

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

- AGENDA -

8:30 A.M. – PLANNING COMMISSIONERS WORKSHOP

03/11/10

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

PLEDGE OF ALLEGIANCE

MINUTES FOR APPROVAL

SWEARING IN:

02/11/10

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. **ORDINANCE 10-25 – SCREEN ENCLOSURES WITHOUT POOLS SETBACKS**

(Lisa Barrett, Planning Manager)

An Ordinance of the Board of County Commissioners of Manatee County, Florida amending the Manatee County Land Development Code regarding Section 703.2.24 to allow single-family screen enclosures without pools to be setback 5' from the rear and side property lines; amending Chapter 2, definition of screen cages to include screen enclosures; amending other provisions as necessary for internal consistency; providing for codification; providing for severability; and providing an effective date.

2. **PA-10-03 (PROPOSED ORDINANCE 10-03) / WARNER CROSSING**

(Kathleen Thompson, Planning Manager) DTS#20090178

Transmittal 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 a purpose and intent; providing findings; providing for an amendment to the Future Land Use Map of the Future Land Use Element to designate specific real property to ROR (Retail, Office, and Residential) Future Land Use Classification from the UF-3

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| Richard Bedford, Chairman; David Wick, 1 st Vice Chairman, Chairman; Steve Belack, 2 nd Vice Chairman; Marilyn Stasica, 3 rd Vice Chairman; Mary Sheppard, Timothy Rhoades, George Mendez |
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(Urban Fringe - 3 dwelling units per gross acre) Future Land Use Classification (22.97± acres); said property being generally located on the northwest corner of the intersection of SR 64 East and Upper Manatee River Road; providing for severability and providing for an effective date.

3. **PDR-06-14(Z)(P) - STANK LLC / GREENFIELD / BUEREAU / ELLENTON PALMS**

(Miles Gentry, Planning Manager) DTS#20060098

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan on 40 ± acres located approximately 2,800 feet east of Ellenton-Gillette Road and approximately 1,370 feet west of I-75 on the south side of 29th Street East, Ellenton, for 165 residential units, consisting of 73 lots for single-family detached residences on individual lots, 44 single-family detached residences in groups on one parcel, and 48 multi-family residences in one building 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.

4. **R-10-042 - NEWPORT ISLES GATEWAY / CC MANATEE DEVELOPMENT, LLC - PDMU-10-01(G)**

(Miles Gentry, Planning Manager) DTS#20100008

A Resolution of the Board of County Commissioners of Manatee County, Florida regarding land development, approving a Gateway Master Plan for a project previously proposed as "Newport Isles" on property generally located north of Buckeye Road, east of Grass Farm Road, and extending north to the Hillsborough County line, consisting of approximately 734 ± acres within the North County Gateway Overlay District; providing for specific approval regarding building setbacks and height; providing for conditions of approval; setting forth findings; providing for severability and providing for an effective date.

5. **R-10-043 - SWEETWATER PRESERVE GATEWAY / CHAMAX, LLC - PDMU-10-02(G)**

(Miles Gentry, Planning Manager) DTS#20100007

A Resolution of the Board of County Commissioners of Manatee County, Florida regarding land development, approving a Gateway Master Plan for a project previously proposed as "Sweetwater Preserve" on property generally located north of Buckeye Road, west of I-75, and extending north to the Hillsborough County line, consisting of approximately 824 ± acres within the North County Gateway Overlay District; providing for specific approval regarding building setbacks and height; providing for conditions of approval; setting forth findings; providing for severability and providing for an effective date.

6. **PA-10-02 (PROPOSED ORDINANCE 10-02) - ROBINSON FARMS**

(Stephanie Moreland, Planner) DTS#20090177

Transmittal 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 a purpose and intent; providing findings; providing for an amendment to the Future Land Use Map of the Future Land Use Element to designate specific real property to RES-3 (Residential -3 dwelling units per gross acre) from the RES-1 (Residential-1 dwelling unit per gross acre) Future Land Use Classification; said property being generally located north of 9th Avenue Northwest, approximately 600' east of 99th Street Northwest and south of 17th Avenue Northwest (49± acres); providing for severability and providing for an effective date.

