

# MEMORANDUM



**Building and Development  
Services**

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**To:** Lisa Barrett, Planning Manager  
**From:** Bobbi Roy, Planning Coordinator  
**Date:** December 12, 2012  
**Subject:** Agenda Update for the December 13, 2012 Planning Commission

**Item #5 PDR-12-03(Z)(G) – DTS#20120045 – Rowe Ventures, LLC/The Aviary at Rutland Ranch**

A revised motion adding a Special Approval is attached.

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cc: Planning Commissioners - 7  
Joel Christian, Environmental Review Manager  
Sarah Schenk, Deputy County Attorney  
Susan Angersoll, Development Review Specialist  
John Osborne, AICP, Planning and Zoning Official  
Kathleen Thompson, AICP, Planning Manager  
Stephanie Moreland, Planner  
Board Records  
Counter Copy

**Planning Commission Date: December 13, 2012**

**Item #: 5**

**PDR-12-03(Z)(G) – ROWE VENTURES, LLC/THE AVIARY AT RUTLAND RANCH (DTS # 20120045)**

**REVISED RECOMMENDED MOTION (in strikethrough/underline format):**

**Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as conditioned herein, I move to recommend ADOPTION of Manatee County Zoning Ordinance No. PDR-12-03(Z)(G); APPROVAL of the General Development Plan with Stipulations # A1, B1-5, C1-5, D1-8 & E1; GRANTING Special Approval for a project: 1) adjacent to a perennial stream and 2) gross density greater than 1 d.u. per acre in the UF-3 Future Land Use Category and 3) within the 25-year flood plain; ADOPTION of the Findings for Specific Approval; and GRANTING Specific Approval of an alternative to Section 714.8.7 of the Land Development Code, as recommended by staff.**