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Manatee County Administrative Center
First Floor, Commission Chambers
9:00 a.m. - August 14, 2014

August 14, 2014 Planning Commission

MEETING CALLED TO ORDER (Richard Bedford, Chairman)

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS

Minutes for Approval

1. July 10, 2014 Minutes for Approval

CITIZEN COMMENTS

CONSENT AGENDA

Building and Development Services Department

2. Z-14-02 - Manatee County School Board Rezone - MEPS313 - DTS20140244 - Quasi-Judicial - Stephanie Moreland * Clague

Attachment: Maps - Future Land Use, Zoning and Aerial - Z-14-02 - Blackrock Comm SR70 - 081414 PC.pdf

Attachment: Staff Report - Blackrock Commercial - Z-14-02 - 8-14-2014 PC.pdf

Attachment: Zoning Disclosure Affidavit - Blackrock Commercial - Z-14-02 - 8-14-2014 PC.pdf

Attachment: Affidavit of AD - Sarasota - MC School Board Rezone - Z-14-02 - 8-14-2014 PC.pdf

Attachment: Copy of Newspaper Advertising - Bradenton - MC School Board Blackrock Commercial - Z-14-02- 8-14-14 PC.pdf

Attachment: Traffic Impact Statement - Blackrock Commercial - Z-14-02 - 8-14-2014 PC.pdf

3. PDMU-12-04(P) - The Preserve at Walden Lake dba Royal Palm Townhouses - DTS20140115 - Quasi-Judicial - Stephanie Moreland * Schenk

Attachment: Maps - Future Land Use, Zoning and Aerial - PDMU-12-04-Walden Lake dba RoyalPalm 081414 PC.pdf
Attachment: Staff Report - The Preserve at Walden Lake - PDMU-12-04(P) - 8-14-2014 PC.pdf
Attachment: Copy of Newspaper Advertising - Bradenton - The Preserve at Walden Lake - PDMU-12-04(P) - 8-14-14 PC.pdf
Attachment: Affidavit of Ad - Sarasota Herald Tribune - The Preserve at Walden Lake - PDMU-12-04(P) - 08-14-2014 PC.pdf
Attachment: Traffic Impact Analysis - The Perserve at Walden Lakes - PDMU-12-04(P) - 8-14-14PC.pdf
Attachment: Site Plan - The Preserve at Walden Lake - PDMU-12-04(P) - 8-14-2014 PC.pdf

4. PDR-14-04(Z)(P) - Cone and Graham, Inc. / Willow Walk - DTS20140038 - Quasi-Judicial - Margaret Tusing * Clague

Attachment: Maps - Future Land Use, Zoning and Aerial - PDR-14-04 - WillowWalk - 08142014 PC.pdf
Attachment: Staff Report - Willow Walk - PDR-14-04(Z)(P) - 8-14-2014 PC.pdf
Attachment: Zoning Disclosure Affidavit.pdf
Attachment: Traffic Impact Analysis - Willow Walk - PDR-14-04(Z)(P) - 8-14-14 PC.pdf
Attachment: Affidavit of Newspaper Advertising - 20140814 PC - Willow Walk - PDR-14-04(Z)(P).pdf
Attachment: Copy of Newspaper Advertising - Bradenton - Willow Walk - PDR-14-04(Z)(P).pdf
Attachment: Site Plan for Willow Walk - PDR-14-04(Z)(P) - 8-14-14 PC.pdf

5. PDR-14-09(Z)(P) - Meritage Homes of Florida, Inc. (Contract Purchaser)/Schroeder Manatee Ranch, INC. (Owner)/River Sands - DTS20140072 - MEPS288 - Quasi-Judicial - Margaret Tusing * Schenk

Attachment: Maps - Future Land Use, Zoning and Aerial - PDR-14-09 - RiverSands - 08142014 PC.pdf
Attachment: Staff Report - River Sands - PDR-14-09(Z)(P) - 8-14-2014 PC.pdf
Attachment: Zoning Disclosure Affidavit - River Sands - PDR-14-09(Z)(P) - 8-14-2014 PC.pdf
Attachment: Specific Approval Request - River Sands - PDR-14-09(Z)(P) - 8-14-2014 PC.pdf
Attachment: Traffic Impact Analysis - River Sands - PDR-14-09(Z)(P).pdf
Attachment: Affidavit of Ad - Sarasota Herald Tribune - River Sands - PDR-14-09(Z)(P) - 8-14-2014 PC.pdf
Attachment: Copy of Newspaper Advertising - Bradenton - River Sands - PDR-14-09(Z)(P) - 8-14-14 PC.pdf
Attachment: Site Plan - River Sands - PDR-14-09(Z)(P) - 8-14-2014 PC.pdf

