

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

**- AGENDA –**  
**November 8, 2012**

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

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

**PLEDGE OF ALLEGIANCE**

**MINUTES FOR APPROVAL:**

**SWEARING IN:**

**09/13/12**

**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 12-28 – DTS#20120215 - LAKEWOOD CENTRE, DRI #27**

Katie LaBarr, AICP, Principal Planner

An Ordinance of the Board of County Commissioners of Manatee County, Florida, rendering an amended and restated Development Order pursuant to Chapter 380, Florida Statutes, for the Lakewood Centre Development of Regional Impact (Ordinance 08-13) to approve the following changes to Map H and the ordinance: (1) update the phasing and buildout dates to reflect legislatively approved extensions, (2) update conditions to reflect compliance with requirements contained therein, (3) modify affordable housing conditions consistent with current practices, (4) other amendments for internal consistency providing for development rights, conditions, and obligations; providing for severability; and providing an effective date.

The Lakewood Centre DRI is generally north of SR 70 between Lakewood Ranch Boulevard (to the west) and Pope Road (to the east), and south of Malachite Drive, approximately 2 miles south of SR 64. The present zoning is PDMU/WP-E/ST (Planned Development Mixed Use/Evers Reservoir Watershed Protection Overlay District/Special Treatment Overlay District) (697.4± acres).

Richard Bedford, Chairman; David Wick, 1<sup>st</sup> Vice Chairman, Timothy Rhoades, 2<sup>nd</sup> Vice Chairman;  
John DeLesline, 3<sup>rd</sup> Vice Chairman, George Mendez; Bill Conerly; Robert Sullivan

**2. PDMU-06-30(G)(R) – DTS#20120212 - LAKEWOOD CENTRE**

Katie LaBarr, AICP, Principal Planner

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development amending Ordinance PDMU-06-30(Z)(G) to approve changes to the General Development Plan and Ordinance as follows: (1) update the phasing and buildout dates to reflect legislatively approved extensions, (2) update conditions to reflect compliance with requirements contained therein, (3) modify affordable housing conditions consistent with current practices, (4) modify design conditions; (5) clarification of allowable uses; (6) allow for transfer of residential units to parcel k; (7) other amendments for internal consistency; providing for severability; and providing for an effective date. The Lakewood Centre DRI is generally located east of Lakewood Ranch Blvd, south of Malachite Drive, west of Pope Road, and north of S.R. 70 (697.4 ± acres).

The Lakewood Centre DRI is generally north of SR 70 between Lakewood Ranch Boulevard (to the west) and Pope Road (to the east), and south of Malachite Drive, approximately 2 miles south of SR 64. The present zoning is PDMU/WP-E/ST (Planned Development Mixed Use/Evers Reservoir Watershed Protection Overlay District/Special Treatment Overlay District) (697.4± acres).

**3. ORDINANCE 12-34 – DTS#20120255 - SCHROEDER-MANATEE RANCH, INC.(SMR COMMUNITIES JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP)(UNIVERSITY LAKES)**

Kathleen Thompson, AICP, Planning Manager

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending and restating a Development Order pursuant to Chapter 380 Florida Statutes for the University Lakes Development of Regional Impact (Manatee County DRI #22, a/k/a Tampa Bay Regional Planning Council (TBRPC) DRI #216); providing for findings of fact; providing for conclusions of law; providing for definitions; providing for recognition of the revocation of the development review agreement that required the combined review of University Lakes and Lakewood Ranch Corporate Park for certain purposes; to modify transportation conditions based upon such revocation; modification of affordable housing conditions consistent with current practices; to update Table 1 and Table 2 for consistency with previously approved land use exchanges; updating conditions to reflect compliance with requirements contained therein; provide for flexibility in unit allocation among parcels; updating the phasing and buildout dates to reflect legislatively approved extensions; eliminate maximum increase in land use exchanges (Table 1 – Column E), modify Map H to reflect previously approved land use exchanges, other minor amendments and amendments for internal consistency; codifying and restating the existing Development Order for DRI #22; providing for severability; and providing for 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 approximately six miles east of I-75 with a portion of the project located south of University Parkway. The present zoning is Planned Development Mixed Use / Evers Reservoir Watershed Protection and Special Treatment Overlay Districts (4,101.2± acres).