7. **PLAN AMENDMENT PA-10-14 (PROPOSED ORDINANCE 10-14) – COUNTY INITIATED TEXT AMENDMENT**

(Kathleen Thompson, Planning Manager)

Transmittal of a Plan Amendment of Manatee County, Florida, regarding Comprehensive Planning,

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amending Manatee County Ordinance No. 89-01, as amended the Manatee County Comprehensive Plan; providing for a purpose and intent; providing findings; providing for a Text Amendment to Chapter 3, Conservation Element, regarding mitigation for development-related impacts to wetlands; providing a purpose and intent; setting forth findings; amending related provisions of the Comprehensive Plan to preserve internal consistency; providing for severability; and providing an effective date.

REGULAR AGENDA

8. **PA-10-05 (PROPOSED ORDINANCE 10-05) – EVERS RESERVOIR WATERSHED AMENDMENT**

(Kathleen Thompson, Planning Manager)

Transmittal 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 for a purpose and intent; providing findings; providing for an amendment to the text of Chapter 3, Conservation Element regarding the Evers Reservoir Watershed, a part of the Watershed Overlay (WO) District to allow the beneficial reuse of treated effluent within a portion of the Evers Reservoir Watershed subject to specified requirements in the Conservation Element; amending the Conservation Element to add a new map entitled: "Beneficial Reuse Area of the Evers Reservoir Watershed"; the portion of the Evers Reservoir Watershed within which the beneficial reuse of treated effluent may occur is generally depicted on said map; amending the text of the conservation element to set forth special provisions applicable to the above-described amendment; amending related text provisions of the Comprehensive Plan for internal consistency; providing for severability and providing for an effective date.

9. **PA-10-01 (PROPOSED ORDINANCE 10-01) CROSSROADS AT SW MANATEE**

(Sharon Tarman, Planner) DTS#20090176

Transmittal 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 a purpose and intent; providing findings; providing for an amendment to the text of the Future Land Use Element to establish a new sub-area known as the MU-C/RU (Mixed Use – Community/Residential Urban Sub-area); 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, ROR (Retail Office Residential) 72± acres, RES-6 (Residential 6 dwelling units per gross acre) (456 ± acres) and RES-9 (Residential 9 dwelling units per gross acre) (892 ± acres) comprising a total of 1,420 ± acres; amending the Future Land Use Map of the Future Land Use Element to designate a specific sub-areas within the above -described property; said property being generally located south of Cortez Road, west and east of 75th Street West to 53rd Avenue West and on the north side of El Conquistador to 47th Street West; amending the text of the Future Land Element to set forth special provisions applicable to the above-described Future Land Use Map Amendments; adopting by reference the text amendments in Ordinance 09-12 in the event such text amendments do not become effective prior to the transmittal public hearing for this Ordinance; amending Table 5-1, addendum in the thoroughfare plan; amending related text provisions of the Comprehensive Plan for internal consistency; providing for development limitations; providing for severability and providing for an effective date

Richard Bedford, Chairman; David Wick, 1st Vice Chairman; Steve Belack 2nd Vice Chairman; Marilyn Stasica, 3rd Vice Chairman; Mary Sheppard, Timothy Rhoades, George Mendez

10. **PA-10-19 (PROPOSED ORDINANCE 10-19)- STANK, LLC - LARGE SCALE COMPREHENSIVE PLAN AMENDMENT**

(Miles Gentry, Planning Manager)

Transmittal 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 for a purpose and intent; providing findings; providing for an amendment to the Future Land Use Map of the Future Land Use Element of the Comprehensive Plan to designate specific real property from RES-3 (Residential – 3 dwelling units per gross acre) to MU (Mixed-Use 9 dwelling units per gross acre) (67.37 ± acres) for land generally located south of 29th Street East and west of I-75 at 4903 29th Street East; providing for severability; and providing for an effective date.

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, 1st Vice Chairman; Steve Belack 2nd Vice Chairman; Marilyn Stasica, 3rd Vice Chairman; Mary Sheppard, Timothy Rhoades, George Mendez