6. PDR-14-11(P) - Magnolia Ridge at Mote Ranch - DTS20140113 - Quasi-Judicial - Rossina Leider * Schenk

Attachment: Maps - Future Land Use, Zoning and Aerial - PDR-14-11 - MagnoliaRidge - 081414 PC.pdf
Attachment: Staff Report - Magnolia Ridge at Mote Ranch - PDR-14-11(P) - 8-14-2014 PC.pdf
Attachment: Specific Approval Request - Magnolia Ridge at Mote Ranch - PDR-14-11(P) - 8-14-2014 PC.pdf
Attachment: Traffic Impact Statement - Magnolia Ridge at Mote Ranch - PDR-14-11(P).pdf
Attachment: Affidavit of Ad - Sarasota Herald Tribune - Magnolia Ridge at Mote Ranch - PDR-14-11(P) - 8-14-2014 PC.pdf
Attachment: Copy of Newspaper Advertising - Bradenton - Magnolia Ridge at Mote Ranch - PDR-14-11(P) - 8-14-14 PC.pdf
Attachment: Site Plan - Magnolia Ridge at Mote Ranch - PDR-14-11(P) - 8-14-2014 PC.pdf

7. PDO-14-14(Z)(G) - Shriyog Corporation/Dr. Parikh - DTS20140166 - MEPS00000300 - Quasi-Judicial - Rossina Leider * Schenk

Attachment: Maps - Future Land Use, Zoning and Aerial - Shriyog Corp. Dr. Parikh - PDO-14-14(Z)(P) - 8-14-2014 PC.pdf
Attachment: Staff Report - Shriyog Corporation Dr. Parikh - PDO-14-14(Z)(P) - 8-14-2014 PC.pdf
Attachment: Zoning Disclosure Affidavit - Shriyog Corp. Dr. Parikh - PDO-14-14(Z)(P) - 8-14-2014 PC.pdf
Attachment: Specific Approval Request - Shriyog Corp. Dr. Parikh - PDO-14-14(Z)(P) - 8-14-2014 PC.pdf
Attachment: Traffic Impact Analysis - Shriyog Corp. Dr. Parikh - PDO-14-14(Z)(P).pdf
Attachment: Affidavit of Ad - Sarasota Herald Tribune - Shriyog Corp. Dr. Parikh - PDO-14-14(Z)(G) - 8-14-2014 PC.pdf
Attachment: Copy of Newspaper Advertising - Bradenton - Shriyog Corp. Dr. Parikh - PDO-14-14(Z)(G) - 8-14-14 PC.pdf
Attachment: Site Plan - Shriyog Corp. Dr. Parikh - PDO-14-14(Z)(P) - 8-14-14PC.pdf

8. PDR-14-14(P) - Summer Woods - DTS20140052 - Quasi-Judicial - Shelley Hamilton * Clague

Attachment: Staff Report - Summer Woods - PDR-14-14(P) - 8-14-2014 PC.pdf
Attachment: Special Approval Request - Summer Woods - PDR-14-14(P) - 8-14-2014 PC.pdf
Attachment: Specific Approval Request - Summer Woods - PDR-14-14(P) - 8-14-2014 PC.pdf
Attachment: Affidavit of AD - Sarasota Herald Tribune - Summer Woods - PDR-14-14(P) - 8-14-2014 PC.pdf
Attachment: Copy of Newspaper Advertising - Bradenton - Summer Woods - PDR-14-14(P). - 8-14-14 PC.pdf

Attachment: Public Comment - Summer Woods - PDR-14-14(P) - 8-14-14
PC.pdf

Attachment: Site Plan - Summer Woods - PDR-14-14(P) - 8-14-2014 PC.pdf

Attachment: Maps - Future Land Use, Zoning and Aerial - Summer Woods -
PDR-14-14(P) - 8-14-2014 PC.pdf

9. LDA-09-04(R2) - Amendment to the Amended and Restated Local Development
Agreement for Summer Woods - DTS20140240 - MEPS00000286 - Quasi-Judicial -
Shelley Hamilton * Clague

Attachment: Maps - Future Land Use, Zoning and Aerial - Summer Woods
LDA - LDA-09-04(R2) - 8-14-2014PC.pdf

Attachment: Staff Report - Summer Woods LDA - 8-14-2014 PC.pdf

Attachment: LDA for Summer Woods - LDA-09-04(R2) - 8-14-2014 PC.pdf

Attachment: Affidavit of AD - Sarasota Herald Tribune - Summer Woods -
LDA-09-04(R2) - 8-14-2014 PC.pdf

Attachment: Copy of Newspaper Advertising - Bradenton - Summer Woods
- LDA-09-04(R2) - 8-14-14 PC.pdf

