

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

- AGENDA -
July 14, 2011

8:30 A.M. – PLANNING COMMISSIONERS WORKSHOP

9:00 A. M. PUBLIC HEARING

PLEDGE OF ALLEGIANCE

MINUTES FOR APPROVAL

SWEARING IN:

6/9/11

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 11-18 PARRISH LAKES DRI #28 (TBRPC DRI #269)

Lisa Barrett, Planning Manager (**Correction to error in continuation date continued from June 9, 2011 to August 14, 2011; to be continued to August 11, 2011**)

Request: Approval of a new Development of Regional Impact to allow:

- a. 3,300 residential units;
- b. 400,000 square feet of retail; and
- c. 50,000 square feet of office.

The applicant also requests approval of a Land Use Equivalency Matrix (LUEM) to allow conversion between various approved uses, within specific ranges.

This DRI is proposed in two phases; Phase 1 which includes 1,500 residential units and 250,000 s.f. of retail, with a buildout date of 2020, and Phase 2, which includes 1,800 residential units, 150,000 s.f. of retail and 50,000 s.f. of office, with a buildout date of 2030. Specific approval is requested for both Phases 1 and 2.

Richard Bedford, Chairman; David Wick, 1 st Vice Chairman, Steve Belack, 2 nd Vice Chairman; Marilyn Stasica, John DeLesline, Timothy Rhoades, George Mendez
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2. LDA-09-04(R) - AMENDED LOCAL DEVELOPMENT AGREEMENT FOR SUMMER WOODS DEVELOPMENT

John Osborne, Planning and Zoning Official DTS#20100212

Request: Approval of a Local Development Agreement providing for the issuance of a five (5) year certificate of level of service compliance; providing for dedication of right-of-way; providing for design, permitting and construction of project entrance improvements including turn lanes; providing for severability, and providing for an effective date. The Local Development Agreement applies to Summer Woods approved as PDR-09-14(Z)(P) (268.14± acres). The proposed use of the properties is residential development. Pursuant to existing zoning, Summer Woods is approved for 562 residential units, each with a maximum height of 35 feet.

3. Z-11-05 – FM CAPITAL CITY CORPORATION

Rossina Leider, Sr. Development Review Specialist DTS # 20110096

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 0.93 acres at the northeast corner of SR 70 (53rd Avenue East) and 30th Street East at 2955 53rd Ave. E., Bradenton from the PDC (Planned Development Commercial) and RDD-6 (Residential Duplex District, 6 dwelling units per acre) to the GC (General Commercial) zoning districts; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

REGULAR AGENDA

4. Z-11-03 – WARNER CROSSING LLC/REZONE

Katie LaBarr, Principal Planner DTS # 20110075

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 12.8 acres located on the west side of Upper Manatee River Road, north of the intersection of SR 64 and Upper Manatee River Road at 1450 Upper Manatee River Road, Bradenton from the A (General Agriculture) to the GC (General Commercial) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

5. PDO-11-11(G) - PROGRESSIVE VETERINARY PRACTICES

Kathleen Thompson, Planning Manager DTS #20110188

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding Land Development, approving a General Development Plan on approximately a 2.25 acre site to build an 8,000± square foot veterinary clinic; located on the north side of SR 70 at 10915 SR 70 East, approximately 1,375 feet west of Lakewood Ranch Blvd. in the PDO/WP-E/ST (Planned Development Office/Watershed Protection-Evers/Special Treatment Overlay District) zoning district; subject to stipulations as conditions of approval; providing for severability, and providing an effective date.

Richard Bedford, Chairman; David Wick, 1st Vice Chairman; Steve Belack 2nd Vice Chairman; Marilyn Stasica, John DeLesline, Timothy Rhoades, George Mendez

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, John DeLesline, Timothy Rhoades, George Mendez