

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

**- AGENDA –**  
**April 11, 2013**

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

**9:00 A.M. TIME CERTAIN - ITEM #3-Ordinance 13-04 –**

**Wetlands**

**PLEDGE OF ALLEGIANCE**

**MINUTES FOR APPROVAL:**

**SWEARING IN:**

**03/14/13**

**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 NO. 13-15 – LAND DEVELOPMENT CODE AMENDMENT REGARDING CHICKENS**

Sarah Schenk, Deputy County Attorney

An Ordinance of Manatee County, Florida, regarding land development; amending Section 201, Land Development Code, to amend the definitions related to “farm animal” so as to delete the regulation of chickens from the regulations applicable to farm animals; adding a cross reference to the location of regulations applicable to chickens in the Manatee County Code of Ordinances; providing for a purpose and intent; amending other sections of the Land Development Code for internal consistency; repealing ordinances in conflict; providing for severability; providing for codification; and providing an effective date.

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

**2. PA-13-02 / ORDINANCE 13-06 - UNIVERSITY VILLAGE, LLC**

Kathleen Thompson, AICP, Planning Manager

Transmittal of a Plan Amendment of the Board of County Commissioners of Manatee County, Florida, regarding Comprehensive Planning, amending Manatee County Ordinance No. 89-01, as amended (the Manatee County Comprehensive Plan); providing a purpose and intent; providing findings; providing for an amendment to the Future Land Use Map of the Future Land Use Element to designate specific real property from the IL (Light Industrial) Future Land Use Classification to RES-6 (Residential - 6 dwelling units per gross acre) Future Land Use Classification; approximately 36.42 acres, said property being located at 2851 and 3005 Tallevast Road, Sarasota, FL (Manatee County), providing for severability and providing for an effective date.

**REGULAR AGENDA**

**THE FOLLOWING ITEM IS TIME CERTAIN AT 9:00 A.M.**

**3. ORDINANCE NO. 13-04 – LDC SECTION 719 (WETLANDS)**

William Clague, Deputy County Attorney

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development; providing findings; amending Section 201 of the Land Development Code to provide new or revised definitions of Wetland, Non-Viable Wetland, UMAM, and Wetland Buffer; amending and restating Section 719, Wetland Protection, of the Manatee County Land Development Code to provide for purpose and intent, general prohibition and exemptions, application requirements for wetland impacts, criteria for approval of wetland impacts, mitigation for altered wetlands, areas adjacent to wetlands, conservation easements, and enforcement; providing for codification; providing for applicability; providing for severability; and providing an effective date.

**4. PDC-13-04(Z)(P) - 2705 51<sup>st</sup> AVENUE EAST, LLC/GOODWILL CORPORATE CAMPUS – DTS#20130070 - Buzzsaw #181**

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 9.44 acres at the northeast corner of 51<sup>st</sup> Ave E. and U.S. 301, Bradenton, from A-1 (Suburban Agriculture, one dwelling unit per acre) to the PDC (Planned Development Commercial) zoning district; approval of a Preliminary Site Plan for a 69,605 square foot commercial center to include an administration/education center, neighborhood retail store and a commercial out parcel in the southwest corner of the site; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

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| Richard Bedford, Chairman; David Wick, 1 <sup>st</sup> Vice Chairman, Timothy Rhoades, 2 <sup>nd</sup> Vice Chairman;<br>John DeLesline, 3 <sup>rd</sup> Vice Chairman, George Mendez; Bill Conerly |
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5. **PDR-05-64(Z)(G) / fka PDR-05-64(Z)(P) – MARTIN / HILLWOOD (DTS # 20050454)**

Miles Gentry, AICP, Senior Planner

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 77.9 ± acres located on the north side of Waterline Road 1.8 miles east of Rye Road at 17145 Waterline Road, Bradenton, from the A (General Agriculture) zoning district to the PDR (Planned Development Residential) zoning district; approving a General Development Plan for 195 single-family detached residential dwelling units; 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, Timothy Rhoades, 2<sup>nd</sup> Vice Chairman;  
John DeLesline, 3<sup>rd</sup> Vice Chairman, George Mendez; Bill Conerly