REGULAR

Building and Development Services Department

10. Ordinance 14-37 - Heritage Harbour DRI - Quasi-Judicial - Shelley Hamilton *
Schenk

Attachment: Maps - Future Land Use, Zoning and Aerial - Heritage Harbour
DRI - Ord. 14-37 - 8-14-2014 PC.pdf

Attachment: Staff Report - Heritage Harbour DRI - Ord. 14-37 - 8-14-2014
PC.pdf

Attachment: Ordinance - Heritage Harbour DRI - Ord. 14-37 - 8-14-2014
PC.pdf

Attachment: Map H - Heritage Harbour DRI - Ord. 14-37 - 8-14-2014PC.pdf

Attachment: Affidavit of Ad - Sarasota Herald Tribune - Heritage Harbour
DRI Ord. 14-37 - 8-14-2014 PC.pdf

Attachment: Copy of Newspaper Advertising - Bradenton - Heritage
Harbour - Ord. 14-37 - 8-14-14 PC.pdf

Attachment: Public Comments - Heritage Harbour - DRI - Ord. 14-37 - 8-
14-2014 PC.pdf

11. PDMU-98-08(G)(R6) - Heritage Harbour - GDP - DTS20120375 - Quasi-Judicial -
Shelley Hamilton * Schenk

Attachment: Maps - Heritage Harbour GDP - PDMU-98-08(G)(R6) - 8-14-
2014 PC.pdf

Attachment: Staff Report - Heritage Harbour GDP - PDMU-98-08(G)(R6) -
8-14-2014 PC.pdf

Attachment: Affidavit of Ad - Sarasota Herald Tribune - Sarasota Herald
Tribune - 8-14-2014 PC.pdf

Attachment: Copy of Newspaper Advertising - Bradenton - Heritage

Harbour - PDMU-98-08(G)(R6) - 8-14-14 PC.pdf
Attachment: Zoning Ordinance - Heritage Harbour GDP - PDMU-98-08(G)(R6) - 8-14-2014 PC.pdf
Attachment: Public Comments - Heritage Harbour GDP - PDMU-98-08(G)(R6) - 8-14-2014 PC.pdf
Attachment: Site Plan - Heritage Harbour GDP - PDMU-98-08(G)(R6) - 8-14-2014 PC.pdf

12. PA-14-03/Ordinance 14-27 - Lakewood Centre North - Legislative - Shelley Hamilton * Schenk

Attachment: Maps - Future Land Use, Zoning and Aerial - PA-14-03 - LakewoodCentre 081414 PC.pdf
Attachment: Affidavit of Ad - Sarasota - Lakewood Centre North PA-14-03 - Ord. 14-27 - 20140814 PC.pdf
Attachment: Copy of Newspaper Advertising - Bradenton Herald - Lakewood Centre - 8-14-14 PC.pdf
Attachment: Map 2-FLUC Amendment Areas Lakewood Centre North - PA-14-03.pdf
Attachment: Map 3-Proposed FLUC Map Lakewood Centre North - PA-14-03 - 08-14-2014 PC.pdf
Attachment: Map 4-Proposed Sub Area Map - Lakewood Centre North - PA-14-03.pdf
Attachment: Staff Report - Lakewood Centre North - PA-14-03 - 8-14-2014 PC.pdf
Attachment: Traffic Impact Statement - Lakewood Centre North - PA-14-03.pdf

13. PDMU-13-37(Z)(P) - Parrish Holdings, LLC; Southern Land Parrish, LLC; Southern Hemisphere Manatee, LLC; and North Manatee Investment, LLC/The Villages of Amazon South - DTS20130374 - B00000234 - Quasi-Judicial - Margaret Tusing * Schenk

Attachment: Maps - Future Land Use, Zoning and Aerial - PDMU-13-37(Z)(P) - VillagesOfAmazon - 08142014 PC.pdf
Attachment: Staff Report - Villages of Amazon - PDMU-13-37(Z)(P) - 8-14-2014 PC.pdf
Attachment: Zoning Disclosure Affidavits - Villages at Amazon South - PDMU-13-37(Z)(P) - 8-14-2014 PC.pdf
Attachment: Request for Special Approval - Villages at Amazon South - PDMU-13-37(Z)(P) - 8-14-2014 PC.pdf
Attachment: Request for Specific Approval - Villages at Amazon South - PDMU-13-37(Z)(P) - 8-14-2014 PC.pdf
Attachment: Traffic Impact Analysis - Villages at Amazon South - 8-14-14 PC.pdf
Attachment: Affidavit of Ad - Sarasota Herald Tribune - Villages at Amazon South - 8-14-2014 PC.pdf
Attachment: Site Plan - Villages at Amazon South - PDMU-13-37(Z)(P) - 8-14-2014 PC.pdf

ADJOURN 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 in, employment with, 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.