

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

**- AGENDA -**  
**May 9, 2013**

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

**PLEDGE OF ALLEGIANCE**

**MINUTES FOR APPROVAL:**

**SWEARING IN OF NEW PLANNING COMMISSIONER**

**SWEARING IN:**

**04/11/13**

**Tanya Lukowiak**

**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. PDMU-07-07(P)(R) – PARRISH PLANTATION**

Katie LaBarr, AICP, Principal Planner - DTS #20120343

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending Ordinance No. PDMU-07-07(Z)(P) and the Preliminary Site Plan for the Parrish Plantation Subdivision to:

- Remove community service uses;
- Allow Retail or Office uses in Buildings F and G (previously shown to be community service uses);
- Allow for the development of a maximum of 488 residential units (266 single family detached and 222 single family attached residential units, or 488 single family detached units); 116,100 square feet of commercial, and 83,000 square feet of office.
- Allow for design modification options to include:
  - Removal of single family attached units in favor of single family detached units;
  - Removal of building G in favor of single family detached residential development;

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

- o Reduction of lot sizes for single family detached units in the southeastern corner of the project, from a minimum of 100'x120' adjacent to Spencer Parrish, and 80'x120' for the remainder of the lots, to 65'x120' for all lots; and
- o Amend stipulations for consistency with the LDC and revised PSP.

If approved, this request will supersede the previous approval [PDMU-07-07(Z)(P)] which allows 488 residential units consisting of a minimum of 266 single family detached and 222 single family attached residential units; 86,100 square feet of commercial (Retail, Neighborhood Convenience); 53,000 square feet of office; and community service uses consisting of a library and a YMCA.

The site consists of approximately 264.44 acres and is located at the southeast intersection of S.R. 62 and U.S. 301, in Parrish; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

## **REGULAR AGENDA**

### **2. PDC-12-15(P) – U.S. 41 @ PEARL AVENUE**

Shelley Hamilton, Planner - DTS # 20120450

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for commercial development on approximately 2.08 ± acres zoned PDC (Planned Development\Commercial) on the northeast corner of U.S. 41 and Pearl Avenue, to develop the two parcels with commercial uses; Parcel "A" to be developed with a 7,250 square foot building, allowing the use to be General Retail Sales; Professional Offices; Banks, with or without Drive-Thru; Restaurants, with or without Drive Thru; Personal Service Establishments; and Parcel "B" to be developed with a 4,400 square foot convenience store with 8 gas pumps (with 16 fueling stations and a 4,720 foot dispenser canopy); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

### **3. PA-13-05/ORDINANCE 13-13 – PLAN AMENDMENT URBAN SERVICE AREA**

Kathleen Thompson, AICP, Planning Manager

Transmittal of a Plan Amendment of the Board of County Commissioners of Manatee County, Florida, amending Ordinance 89-01, as amended, (the Manatee County Comprehensive Plan); providing a purpose and intent; providing for an Amendment to the Definitions, the Future Land Use Element and the Future Land Use Map Series to create an Urban Service Area as defined in Florida Statute 163.3164(50); providing for severability; and providing an effective date.

### **4. PDRV-12-16(Z)(G) – THE CONE CORPORATION/CONE AND GRAHAM, INC. / MCMULLEN CREEK RV PARK**

Shelley Hamilton, Planner - DTS#20120453

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 92.13 ± acres, located on Bayshore Road and 61<sup>st</sup> Street East (Palm View Road), Bradenton, from A-1 (Suburban Agriculture), PD-RV (Planned Development – Recreational Vehicle), RSF-4.5 (Residential Single Family, 4.5 dwelling units per acre), NC-M (Neighborhood Commercial - Medium), and PD-R (Planned Development – Residential) zoning districts to the PD-RV (Planned Development – Recreational Vehicle) zoning district; and approve a General Development Plan for 320 park trailer units and 252 recreational vehicle sites, a community recreational area, office, and shower areas; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, 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
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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