

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

**- AGENDA –**  
**October 13, 2011**

**8:30 A.M. – PLANNING COMMISSIONERS WORKSHOP**

**9:00 A. M. PUBLIC HEARING**  
**PLEDGE OF ALLEGIANCE**  
**MINUTES FOR APPROVAL**  
**SWEARING IN:**

**9/8/11**  
**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 - 30 – COUNTY INITIATED LAND DEVELOPMENT CODE AMENDMENT**  
**SEXUALLY ORIENTED BUSINESSES**

John Osborne, AICP, Planning and Zoning Official **(To be continued to 11/10/11)**

An Ordinance of Manatee County, Florida, regarding land development; providing findings; amending Chapter 7 of the Land Development Code, sexually oriented businesses; amending Section 201 definitions, amending Section 510 Certificate of Level of Service compliance, amending Chapter 6 Figure 6-1, amend Section 707 referencing Ordinance 05-21, amending Section 737 reflecting Ordinance 05-21, amending Section 1206 reflecting Ordinance 05-21 and Index of the Land Development Code reflecting Ordinance 05-21; amending other Sections of Land Development Code for internal consistency; providing for severability; providing for codification; 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; John DeLesline, Timothy Rhoades, George Mendez

2. **PDMU-92-01(G)(R13) SCHROEDER-MANATEE RANCH, INC./ UNIVERSITY LAKES**

Katie LaBarr, AICP, Principal Planner

An Ordinance of the Board of County Commissioners of Manatee County, Florida, relating to land development, amending Stipulation Q.(1) of Ordinance PDMU-92-01(Z)(G)(R12) and amending the General Development Plan to reallocate 100 multi-family units from Parcel 53 to Parcel 15, 16,791 square feet of non-residential square footage from Parcel 15 to Parcel 4/5, and 255 hotel rooms from Parcel 15 to Parcel 4/5 and amending note 2(E) regarding Parcel 15; other minor amendments as necessary; setting forth findings; providing for severability; and providing an effective date.

University Lakes is at the northeast intersection of the University Parkway and I-75 interchange, south of SR70, north of University Parkway, and east of I-75 to the current boundary at three miles east of Lorraine Road. The present zoning is PDMU/WP-E/ST (Planned Development Mixed Use / Evers Reservoir Watershed Protection and Special Treatment Overlay District) (4,101.2 ± acres).

3. **LDA-11-01 – PDR-06-34(Z)(P) PADDOCKS LAND VENTURE/THE PADDOCKS**

Tony Rodriguez, County Transportation Planning Official DTS#20110143

Request for approval of LDA-11-01 relating to the Paddocks project, approved as PDR-06-34(Z)(P); providing for the applicant's construction of improvements at the intersection of Ellenton-Gillette Road and Mendoza Road; providing for the approval of an extended Certificate of Level of Service Compliance for public facilities for the Project; and providing for the extension of the Preliminary Site Plan approved for the Project. The Project is located on a 82.04± acre parcel of property located in Manatee County, generally bounded by 37th Street East (a/k/a Mendoza Road) on the north, Ellenton-Gillette Road on the east, 29th Street East on the south, and the Seaboard Coast Line Railroad on the west. Through prior approvals, the Project has been approved for a maximum of two hundred sixty-four (264) residential units, consisting of forty-eight (48) lots for single-family detached residences, one hundred four (104) single-family residences on a single parcel, and one hundred twelve (112) multi-family units with at least twenty-six (26) of the units designated as workforce housing. The Project is approved with a maximum height of thirty-five (35) feet for all uses.

4. **PDMU-05-19(G)(R4) – NORTHWEST SECTOR**

Rossina Leider, Senior Development Review Specialist DTS20110193

Request: An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending and restating Ordinance PDMU-05-19(Z)(G)(R), PDMU-05-19(Z)(G)(R2) and PDMU-05-19(G)(R3) to amend the General Development Plan to:

- Reallocate single-family units among parcels;
- Add residential support as a use;
- Modify dimensional criteria;
- Allow design flexibility by revising restrictions on land use and design criteria;
- Amend stipulations to facilitate these changes;
- Update the phasing table to reflect legislatively approved extensions;

subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date. The development has been approved for 4,422 residences, 200,000 square feet of commercial space, 105,000 square feet of office space and a 120 bed group care facility, generally east of Lakewood Ranch Boulevard, south of 44<sup>th</sup> Avenue East extension, west of Lorraine Road, and north of S.R. 70. A 39.3 ± acre parcel is west of Lakewood Ranch Boulevard (1,518.9 ± acres).

Richard Bedford, Chairman; David Wick, 1 <sup>st</sup> Vice Chairman, Steve Belack, 2 <sup>nd</sup> Vice Chairman; Marilyn Stasica; John DeLesline, Timothy Rhoades, George Mendez
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**5. PDMU-05-09(P)(R2) – CENTRAL PARK**

Rossina Leider, Senior Development Review Specialist DTS20110194

An Ordinance of the Board of County Commissioners of Manatee County, Florida, approving an amended Zoning Ordinance and revised Preliminary Site Plan by amending the following:

- Increase the residential units from 800 to 826;
- Allow residential support uses;
- Modify commercial parcels boundaries;
- Reallocate commercial square footage;
- Modify dimensional criteria;
- Allow design flexibility by removing restrictions on land uses and design criteria;
- Amend the Ordinance definitions, conditions, and terminology to reflect the above changes;

subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date. The site is generally located east of Lakewood Ranch Boulevard, south of 44<sup>th</sup> Avenue East, north of Malachite Drive and west of Pope Road, Bradenton (372 ± acres).

**6. PDR-04-01(P)(R) – RIVER'S REACH (FKA: WATER'S EDGE)**

Lisa Barrett, Planning Manager DTS20110162

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending Ordinance No. PDR-04-01(P) and the Preliminary Site Plan for the River's Reach Subdivision to:

1. Increase the number of single-family residential lots from 257 to 326 (69 additional lots),
2. Modify the overall gross density from 1.03 dwelling units per acres to 1.31 dwelling units per acre,
3. Modify Phase 1 lot sizes from 80' wide to a minimum of 52' and modify the front and side yard setbacks;
4. Relocate existing recreational amenities in Phase 2; and
5. Change existing stipulations to reflect the above, update departmental references, and reflect current standards.

The River's Reach Subdivision (249.17± acres) is within the PDR/NCO (Planned Development Residential/North Central Overly) zoning district. The site is north of the Manatee River on the west side of North Rye Road, in Parrish; 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; John DeLesline, Timothy Rhoades, George Mendez