

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

- AGENDA -
September 12, 2013

9:00 A. M. PUBLIC HEARING

PLEDGE OF ALLEGIANCE
MINUTES FOR APPROVAL:
SWEARING IN:

08/15/13
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. PDR-13-22(Z)(P) – PARK PLACE INVESTMENTS/PARK PLACE ESTATES

Shelley Hamilton, Principal Planner (DTS #20130142; B00000195)

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 16.6 acres, located north of 53rd Avenue East and approximately 590 feet east of 9th Street East, specifically at 1221, 1015, 1025, and 1035 53rd Avenue East, Bradenton, from RSF-6 (Residential Single Family, 6 dwelling units per acre) and PR-M (Professional – Medium) to the PDR (Planned Development Residential) zoning district; approve a Preliminary Site Plan for 58 single family detached units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

2. ORDINANCE 13-28 LAKEWOOD CENTRE DRI (DRI #27)

Shelley Hamilton, Principal Planner (DTS#20130244)

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,

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

Florida Statutes, for the Lakewood Centre Development of Regional Impact (Ordinance 12-28) (DRI #27); A/K/A Tampa Bay Regional Planning Council (TBRPC) DRI #265;

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

- 1) Update Phasing and Build-out dates to reflect legislatively approved extensions;
- 2) Update Conditions to reflect compliance with conditions contained therein;
- 3) Clarify procedures for a Land Use Exchange; and,
- 4) Other amendments for internal consistency.

This DRI is approved in three phases. Specific Approval was approved for Phase 1 for 900 residential units, 460,000 square feet of retail space, 458,000 square feet of office space, a 300 room hotel, and 36.8 ± acres of parks. Conceptual approval was approved for Phase 2 and 3 and in the future. Specific Approval of Phases 2 and 3 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 12-28, DRI #27, as amended; providing for severability, and an effective date.

The Lakewood Centre DRI is generally east of Lakewood Ranch Boulevard, south of Malachite Drive, west of Pope Road; and north of S.R. 70. Present zoning is PDMU/WP-E/ST (Planned Development Mixed Use/Evers Reservoir Watershed Protection Overlay District/Special Treatment Overlay District) (697.4 ± acres).

3. PDMU-06-30(G)(R2) – LAKEWOOD CENTRE

Shelley Hamilton, Principal Planner (DTS #20130245)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending Ordinance PDMU-06-30(G)(R) and the General Development Plan to:

- Update the phasing and buildout dates to reflect legislatively approved extensions;
- Update conditions to reflect compliance with requirements contained therein;
- Exchange 100,000 square feet of commercial and 100,000 square feet of office for 1,008 single family units in Phase I in accordance with the approved land use exchange mechanism;
- Amend stipulations to facilitate these changes; and
- 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 Malachite Drive, west of Pope Road; and north of S.R. 70, and contains 697.4 ± acres).

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