

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 June 4, 2009

MEETING CALLED TO ORDER: *Dr. Gwendolyn Y. Brown, Chairman*
INVOCATION: Pastor Don Sturiano, Kingdom Life Christian Church
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 1-10

NEIGHBORHOOD SERVICES

1. **RESOLUTION R-09-123 - CDBG ANNUAL ACTION PLAN SUBSTANTIAL AMENDMENT**

(Suzie Dobbs, Community Development Manager)

A Resolution of the Board of County Commissioners of Manatee County, Florida, amending the 2008/09 Community Development Block Grant (CDBG) Annual Action Plan

PLANNING

2. **PDR-06-66(Z)(P) – KEMICK PROPERTIES, LLC / BAYOU POINTE ESTATES**

(Miles Gentry, Principal Planner) **(To be continued to August 6, 2009)**

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 22 acres on the south side of 25th Street East (Lyntnor Road), approximately 1,800 feet east of 80th Avenue East (Royal Palm Way), and North of the Manatee River at 8923 & 8955 25th Street East (Lyntnor Road), Parrish from A/NCO (General Agriculture/North Central Overlay District) and A/CH/NCO (General Agriculture/Coastal High Hazard Overlay/North Central Overlay District) to the PDR/NCO and PDR/CH/NCO (Planned Development Residential) zoning district, retaining the North Central Overlay and Coastal High Hazard Overlay Districts; approve a Preliminary Site Plan for 10 single-family detached residences; subject to stipulations as conditions of approval; 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, 3rd Vice-Chairman
John R. Chappie, District 3; Ron Getman, District 4; Joe McClash, District 7 County-wide

3. **PDMU-05-19(Z)(G)(R) - NORTHWEST SECTOR**

(Katie LaBarr, Principal Planner) **(To be continued to June 9, 2009)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving an amended Zoning Ordinance to delete Condition S(3) b. which requires a minimum unit size for single-family detached residences of 1,200 square feet. The development has been approved for 4,222 residences, 200,000 square feet of commercial space, 105,000 square feet of office space and a 120 bed group care home on 1,518.9 ± acres, generally east of Lakewood Ranch Boulevard, south of 44th Avenue East, north of SR 70, and west of Lorraine Road; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

4. **PDMU-06-16(P)(R2) – UNIVERSITY GROVES**

(Stephanie Moreland, Planner) **(To be continued to June 23, 2009)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving an amended Zoning Ordinance and Preliminary Site Plan to reduce the side yard setback from 7.5 to 5 feet for some lots in the Residences at University Groves subdivision on approximately 142.15 acres on the north side University Parkway, west of Tuttle Avenue, extending approximately 1,000 feet west of Shade Avenue and northward to the Oak Grove subdivision in the PDMU (Planned Development Mixed Use) zoning district; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

5. **PDC-09-07(P) – BANK OF COMMERCE / RACETRAC - PEARL AVENUE**

(Lisa Barrett, Principal Planner) **(To be continued to a date to be determined)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for a 4,997 square foot convenience store with 24 gas pumps and a 11,525 square foot canopy on approximately 1.99 acres at the northeast corner of North Tamiami Trail and Pearl Avenue at 7259 North Tamiami Trail; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

6. **Z-08-11 – CLIFFORD BECK GROUP REZONE**

(Stephanie Moreland, 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 75.8 acres west of US 301 and 1/3 mile south of the Manatee-Hillsborough County Line at various addresses on Gettis Lee Road, Parrish from A/NCO (General Agriculture / North Central Overlay District) to the A-1/NCO (Suburban Agriculture) zoning district, retaining the North Central Overlay, setting forth findings; providing a legal description; providing for severability, and providing an effective date.

7. **PDO-09-02(Z)(P) – GEORGE WEBSTER & LISA HERLACHE / HOME INSTEAD**

(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 0.23 acres on the east side of 26th Street West and 240 ± feet south of 57th Avenue West at 5715 26th Street West, Bradenton from RSF-4.5 (Residential Single-Family, 4.5 dwelling units per acre) to the PDO (Planned Development Office) zoning district; approve a Preliminary Site Plan for a 2,330 square foot office; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

8. **PDMU-06-16(P)(R) - UNIVERSITY GROVES / UNIVERSITY PARKWAY PROPERTIES, LLC**

(Stephanie Moreland, Planner)

An Ordinance of the Board of County Commissioner of Manatee County, Florida, regarding land development, approving a revised Preliminary Site Plan to allow a maximum of: 71 Single-Family Detached Residential Lots; 78 Single-Family Attached Residential Units or 90 Single-Family Attached Independent Living Units; 338 Multi-family Units; and a combination of 163,600 Square Feet of Office Space; 217,045 Square Feet of Retail Commercial Space (including 120 room hotel); 200 Independent Living Multi-family Units; 100 Bed Group Care Home, and a 60 Bed Residential Treatment Facility on approximately 142.15 acres north of University Parkway and west of Tuttle Avenue, extending approximately 1,000 feet west of Shade Avenue, and is south of the Oak Grove Subdivision; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

9. **ORDINANCE 09-42 – AIRCRAFT LANDING FIELDS**

(Leon Kotecki, Principal Planner)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending the Manatee County Land Development Code; amending Chapter 7, Development Standards of General Applicability, to revise Section 725, tall structure and object height limitations to clarify the applicability of Section 725 to aircraft landing fields; amending other sections of the Land Development Code for internal consistency; providing for severability; providing for codification; and providing an effective date.

10. **Z-09-02 – BURNETT TRUST**

(Katie LaBarr, Principal 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 rezone of approximately 59 acres at the southwest corner of US 301 and 38th Avenue East from A-1 (Suburban Agriculture) to the LM (Light Manufacturing) zoning district; setting forth findings; providing a legal description; 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 - ITEMS 11-13

PLANNING

11. **PDR-06-34(Z)(P) – THE PADDOCKS LAND VENTURE / THE PADDOCKS**

(Lisa Barrett, 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 82.04 acres on the southwest corner of the intersection of 36th Avenue East (Ellenton-Gillette Road) and 37th Street East (Mendoza Road) and extending south approximately one half (1/2) mile to 29th Street East at 2904 & 2920 29th Street East and 3503 37th Street East, Ellenton from A-1 (Suburban Agriculture) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 264 residential units, consisting of 48 lots for single-family detached residences, 104 single-family residences on a single parcel, and 112 multi-family units for a project designated as workforce housing with at least 10% (26 units) designated as workforce housing; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

- 12. **PDR-05-60(Z)(P) – NAP DUKE RANCH, LLC, MML I, LLC, and PGCI I, LLC / SILVERLEAF**
(Miles Gentry, Principal Planner)
An Ordinance of the Board of County Commissioners 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 263.35 acres at the northwest corner of Old Tampa Road and Chin Road from A/NCO (General Agricultural/North Central Overlay) to the PDR/NCO (Planned Development Residential) zoning district, retaining the North Central Overlay; approving a Preliminary Site Plan for 621 single-family detached units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

- 13. **PDR-05-27(P) – WOODLANDS OF MANATEE, LLC / COVENTRY PARK SUBDIVISION**
(Miles Gentry, Principal Planner)
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.

REGULAR AGENDA

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 5/29/2009