

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

*Revised* AGENDA  
and  
NOTICE OF PUBLIC MEETING

**9:00 a.m. LAND USE MEETING December 3, 2009**

MEETING CALLED TO ORDER: *Dr. Gwendolyn Y. Brown, Chairman*

INVOCATION: Pastor Al Yusko, More Than Conquerors Ministries

PLEDGE OF ALLEGIANCE

**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. **Final Plat: Estates at University Groves** – Approve, execute, and record

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**

*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 2-10**

**PLANNING**

2. **PA-09-02 (ORDINANCE 09-02) COUNTY INITIATED – LAND USE MAP CORRECTIONS & UPDATES**

(Kathleen Thompson, Planning Manager) **(To be continued to 12/15/09)**

Adoption of a Plan Amendment of Manatee County, Florida, regarding Comprehensive Planning, amending Manatee County Ordinance No. 89-01, as amended the Manatee County Comprehensive Plan; providing purpose and intent, providing findings; and providing for an amendment to the Future Land Use Map from AG-R (Agricultural/Rural) to R/OS (Recreation/Open Space) (Area D3), CON (Conservation) to R/OS (Recreation/Open Space) (Area D10), MU (Mixed Use) to CON (Conservation) (Area E7, E8, E9, E10, E11, E12, E13), P/SP-1 (Public/Semi-Public 1) (Area D11), RES-1 (Residential 1 dwelling unit per acre) to CON (Conservation) (Area E2, E3, E4, E5, E6), RES-1 (Residential 1 dwelling unit per acre) to P/SP-1 (Public/Semi-Public 1) (Areas C1, C2, C3), RES-1 (Residential 1 dwelling unit per acre) to RO/S (Recreation/Open Space) (Areas D1, D2, D18), RES-3 (Residential 3 dwelling units per acre) to R/OS (Recreation/Open Space) (Areas D7, D17, D21),

Dr. Gwendolyn Y. Brown, District 2, Chairman

Carol Whitmore, District 6 At-Large, 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 At-Large

RES-6 (Residential 6 dwelling units per gross acre) to CON (Conservation) (Areas D12, D19, D20, E14, E15), RES-6 (Residential 6 dwelling units per gross acre) to P/SP-1 (Public/Semi-Public 1) (Area C4), RES-6 (Residential 6 dwelling units per gross acre) to P/SP-2 (Public/Semi-Public 2) (Areas B1, B2, B3), RES-6 (Residential 6 dwelling units per gross acre) to R/OS (Recreation/Open Space) (Areas D6, D9, D13, D14, D15, D16, D22), RES-9 (Residential 9 dwelling units per gross acre) to OL (Low Intensity Office) (Areas A2, A3), RES-9 (Residential 9 dwelling units per gross acre) to P/SP-1 (Public/Semi-Public 1) (Areas C7, C8) RES-9 (Residential 9 dwelling units per gross acre) to ROR (Retail/Office/Residential) (Area A1), RES-16 (Residential 16 dwelling units per gross acre) to P/SP-1 (Public/Semi-Public 1) (Area C9), RES-16 (Residential 16 dwelling units per gross acre) to ROR (Retail/Office/Residential) (Area A4), ROR (Retail/Office/Residential) to P/SP-1 (Public/Semi-Public 1) (Areas C5, C6), ROR (Retail/Office/Residential) to R/OS (Recreation/Open Space) (Area D8), UF-3 (Urban Fringe-3 dwelling units per gross acre) to CON (Conservation) (Area E1), UF-3 (Urban Fringe – 3 dwelling units per gross acre) to R/OS (Recreation/Open Space) (Areas C10, D4, D5), and UF-3 (Urban Fringe – 3 dwelling units per gross acre) to P/SP-1 (Public Semi-Public 1) (Area C10) as assigned, and retaining all overlays as appropriate; providing for severability; and providing for an effective date (610.3 ± acres).

