

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

- AGENDA –
July 11, 2013

9:00 A. M. PUBLIC HEARING

PLEDGE OF ALLEGIANCE
SWEARING IN:

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 13-24 NORTHWEST SECTOR DRI (DRI #26)

Katie LaBarr, AICP, Principal Planner DTS#20130190

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380.06, Florida Statutes, for the Northwest Sector Development of Regional Impact (Ordinance 07-68) (DRI #26); A/K/A Tampa Bay Regional Planning Council (TBRPC) DRI #226;

Modifying Map H and the Development Order with the following changes:

- 1.) Update Phasing, Buildout and Expiration dates to reflect legislatively approved extensions;
- 2.) Update Conditions to reflect compliance with conditions contained therein;
- 3.) Remove established minimums and maximums within the Land Use Equivalency Matrix and clarify procedures for a land use exchange;
- 4.) Modify certain conditions consistent with current departmental practices; and,
- 5.) Other amendments for internal consistency.

Richard Bedford, Chairman; David Wick, 1 st Vice Chairman, Timothy Rhoades, 2 nd Vice Chairman; John DeLesline, 3 rd Vice Chairman, George Mendez; Bill Conerly; Tanya Lukowiak

This DRI is approved in two phases. Specific Approval was approved for Phase 1 for 3,000 residential units, 200,000 square feet of retail space, 105,000 square feet of office space, and 19.2± acres of Parks. Conceptual approval was approved for Phase 2. Specific Approval of Phase 2 will be contingent upon submittal of further transportation and air quality analyses in accordance with Section 380.06, F.S.

The ordinance amends, replaces, and supersedes Ordinance 07-68, DRI #26, as amended; providing for severability, and an effective date.

The Northwest Sector DRI is generally east of Lakewood Ranch Boulevard, south of 44th Avenue East extension, west of Lorraine Road and north of State Road 70. A 39.3± acre parcel is west of Lakewood Ranch Boulevard. Present zoning is PDMU/WP-E/ST (Planned Development Mixed Use/Evers Reservoir Watershed Protection Overlay District/Special Treatment Overlay District) (1,518.9 ± acres).

2. PDMU-05-19(G)(R7) – NORTHWEST SECTOR GDP

Katie Labarr, AICP, Principal Planner DTS#20130189

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending and restating Ordinance PDMU-05-19 (G)(R4) as amended by PDMU-05-19(G)(R5) and PDMU-05-19(G)(R6) and the General Development Plan to:

- Exchange 239 single family units for 339 multi-family units in accordance with the approved land use exchange mechanism
- Reallocate units between parcels J and I
- Allow the transfer of multi-family and single family between additional parcels
- Modify design conditions
- Modify dimensional criteria
- Amend stipulations to allow design flexibility by revising restrictions on land uses and design criteria
- Update the phasing table to reflect legislatively approved extensions
- Modify certain conditions consistent with current departmental practices and other amendments for internal consistency

Subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date. The project is generally east of Lakewood Ranch Boulevard, south of 44th Avenue East extension, west of Lorraine Road, and north of S.R. 70. A 39.3± acre parcel is west of Lakewood Ranch Boulevard (1,518.9 ± acres).

3. PDMU-06-16(P)(R5) – UNIVERSITY PARKWAY PROPERTIES, LLC/UNIVERSITY GROVES

Rossina Leider, Senior Development Review Specialist DTS#20130081

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving an amended Zoning Ordinance and Preliminary Site Plan providing for a maximum of:

1. 71 single-family detached residential lots;
2. 78 single-family attached residential units or 90 single-family attached independent living units;
3. 338 multi-family units; and
4. A combination of 110,000 square feet of office space and 270,645 square feet of commercial and medium intensity recreational uses (including a 120 room hotel);
5. 200 independent living multi-family units;
6. 120 resident group care home, and a 80 bed residential treatment facility;

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on approximately 142.15 acres north of University Parkway and west of Tuttle Avenue, extending approximately 1,000 feet west of Shade Avenue, and extending north to the southern border of the Oak Grove Subdivision in the PDMU (Planned Development Mixed Use) zoning district; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

4. PDC-13-23(Z)(G) – THOMAS A. HOWZE U/A/D/HOWZE REZONE

Shelley Hamilton, Planner DTS #20130153

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 5.48 ± acres, S.R. 70 at Verna Bethany Road, Bradenton from A (General Agriculture) to the PDC (Planned Development Commercial) zoning district; approve a General Development Plan for limited Neighborhood Commercial Retail Uses; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

REGULAR AGENDA

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

Stephanie Moreland, Planner (DTS#20120488) **(Continued from June 13, 2013)**

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.

6. PDR-07-06(Z)(P)(R2) – JEANNE SONNER WILEY, AS TRUSTEE OF THE SURVIVORS TRUST “A” OF THE WILEY FAMILY TRUST, DATED NOVEMBER 25, 1997 AND NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC / EAGLE TRACE SUBDIVISION

Shelley Hamilton, Planner DTS#20130039

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 46.91 acres on the south side of State Road 64, at 2004 Pope Road, Bradenton, from A (General Agriculture) to the PDR (Planned Development Residential) zoning district; and amending Ordinance PDR-07-06(P)(R) and the Preliminary Site Plan add 85 units to the overall development total, resulting in an increase to the number of single family detached residences to 157 units and increase to the number of single family semi-detached residences to 110 units for a total of 267 units overall; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date (46.91± acre rezone; 108.04± total acreage).

Richard Bedford, Chairman; David Wick, 1 st Vice Chairman, Timothy Rhoades, 2 nd Vice Chairman; John DeLesline, 3 rd Vice Chairman, George Mendez; Bill Conerly; Tanya Lukowiak

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 wait 60 seconds; FAX 745-3790

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