

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

**- AGENDA –
July 12, 2012**

8:30 A.M. – PLANNING COMMISSIONERS WORKSHOP

9:00 A. M. PUBLIC HEARING

PLEDGE OF ALLEGIANCE

MINUTES FOR APPROVAL

SWEARING IN:

05/10/12, 06/14/12

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 12-15 (DRI # 13) – CONTROL STORAGE INC./CREEKWOOD

Quasi-Judicial

Rossina Leider, Senior Development Review Specialist

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380.06, Florida Statutes, for the Creekwood Development of Regional Impact (Ordinance 05-41) (DRI #13); A/K/A Tampa Bay Regional Planning Council (TBRPC) DRI #102; including a determination of whether the following changes constitute a Substantial Deviation to the Creekwood Development of Regional Impact in response to owner's submittal of a Notice of Proposed Change (NOPC):

1. Modify Map H and the Development Order with the following changes:
 - A. Add 30,000 square feet to an existing 50,000 square foot mini-warehouse project located on Parcel C-5;
 - B. Update the Development Order to reflect the project extensions previously authorized by the State of Florida and Manatee County;
 - C. Update the Water Quality Monitoring conditions;
 - D. Update the Development Totals and Table 1 - Phasing by Use to clarify previously approved reduction of 150,000 square feet of industrial

Richard Bedford, Chairman; David Wick, 1 st Vice Chairman, Timothy Rhoades 2 nd Vice Chairman; John DeLesline, 3 rd Vice Chairman, Robert Sullivan; George Mendez; Bill Conerly
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- entitlements; and
- E. Update the Development Order to reflect terminology changes, current Land Development Code and Comprehensive Plan amendments, and department references.

The ordinance amends, replaces, and supersedes Ordinance 05-41, DRI #13, as amended; providing for severability, and an effective date.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel C-5 is located on the north side of SR 70, and east of I-75 at 8785 SR 70 East (±11.7 acres) and the present zoning is PDC/WP-E/ST (Planned Development Commercial/ Watershed Protection/Special Treatment Overlay Districts).

2. Z-84-76(R9) – CONTROL STORAGE, INC. / STORAGE NOW (AKA CREEKWOOD)

Quasi-Judicial

Rossina Leider, Senior Development Review Specialist DTS #20120105

Request: An Ordinance of Manatee County, Florida approving a revised Zoning Ordinance and General Development Plan to:

1. Add 30,000 square feet to an existing 50,000 square foot mini-warehouse project on Parcel C-5;
2. Increase the allowable height for Parcel C-5 from 30' to 35';
3. Update the Zoning Ordinance to reflect the project extensions previously authorized by the State of Florida and Manatee County;
4. Revise Land Use Conditions #3 and #15 to allow ground signs on Parcel C-5 and amend architectural standards;
5. Update the Water Quality Monitoring Conditions; and
6. Update the Zoning Ordinance to reflect department references.

Subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date. Storage Now (aka Creekwood) is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel C-5 is located on the north side of SR 70, and east of I-75 at 8785 SR 70 East (±11.7 acres) and the present zoning is PDC/WP-E/ST (Planned Development Commercial/ Watershed Protection/Special Treatment Overlay Districts).

3. PLAN AMENDMENT PA-12-04 (ORDINANCE 12-25) – FIRE FLOW REQUIREMENTS AND TITLE OF OVERLAY DESIGNATION

Legislative

Kathleen Thompson, Planning Manager (Comprehensive Planning)

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 Comprehensive Plan text amendment to the Water Element to ensure consistency with the National Fire Protection fire flow requirements and an amendment to the Future Land Use element to amend the title of an overlay designation to more accurately reflect the area, providing for severability; and providing an effective date.

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REGULAR AGENDA

4. ORDINANCE 12-20 UNNAMED EXCLUSIVE GOLF AND COUNTRY CLUB (a.k.a. UNIVERSITY PARK COUNTRY CLUB) DRI #12

Quasi-Judicial

Kathleen Thompson, Planning Manager (Comprehensive Planning)

Request: Determination of whether the following modifications to the Unnamed Exclusive Golf and Country Club DRI Development Order constitute a substantial deviation pursuant to Section 380.06, Florida Statutes:

1. Reallocate 46 previously approved residential units to newly created Tracts L South and B2,
2. Decrease acreage devoted to Open Space (roads, right-of-way, etc.) in favor of the new Tracts B2 and L South,
3. Increase residential acreage to accommodate Tracts B-2 and L South,
4. Update Map P & C showing the removal of a conservation area in favor of two new preservation areas,
5. Update the Development Order to reflect the project expiration and build out dates as previously authorized by the State of Florida and Manatee County, and
6. Update the Development Order to reflect terminology changes, Department references and other minor changes.

Unnamed Exclusive (University Park Country Club) is north of University Parkway, between Honore Avenue and the Palm Aire Development, and extends north to the Braden River. Present zoning: PDR/WP-E/ST (Planned Development Residential, Watershed Protection-Evers and Special Treatment overlay districts) (1,187.59± acres).

5. PDR-89-05(G)(R10) UNNAMED EXCLUSIVE GOLF AND COUNTRY CLUB

Quasi-Judicial

Kathleen Thompson, Planning Manager (Comprehensive Planning) DTS#20120095

Request: Approval of a revised Zoning Ordinance for Unnamed Exclusive Golf and Country Club to:

- 1.) Reallocate 46 previously approved residential units to newly created Tracts L South and B2.
- 2.) Decrease acreage devoted to open space (roads, right-of-way, etc.) in favor of the new Tracts B2 and L South.
- 3.) Increase residential acreage to accommodate Tracts B2 and L South.
- 4.) Update the Zoning Ordinance to reflect the project expiration and buildout dates as previously authorized by the State of Florida and Manatee County, and
- 5.) Update the Zoning Ordinance to reflect terminology changes, Department references and other minor changes.

Unnamed Exclusive (University Park Country Club) is north of University Parkway, between Honore Avenue and the Palm Aire Development, and extends north to the Braden River. Present zoning: PDR/WP-E/ST (Planned Development Residential, Watershed Protection-Evers and Special Treatment overlay districts) (1,187.59± acres).

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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

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John DeLesline, 3rd Vice Chairman, Robert Sullivan; George Mendez; Bill Conerly