

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

**- AGENDA -**

8:30 A.M. – PLANNING COMMISSIONERS WORKSHOP

04/08/10

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

PLEDGE OF ALLEGIANCE

SWEARING IN:

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 09-64 (DRI # 11) – TARA-MANATEE, INCORPORATED**

(Katie LaBarr, Principal Planner) **(Continued from 12/10/09, 01/14/10, and 02/11/10) (To be continued to 06/10/10)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending a Development Order pursuant to Chapter 380.06, Florida Statutes, and a determination of whether the following changes constitute a Substantial Deviation to the Tara-Manatee Development of Regional Impact:

1. Amend Map H to redistribute approved development as follows:
  - A. Add Subphase III-BB to allow for the transfer of 19,500 square feet of commercial from Subphase III-R, or III-Z and III-V, or available residential units (or combination thereof), to the southwest corner of State Road 70 and Tara Boulevard
  - B. Add Adult Assisted Living Facility use to Subphases III-R, III-U, III-AA, III-V, and III-Z.
  - C. Add Monopole Telecommunication Tower to Subphase III-R, III-U, III-V, and III-Z.
2. Add Exhibit D, an updated table of Permitted Commercial Uses by Parcel;
3. Add Exhibit E, a proposed Land Use Equivalency Table;
4. Amend the Development Order to reflect the two year extension of the Phase III buildout date to coincide with provisions of SB 360, approved during the 2009 legislative session;

Richard Bedford, Chairman; David Wick, 1 <sup>st</sup> Vice Chairman, Chairman; Steve Belack, 2 <sup>nd</sup> Vice Chairman; Marilyn Stasica, 3 <sup>rd</sup> Vice Chairman; Mary Sheppard, Timothy Rhoades, George Mendez
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5. Clarify locations where mini-warehouse can be located, and to limit the use to a storage-only facility;
- And
6. Update terminology and departmental references; and other changes for internal consistency.

The Tara DRI is located at the southwest corner of SR 70 and I-75 Interchange, extending westward to Braden River Road (1,124.21 ± acres).

**2. PDR/PDC-96-03(G)(R9)-TARA-MANATEE, INC.**

(Katie LaBarr, Principal Planner) DTS#20090243 (Continued from 12/10/09, 01/14/10, and 02/11/10) (To be continued to 06/10/10)

Request: Approval of a revised General Development Plan and Zoning Ordinance to:

1. Amend Map H to redistribute approved development as follows:
  - A. Add Subphase III-BB to allow for the transfer of 19,500 square feet of commercial from Subphase III-R, or III-Z and III-V, or available residential units (or combination thereof), to the southwest corner of State Road 70 and Tara Boulevard
  - B. Add Adult Assisted Living Facility use to Subphases III-R, III-U, III-AA, III-V, and III-Z.
  - C. Add Monopole Telecommunication Tower to Subphase III-R, III-U, III-V, and III-Z.
2. Add Exhibit F, a proposed Land Use Equivalency Table;
3. Amend the GDP to reflect the above changes;
4. Amend the Zoning Ordinance to reflect the two year extension of Phase III buildout date to coincide with provisions of SB 360, approved during the 2009 legislative session;
5. Clarify locations where mini-warehouse can be located, and to limit the use to a storage-only facility;
- And
6. Update terminology and departmental references, and other changes.

The Tara DRI is located at the southwest corner of SR 70 and I-75 Interchange, extending westward to Braden River Road (1,124.21 ± acres).

**3. Z-10-01 – ANDY WILLS REZONE**

(Stephanie Moreland, Planner) DTS#20090296

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 the rezoning of approximately 0.51 acres on the south side of Cortez Road West, at 4404 110<sup>th</sup> St. Ct. W., Bradenton, from RSF-4.5/CH (Residential Single-Family, 4.5 dwelling units per acre, Coastal High Hazard Overlay District) to the PR-S (Professional – Small) zoning district; retaining the CH Overlay district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

**4. PDR-99-02/PSP-09-17 - TWIN RIVER RED RECREATION AREA (PHASE V)**

(Stephanie Moreland, Planner) DTS#20090182

An Ordinance of the Board of County Commissioners of Manatee County, Florida, approving a Preliminary Site Plan to allow a boat ramp and other recreational amenities including; a 2,708 square foot existing building for a community center, 400 square foot pavilion, and 273 square foot fishing pier on 3.19 ± acres on the south side of Golf Course Road, east of Gamble Creek, and north of the Manatee River, Parrish; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

Richard Bedford, Chairman; David Wick, 1 <sup>st</sup> Vice Chairman; Steve Belack 2 <sup>nd</sup> Vice Chairman; Marilyn Stasica, 3 <sup>rd</sup> Vice Chairman; Mary Sheppard, Timothy Rhoades, George Mendez
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5. **PDC-10-03(G) – 5814 18<sup>TH</sup> STREET EAST (DTS #20100021)**

(Rob Wenzel) DTS#20100021

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development pertaining to approximately 1.88 acres (including .22 acres of proposed ROW vacation) on the north side of 18<sup>th</sup> Street East and west of 60<sup>th</sup> Avenue East, in the PDC (Planning Development Commercial) zoning district; approving a General Development Plan for a future General Retail Sales Use, subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing 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, 1<sup>st</sup> Vice Chairman; Steve Belack 2<sup>nd</sup> Vice Chairman; Marilyn Stasica, 3<sup>rd</sup> Vice Chairman; Mary Sheppard, Timothy Rhoades, George Mendez