

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

**- AGENDA -**  
**June 13, 2013**

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

**PLEDGE OF ALLEGIANCE**  
**MINUTES FOR APPROVAL:**  
**SWEARING IN:**

**05/09/13**  
**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. LDA-08-05(R) - AMENDMENT TO LOCAL DEVELOPMENT AGREEMENT FOR PARRISH PLANTATION DEVELOPMENT**

Katie LaBarr, AICP, Principal Planner (DTS#20130150)

Request: Approval of an Amendment to a Local Development Agreement providing for a change in the type of land use identified in the Local Development Agreement by deleting the requirement for dedication of a Public Community Use; providing for severability, and providing for an effective date. The Amended Local Development Agreement applies to Parrish Plantation for which an amended approval is sought pursuant to pending application known as PDMU-07-07(P)(R) (264.4 ± acres). The proposed use of the properties is residential development, including single family detached residential units and single family attached residential units, commercial and office development. Pursuant to the pending zoning request, Parrish Plantation is seeking approval for a maximum of 488 residential units with a maximum height of 35 feet and 116,100 square feet of commercial and 83,000 square feet of office.

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; Tanya Lukowiak
---

**2. PDMU-06-86(P)(R2) –SMT AUTO, LLC/FIRST AUTO SALES (RELATED TO ALCO PROPERTIES OF MANATEE COUNTY, INC./COPEMAN DEVELOPMENT)**

Stephanie Moreland, Planner (DTS#20120402)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Revised Preliminary Site Plan to:

- Eliminate mini-warehouse facility, office use and 8-lots for single-family detached residences;
- Add a 2,460 square foot building for use of a motor vehicle sales, rental, leasing, and motor vehicle repair establishments; and
- Modify existing stormwater basin

The 7.23± acre site is in the PDMU (Planned Development Mixed Use) zoning district located on the west side of U.S. 41, approximately 550 feet south of 53<sup>rd</sup> Avenue West and extending west to 16<sup>th</sup> Street West at 5410 14<sup>th</sup> Street West, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

**3. PDPI-03-21(G)(R2) – LENA ROAD LANDFILL/SE WASTEWATER TREATMENT PLANT**

Katie LaBarr, AICP, Principal Planner (DTS #20130123)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending and restating the approved General Development Plan [Ordinance PDPI-03-21(G)(R)] to allow additional improvements to the Southeast Water Reclamation Facility and Lena Road Landfill on approximately 1,169.20 acres at 3333 Lena Road; located south of SR 64, east of Lena Road, and west of Lakewood Ranch Boulevard, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

**REGULAR AGENDA**

**4. PDMU-13-03(P) – DUKE INVESTMENTS, LLC/UNIVERSITY GROVES WEST**

Stephanie Moreland, Planner (DTS#20120488)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 133 lots for single-family detached residences on approximately 48.76 acres located north of University Parkway, east of U.S. 301, south of Circus Road, and west of University Groves Development, Bradenton. The site is zoned PDMU (Planned Development Mixed Use); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

**5. PDMU-12-18(Z)(P) – WILDCAT PARRISH, LLC/ WILDCAT PRESERVE**

Rossina Leider, Planner (DTS#20120464)

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 89.72 acres located on the northeast corner of Ft. Hamer Road and Golf Course Road at 12180 Golf Course Road, Parrish, from PDR/NCO (Planned Development Residential/North Central Overlay) to the PDMU/NCO (Planned Development Mixed Use) retaining the North Central Overlay zoning district; approve a Preliminary Site Plan for 242 residential lots for single-family detached residences and a commercial outparcel for 51,346 square feet of retail and office uses; 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; Tanya Lukowiak
---

6. **PDR-13-02(Z)(P) – UNIVERSITY VILLAGE, LLC – UNIVERSITY VILLAGE**

Kathleen Thompson, AICP, Planning Manager (DTS #20130033)

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 51.50 acres at on the north side of Tallevast Road, approximately 1,500 feet east of US 301 at 3005 and 3211 Tallevast Road, Bradenton from A-1 (Suburban Agriculture) to the PDR (Planned Development Residential) zoning district; approve a Preliminary Site Plan for 208 single-family semi-detached residences; 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; Tanya Lukowiak