

# MEMORANDUM



Building and Development  
Services  
1112 Manatee Avenue W  
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## MANATEE COUNTY FLORIDA

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**To:** Lisa Barrett, Planning Division Manager  
**From:** Bobbi Roy, Planning Coordinator  
**Date:** November 13, 2013  
**Subject:** Agenda Update for the November 14, 2013 Planning Commission

**Item #1** PDR-13-31(Z)(P) – M/I Homes of Tampa, LLC/Brookside Estates (fka M/I Homes – UMRR/Legler-Flynn Rezone) DTS20130263  
Revised Stipulations and revised motion – see attached

**Item #2** PDR-13-32(Z)(P) – David and Melanie Parrish Rezone/Woodlands Trace Subdivision (fka Prospect Road) DTS20130279  
Revised Stipulations and revised motion – see attached

**Item #4** LDCT-13-04/Ordinance 14-02 – fka Ordinance 13-40 – Land Development Code Text Amendment for Bonds  
Revised Motion: I move to continue the public hearing for Ordinance 14-02 to no date set and to be readvertised.

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cc: Planning Commissioners – 4  
Clarke Davis, Transportation Planning Manager  
Tom Gerstenberger, Stormwater Engineering Division Manager  
Doug Means, Planning Division Manager  
Joel Christian, Environmental Review Manager  
Sarah Schenk, Assistant County Attorney  
William Clague, Deputy County Attorney  
Susan Angersoll, Development Review Specialist  
Kathleen Thompson, AICP, Planning Manager  
Stephanie Moreland, Principal Planner  
Rossina Leider, Planner  
Board Records  
Counter Copy

## **UPDATE MEMO/Planning Commission**

### **Item #1:**

**Date:** 11/14/13

**Case Name:** M/I Homes of Tampa, LLC/ Brookside Estates (fka M/I Homes-UMRR/Legler-Flynn Rezone)

**Case Number:** PDR-13-31(Z)(P) (DTS # 20130263)

**Case Planner:** Rossina Leider

### **REVISED RECOMMENDED MOTION:**

Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be **CONSISTENT** with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as conditioned herein, I move to recommend **ADOPTION** of Manatee County Zoning Ordinance No. PDR-13-31(Z)(P); **APPROVAL** of the Preliminary Site Plan with Stipulations A.1-A.5, B.1-B.2, C.1-C.3, D.1-D.6, and E.1; **GRANTING** Special Approval for: 1) a gross density exceeding 1.0 dwelling unit per acre in the UF-3 FLUC, 2) adjacent to a perennial stream, 3) with habitable structures located within the 25-year floodplain, 4) partially within the Coastal High Hazard Overlay District, and 5) partially in the Coastal Evacuation Area; **ADOPTION** of the Findings for Specific Approval; and **GRANTING** Specific Approval of alternatives to Sections 714.8.7, 715.3.4, 722.1.4.1 and 722.1.4.4 of the Land Development Code, as recommended by staff.

### **ADDITIONAL STIPULATION:**

#### **B. PUBLIC WORKS CONDITIONS:**

2. Off site construction activities shall not enter Greyhawk Landing or Greyhawk Landing West right-of-way without permission from the appropriate parties.

## Update Memo

Date: 11/14/13 – Planning Commission

Project Name: Woodlands Trace

Project Number: PDR-13-32(Z)(P) Woodlands Trace

Case Planner: Stephanie Moreland

Delete staff recommended stipulation, B.4 from staff report.

### B. Stormwater Conditions

- ~~4. The applicant shall make available stormwater reservation for 63<sup>rd</sup> Avenue East at build out condition (4 lanes) along the project frontage. Upon completion of over sizing, dedication, or conveyance, impact fee credits shall be available to the property owner, with the final credit amounts determined in accordance with the requirements of Chapter 8 of the Land Development Code.~~

### RECOMMENDED MOTION (REVISED):

Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as conditioned herein, I move to recommend ADOPTION of Manatee County Zoning Ordinance No. PDR-13-32(Z)(P); APPROVAL of the Preliminary Site Plan with Stipulations A.1-A.3, B.1-B.5, C.1-C.2, and D.1-D.4; ADOPTION of the Findings for Specific Approval; and GRANTING Specific Approval for an alternative(s) to LDC Sections 714.8.7, 715.3.4, 740.2.6.11, 722.1.4 and 907.9.1.3, as recommended by staff.