

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

**- AGENDA -**  
**November 14, 2013**

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

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

**10/10/13**  
**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**

**NOTE: THERE IS GOING TO BE A WORKSESSION AFTER THE ADJOURNMENT OF THE PUBLIC HEARINGS.**

**Citizen Comments**

The Planning Commission shall allow citizens two minutes to bring to the Commission's attention a matter that is appropriate for their action. The matters to be addressed at this time are limited to matters that are heard by the Board when they are acting in a capacity that is not quasi-judicial.

**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-13-31(Z)(P) – M/I HOMES OF TAMPA, LLC/BROOKSIDE ESTATES (FKA M/I HOMES-UMRR/LEGLER-FLYNN REZONE) (DTS #20130263)**

Rossina Leider, 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 40.19 ± acres located approximately two miles north of SR 64 on the south side of Upper Manatee River Road, and one mile east of the curve at 13010 Upper Manatee River Road, Parrish, from A (General Agriculture) to the PDR (Planned Development Residential) zoning district; approve a Preliminary Site Plan for 63 residential lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing

|   |
|---|
| 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; Tanya Lukowiak |
|---|

for severability, and providing an effective date.

**2. PDR-13-32(Z)(P) – DAVID & MELANIE PARRISH REZONE/WOODLANDS TRACE SUBDIVISION (fka PROSPECT ROAD - DTS 20130279)**

Stephanie Moreland, Principal 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 29.34 acres on the southwest corner of 63<sup>rd</sup> Avenue East and Tuttle Avenue, and east side of Prospect Road, commencing approximately 700 feet south of 63<sup>rd</sup> Avenue East (South County), from the A-1 and A-1/WPE (Suburban Agriculture - One dwelling unit per acre/Evers Reservoir Watershed Protection Overlay District) to the PDR (Planned Development Residential) zoning district, not retaining the WPE Overlay District; approving a Preliminary Site Plan for 53 single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

**REGULAR AGENDA**

**3. LDCT-13-03/ORDINANCE 14-01 FKA ORD. 13-31 – LAND DEVELOPMENT CODE TEXT AMENDMENT FOR PARK TRAILERS**

Shelley Hamilton, Principal Planner

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 and to delete certain obsolete definitions; amending Sections 603.8 (PDMH – Planned Development Manufactured Home) and 603.9 (PDRV – Planned Development Recreational Vehicle) of the Land Development Code for consistency with Florida Statutes; amending other provisions as necessary for internal consistency; providing for codification; providing for applicability; and providing an effective date.

**4. LDCT-13-04/ORDINANCE 14-02 – fka Ordinance 13-40 – LAND DEVELOPMENT CODE TEXT AMENDMENT FOR BONDS**

Kathleen Thompson, AICP, Planning Manager

An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development; providing findings; amending and restating Section 719.10; amending Chapter 9 to establish Section 910 governing the installation of subdivision improvements; renaming Section 722; and repealing Section 722.3 of the Manatee County Land Development Code; providing for codification; 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