3. **PA-09-07 (ORDINANCE 09-20) TRAFFIC MAP SERIES UPDATE**

(Kathleen Thompson, Planning Manager) **(To be continued to 12/15/09)**

Adoption of a Plan Amendment of the Board of County Commissioners of Manatee County, Florida, amending Ordinance 89-01, as amended, (the Manatee County Comprehensive Plan); providing for an amendment to the Traffic Circulation Sub-element, providing for an update of the Traffic Circulation Map Series; (Map 5-B, Future Traffic Circulation Functional Classification; Map 5-C, Future Traffic Circulation Right-of-Way Protection Reservation; Map 5-D, Future Traffic Circulation Number of Lanes; Map 5-E, Designated Controlled Access Facilities and Map 5-F, Strategic Intermodal System (SIS) and Emerging Strategic Intermodal System); and associated Table 5-1; providing for severability; and providing an effective date.

4. **PA-09-03 (ORDINANCE 09-03) COUNTY INITIATED ERRORS AND OMISSIONS**

(Kathleen Thompson, Planning Manager) **(To be continued to 12/15/09)**

Adoption of a Plan Amendment of the Board of County Commissioners of Manatee County, Florida, amending Ordinance 89-01, as amended, (The Manatee County Comprehensive Plan), providing for a text amendment to update portions of the Comprehensive Plan text clarification, name update, and internal consistency updates; providing for severability; and providing for an effective date.

5. **PA-09-05 and PA-09-06 (ORDINANCE 09-12) SMR NW AND NE TEXT AND MAP AMENDMENTS**

(Kathleen Thompson, Planning Manager) **(To be continued to 12/15/09)**

Adoption of an Ordinance of Manatee County, Florida, regarding comprehensive planning, amending Manatee County Ordinance No. 89-01, as amended, the Manatee County Comprehensive Plan; providing a purpose and intent; providing findings; providing for an amendment to the text of the Future Land Use Element of the Manatee County Comprehensive Plan to establish a new Future Land Use Category known as the MU-C (Mixed Use – Community) along with associated subareas; amending the Future Land Use Map of the Future Land Use Element to designate specific real property to MU-C (Mixed Use – Community) Future Land Use Classification from 3 existing Future Land Use Classifications, ER (Estate Rural) (2,085± acres), RES-1 (Residential -1) (4,498 ± acres) and UF-3 (Urban Fringe – 3) (12 ± acres) comprising a total of 6,595 ± acres for property being generally located east of Lorraine Road, with the future extension of Dam Road serving as the eastern boundary, the northern boundary being approximately 2,200 ± feet north of SR 64 east and the Masters Avenue to the south; and from 2 existing future land use classifications, UF-3 (Urban Fringe – 3) (96 ± acres) and IL (Industrial – Light) (462 ± acres) comprising a total of 558 ± acres for property being generally located as bordered by the future extension of Pope Road on the east, SR 64 east on the north, the future extension of 117<sup>th</sup> Street East on the west, and north of 44<sup>th</sup> Avenue East; amending the text of the Future Land Use Element to set forth special provisions applicable to the above-described Future Land Use Map Amendments; amending Table 5-1, addendum in the thoroughfare plan; amending related text provisions of the comprehensive plan for internal consistency, additional guiding principles and development limitations, providing for severability and providing for an effective date.

6. **PDC-05-58(Z)(P) PALMETTO VALUE LLC**  
 (Lisa Barrett, Principal Planner) (DTS #20050376)  
 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 9.16 acres west of U.S. 41 N., at the southwest intersection of Old Bayshore Road and U.S.41 N, Rubonia from A-1 (Suburban Agriculture) to the PDC (Planned Development Commercial) zoning district; approval of a Preliminary Site Plan for a 3,500 square foot convenience store with a 7,540 square foot canopy over gas pumps, 15,673 square feet of general retail, and 36,648 square feet of office space in nine (9) 4,000 square foot buildings; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.
  
7. **PDMU-05-09(P)(R) CENTRAL PARK LIFESTYLES, LLC/CENTRAL PARK**  
 (Lisa Barrett, Principal Planner) (DTS #20090252)  
 An Ordinance of Manatee County, Florida, amending Ordinance No. PDR-05-09(Z)(P) for Central Park (approximately 372 acres), located east of Lakewood Ranch Boulevard, south of future extension of 44<sup>th</sup> Avenue, and west of Pope Road, Bradenton, in the PDMU/WPE/ST (Planned Development Mixed Use/Watershed Protection/Special Treatment Overlay) zoning district; approving revised Ordinance No. PDMU-05-09 (P)(R) to allow 42' wide lots, 6' side yard setbacks, and delete limitations on placement of HVAC units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.
  