**4. PDMU-92-01(G)(R14) – DTS#20120254 - SCHROEDER-MANATEE RANCH, INC. - (AKA SMR COMMUNITIES JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP) (UNIVERSITY LAKES)**

Kathleen Thompson, AICP, Planning Manager; Vice Chairman, Timothy Rhoades, 2 <sup>nd</sup> Vice Chairman; John DeLesline, 3 <sup>rd</sup> Vice Chairman, George Mendez; Bill Conerly; Robert Sullivan
---

An Ordinance of the Board of County Commissioners of Manatee County, Florida, relating to land development, approving a revised Zoning Ordinance to eliminate maximum increase in land use exchanges (Table C – Column E), to recognize the revocation of the Development Review Agreement that required the combined review of University Lakes and Lakewood Ranch Corporate Park for certain purposes and to modify transportation conditions based upon such revocation; modify affordable housing conditions consistent with current practices; update conditions to reflect compliance with requirements contained therein; provide for flexibility in unit allocation among parcels; update the phasing and buildout dates to reflect legislatively approved extensions; other minor amendments and amendments for internal consistency; amending the General Development Plan and Zoning Ordinance to show these changes; 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 approximately six miles east of I-75 with a portion of the project located south of University Parkway. The present zoning is Planned Development Mixed Use / Evers Reservoir Watershed Protection and Special Treatment Overlay Districts (4,101.2± acres).

### **REGULAR AGENDA**

**5. PA-12-05 (PROPOSED ORDINANCE 12-36) / COUNTY INITIATED WATER SUPPLY FACILITIES WORK PLAN**

Katie LaBarr, AICP, Principal Planner

Transmittal of a Plan Amendment of Manatee County, Florida amending Ordinance 89-01, as amended, (The Manatee County Comprehensive Plan), providing a text amendment to the Comprehensive Plan to amend and update references to the Water Supply Facilities Work Plan, providing for severability; and providing an effective date.

**6. PDR-12-03(Z)(G) – ROWE VENTURES, LLC/THE AVIARY AT RUTLAND RANCH**

John Osborne, AICP, Planning and Zoning Official (DTS # 20120045) (Continued from September 13, 2012)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 400± acres, 1800' east of 161<sup>st</sup> Avenue East and north of CR 675, at 16410 CR 675, Parrish from A/NCO (General Agriculture/North Central Overlay District) to the PD-R/NCO (Planned Development – Residential/North Central Overlay District); approve a General Development Plan for 784 residential units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

**7. PDMU-11-08(Z)(G) – DTS#20110165 - TREES DIRECT LLC**

Stephanie Moreland, Planner

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, 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 85.54 acres on the north side of Mendoza Road and east side of I-75 at 5500 37<sup>th</sup>

Street East, Ellenton, from the A-1 (Suburban Agriculture, one dwelling unit per acre) to PDMU (Planned Development Mixed Use) zoning district; approving a General Development Plan for two development scenarios (tradition and mixed use development) with a trade-off matrix that includes a

maximum of:  
Richard Bedford, Chairman; David Wick, 1<sup>st</sup> Vice Chairman, Timothy Rhoades, 2<sup>nd</sup> Vice Chairman;  
John DeLesline, 3<sup>rd</sup> Vice Chairman, George Mendez; Bill Conerly; Robert Sullivan

**Page 4 11/08/12 Planning Commission Agenda**

- 500 multi-family units which, may include a 120-bed residential care facility (equals 20 units), and
- Commercial/office use(s) of up to 150,000 square feet; and

subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, 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, Timothy Rhoades, 2<sup>nd</sup> Vice Chairman;  
John DeLesline, 3<sup>rd</sup> Vice Chairman, George Mendez; Bill Conerly; Robert Sullivan