-wide

4. **PDC-08-23(P) – B & J CITRUS GROVES, INC. / ELLENTON BUSINESS PARK**
(Patricia Allen, Planner)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 28,000 square feet of commercial retail and services on approximately 4.85 acres on the north side of US 301, approximately 415 feet west of Ellenton-Gillette Road, at 3314 US 301 North, Ellenton; subject to stipulations as conditions of approval; setting forth finding; providing a legal description; providing for severability, and providing an effective date.
5. **PDC-08-26(Z)(P) – 301 OXFORD LLP/OXFORD COMMERCIAL DEVELOPMENT**
(Katie LaBarr, Principal Planner)
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 19.5 acres at the southwest corner of U.S. 301 and Oxford Road, east of Chin Road, at 5111 Oxford Road, Parrish from A/NCO (General Agriculture/North Central Overlay) and A-1/NCO (Suburban Agriculture/North Central Overlay) to the PDC/NCO (Planned Development Commercial) zoning district, retaining the North Central Overlay; approve a Preliminary Site Plan for 150,000 square feet of office, commercial, and retail uses; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.
6. **PDMU-09-04(Z)(G) – SR 62 MEMORIAL PARK**
(Katie LaBarr, Principal Planner)
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 56.1 acres on south side of SR 62 south of the intersection of SR 62 and Keen Road, at 15471 SR 62, Parrish from PDR/NCO(Planned Development Residential/North Central Overlay) to the PDMU/NCO (Planned Development Mixed Use) zoning district; retaining the North Central Overlay; approve a General Development Plan for a cemetery and associated facilities, subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.
7. **PDPI-06-45(Z)(G) – MANATEE COUNTY/NWRF EXPANSION & WATER SUPPLY/TREATMENT (COUNTY-INITIATED)**
(Patricia Allen, Planner)
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 584 acres at 7550, 8100, and 8500 69th St. East, Bradenton from A/NCO (Agriculture/North Central Overlay) and A-1 (Suburban Agriculture) to the PDPI (Planned Development Public Interest) and PDPI/NCO (Planned Development Public Interest) zoning district, retaining the North Central Overlay where appropriate; approve a General Development Plan for the North Water Reclamation Facility Expansion, new raw water wellfields and associated pipelines, a new maintenance building, and future utility expansion projects; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date (± 584 acre rezone; ± 647 acre site plan approval).
8. **Z-08-01 – FOSTER/LEE**
(Katie LaBarr, Principal Planner) **(Continued from 12/11/09, 1/15/09, and 2/12/09)**
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 ± 82.68 acres south of Woodlawn Lakes Subdivision and west of Whitney Meadows Subdivision Zoning District at Leon Drive, from A-1.(Suburban Agriculture) to the RSF-2 (Residential Single-Family 2) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

- 9. **PDR-06-63(Z)(G) – SES CORTEZ, LLC; DJ2, LLC; MIK, LLC / TAMIAMI TERRACES**
 (Laurie Suess, Principal Planner)
 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 the rezoning of approximately 2.41 acres on the west side of 14th Street West at 3700 14th Street West, Bradenton from PDMU (Planned Development Mixed Use) and RSMH-6 (Residential Single-Family Manufactured Home, 6 dwelling units per acre) to the PDR (Planned Development Residential) zoning district; approve a General Development Plan for 36 multi-family units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date (\pm 2.41 acre rezone and site plan).

- 10. **ORDINANCE 09-17 – SEPTIC TANK LAND DEVELOPMENT CODE AMENDMENT**
 (Laurie Suess, Principal Planner)
 An Ordinance of Manatee County, Florida, regarding land development; amending Sections 605 and 722.1.8.1.3 of the Manatee County Land Development Code (Ordinance 90-01, as amended) regarding Special Approval and the use of septic tanks within the wastewater collection area; providing for severability; providing for codification, and providing an effective date.

- 11. **ORDINANCE 09-28 – MESSAGE CENTER SIGN LAND DEVELOPMENT CODE AMENDMENT**
 (Laurie Suess, Principal Planner)
 An Ordinance of Manatee County, Florida, regarding land development; amending Section 724 of the Manatee County Land Development Code (Ordinance 90-01, as amended) to amend the standards for message center signs and the definition of message center signs; providing for severability; providing for codification, and providing an effective date.

- 12. **ORDINANCE 09-41 – RIVER SONG COMMUNITY DEVELOPMENT DISTRICT DISSOLUTION**
 (Miles Gentry, Principal Planner)
 An Ordinance of Manatee County, a political subdivision of the State of Florida, relating to River's Song Community Development District; providing legislative findings; specifying authority; dissolving River's Song Community Development District pursuant to Subsection 190.046(9), Florida Statutes; repealing Section 2-8-39 of the Manatee County Code of Ordinances; providing for reliance upon representations; specifying intent; repealing conflicting ordinances; providing for severability; and providing an effective date.

RECOMMENDED MOTION: I 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 - ITEM 13

PLANNING

- 13. **PDR-06-68(Z)(P) – VICTORY ROAD LLC/RIDGEWOOD PALMS, PHASE III (DTS #20060351)**
 (Patricia Allen, Planner)
 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 25.05 acres, \pm ¼ mile north of US 301, on the west side of Victory Road, Ellenton from RSMH-4.5 (Residential Single-Family Manufactured Home, 4.5 dwelling units per acre) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 224 multi-family units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

REGULAR AGENDA

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 4/30/2009