8. **PDMU-05-19(Z)(G)(R2) SMR NORTH 70, LLC/NORTHWEST SECTOR DRI**  
 (Lisa Barrett, Principal Planner) (DTS #20090225)  
 An Ordinance of Manatee County, Florida, amending Ordinance PDMU-05-19(Z)(G)(R), by amending Condition S(3).a to change the minimum lot width from 45 ft. to 42 ft., delete language requiring placement of HVAC equipment in rear yards, and delete a condition requiring no more than 50% of the residential lots in the DRI be less than 76' in width; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date. The site is generally east of Lakewood Ranch Boulevard, south of 44<sup>th</sup> Avenue East extension, west of Lorraine Road, and north of S.R. 70. A 39.3 acre parcel is west of Lakewood Ranch Boulevard (1,518.9 ± acres).
  
9. **PDR-03-53(P)(R5) FOREST CREEK**  
 (Katie LaBarr, Principal Planner)  
 An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending Ordinance No. PDR-03-53(P)(R4) pertaining to approximately 135.07 acres on the south side of US 301 North and west of Red Rooster Road, Parrish in the PDR (Planned Development Residential) zoning district; approving a revised Preliminary Site Plan and amending and restating Ordinance PDR-03-53(P)(R-4) approved on December 18, 2007; to change the number and the mix of residential unit types from 341 units (309 lots for single-family detached residences and 32 lots for single-family attached residences) to 367 units (335 single family detached residences and 32 lots for single-family attached residences) modify the building setbacks and minimum lot widths, modify stipulations to effect these changes; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.
  
10. **PDR-06-87(P)(R2) PROVIDENT NATIONAL PROPERTY GROUP/WOODBROOK**  
 (Barney Salmon, Planner)  
 An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending Ordinance No.PDR-06-87(P)(R) pertaining to approximately 78.50 acres east of Lockwood Ridge Road and south of the Honore Avenue extension, Bradenton in the PDR (Planned Development Residential) zoning district; approving revised Ordinance PDR-06-87(P)(R2), amending and restating Zoning Ordinance PDR-06-87(P)(R) approved on December 18, 2007; to allow an option to replace 186 single family detached residences and 104 multi-family residences with 180 single-family detached residences; modify the building setbacks and minimum lot width; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

<p>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).</p>
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**PRESENTATIONS SCHEDULED - ITEM 11**

**PLANNING**

**11. ORDINANCE 09-68 RIVER CLUB TELECOMMUNICATION TOWER – APPROVAL**

(Sharon Tarman, Planner)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development; pertaining to approximately 33.3 acres at 6600 River Club Boulevard, Bradenton currently in the PDR (Planned Development Residential) zoning district; amending the allowable uses to include a 150’ high telecommunication tower within property generally described as the River Club Golf Course; approving a Preliminary Site Plan for the telecommunications tower; subject to stipulations as conditions of approval; setting forth findings; providing for severability; and providing an effective date.

**OR**

**ORDINANCE 09-69 RIVER CLUB TELECOMMUNICATION TOWER – DENIAL**

(Sharon Tarman, Planner)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development; pertaining to approximately 33.3 acres at 6600 River Club Boulevard, Bradenton currently in the PDR (Planned Development Residential) zoning district; denying approval for a proposed 150’ high telecommunication tower within property generally described as the River Club Golf Course; providing for the denial of a Preliminary Site Plan depicting said telecommunications tower; setting forth findings; providing for severability; and providing an effective date.

**COMMISSIONERS’ 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 elect not to convene, if no business is scheduled; however, each reserves the right to take action on any matter during its meeting, including items not set forth within this agenda. The Chair of each governing body at his/her option may take business out of order if he/she determines that such a change in the schedule will expedite the business of the governing body.

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 11/30/2009