

**ABBREVIATED MINUTES
Joint Planning Committee
March 21, 2005**

The Joint Planning Committee met on March 21, 2005 at 2:00 P.M. in the City Hall Council Chambers, 101 Old Main Street, Bradenton, Florida.

ATTENDANCE

Joint Planning Committee Members (shaded area indicates absence, * indicates non voting):

<i>Councilman Gene Gallo City of Bradenton Chairman</i>	<i>Councilman Brian Williams City of Palmetto</i>	<i>Manatee County Commissioner Jane von Hahmann</i>	<i>Councilman Rich Bohnenberger Island Cities</i>	<i>Manatee County School Board Frank Brunner</i>
		<i>Manatee County Commissioner Amy Stein (Alternate)</i>		

City Staff:

Development Services		Other		Other
<i>Director Larry Frey</i>		<i>Mayor Wayne Poston City of Bradenton</i>		<i>Attorney William Lisch City of Bradenton</i>
<i>Asst Director Matt McLachlan</i>		<i>Mayor Larry Bustle City of Palmetto</i>		
<i>Development Review Manager Ruth Seewer</i>				
<i>Review. Coordinator. Dianna Loudermilk</i>				

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Meeting called to order by **City Councilman Gene Gallo** on March 21, 2005 at 2:07 P.M. in the City Council Chambers at the City of Bradenton. Meeting Opened.

Chairman Gallo requested that in the future speakers should identify themselves before speaking.

Chairman Gallo beginning the meeting with an annexation request that was on the Agenda for later discussion.

AX.05.0007 WARD 4 NEIGHBORHOOD 20.03 LF

Request of White Oak Development, Inc, Agent for Johnny Rice, Steven Rice & Tonya Rice, owners for annexation of 20.38 acres located at 5050 1st Ave E (Zoned County A1) No staff report available at this time.

Chairman Gallo relays that he had asked **DDS Director Larry Frey** and **DDS Assistant Director Matt McLachlan** to let the board know that there has been an application for annexation just east of the two lots on 48th Street East by Mangrove Point. And when will we be getting the staff report?

DDS Review Coordinator Dianna Loudermilk stated that **Mr. Frey** will return on the 28th of March and will then work on the annexation.

Chairman Gallo asks when the annexation will be presented to the JPC and if they have been provided the information regarding the annexation.

Mrs. Loudermilk explained that the board members had each received the packet of information pertaining to the upcoming annexation. **County Commissioner Jane von Hahmann** referred to the note on the packet that asks board members to have dates in mind for the next JPC meeting. **Monday, May 2, 2005 at 2:00 p.m.** was selected and agreed upon by all board members as the date for the meeting.

AX.05.0007 WARD 5 NEIGHBORHOOD 7.02/8.03 LF

Request of King Engineering, Agent for Mixon Fruit Farms, owner for annexation of 240.95 acres located at 2605 26th Ave East (Zoned County A1, RSF-4.5, PC-C)

Bill Merrill, attorney representing Metro Development Group, the contract purchasers for the Mixon Property and proposing this development. They are proposing annexation into the city as described in the application. They are looking at doing a residential

development that would be in keeping with the existing allowable densities. Nothing greater than the RES-6.

Mr. Merrill displayed the site map for reference. He then pointed out and explained the boundaries. He demonstrated that it did not create an enclave. He answered questions about what area the Manatee County School Board owns.

Chairman Gallo indicates that the property to the north of the annexation now becomes an enclave. **Mr. Merrill** shows that the county road still comes through and goes all the way up to the north and that this annexation does not create an enclave. If the school board does decide to annex and doesn't leave a corridor then it leaves a potential to create an enclave. County Road provides access currently and that is where the access will be in the future.

Mr. Merrill states that they meet all of the criteria for the statute, they are compact, they have a significant amount of contiguous boundary to the city. The issues as far as compatibility and consistency with the Comprehensive Plan both have been met as the staff report indicates. This area is rather higher density residential development, of course you have the Industrial Tropicana, you have the school board and some other industrial in the area and higher density development. Future development plans do not contemplate anything higher than what is currently allowed on the site in the county so they are not looking to exceed those nor the height restrictions they are not looking at high-rise or anything else. They are looking at primarily single family and lower density multi family type product in this area.

They think that this will greatly enhance the existing neighborhood to the north. They have spoken to both Police and Fire and received positive in their remarks especially the police in that regard.

They are agreeing to the Impact Fee Equivalency Requirement under the Accord. They understand that some of the facilities in the area, sewer and water in particular will need to have improvements whether they are in the city or whether they are in the county. They are willing to look at all of those types of issues and try to address those problems to the satisfaction of both governments.

Commissioner Brian Williams asks **Chairman Gallo** where this fits on the City's UDZ map that was presented to the County. **Chairman Gallo** answered that it will when the UDZ map is redone, that it will be out of the UDZ zone. That is one area that the county has concerns about and in order to show good faith and to work in the spirit of the accord in the direction we are going that it will be taken out of the UDZ zone. For the record that is **Chairman Gallo's** opinion but he thinks that is where it is headed.

Board Discussion

Staff Recommendation

Staff Recommendation

Board Comments

Larry P. Frey, AICP, Director
Department of Development Services