

- AGENDA -

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

8:30 A.M. – PLANNING COMMISSIONERS WORKSHOP
9:00 A.M. - PUBLIC HEARING

January 11, 2007

PLEDGE OF ALLEGIANCE
MINUTES FOR APPROVAL
SWEARING IN:

10/12/06, 11/9/06, and 12/14/06
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. **PDMU-05-19(Z)(G) – SMR NORTH 70, LLC, EQUITABLE NATIONAL PROPERTY COMPANY, LLC, PARK VISTA APARTMENTS INC., FC, LLC., AND PRESIDENTIAL APARTMENTS AND HOUSING, INC. (NORTHWEST SECTOR)**
(Norm Luppino, Planning Manager) (Continued from 9/14/06, 10/12/06, and 11/9/06) (To be CONTINUED to 03/08/06)
Request: (1) Approval of a Zoning Ordinance of Manatee County, Florida, amending the Official Zoning Atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for the rezoning of certain land from A (General Agriculture) to PDMU (Planned Development Mixed Use), retaining the WP-E (Watershed Protection-Evers) and ST (Special Treatment) Overlay Districts where appropriate; providing an effective date; and (2) Approval of a General Development Plan for 4,096 lots for single-family residences (including detached, attached, and semi-detached), 350 multi-family units, 200,000 sq. ft. of commercial space, 105,000 sq. ft. of office space, an option to exchange other land uses for a 120 bed group care facility; providing for severability; providing a legal description; and setting forth findings. The site is generally east of Lakewood Ranch Boulevard, south of the future extension of 44th Avenue East, west of Lorraine Road, and north of S.R. 70. A 39.3 acre parcel is west of Lakewood Ranch Boulevard (Total project: ±1,518.9 acres).

Richard Bedford, Chairman; Steve Belack, 1st Vice Chairman; Joseph Guyton, 2nd Vice Chariman;
David Wick; Marilyn Stasica; Marie Hastings; Mary Sheppard

2. ORDINANCE 06-44 NORTHWEST SECTOR DRI (DRI #26)

(Lisa Barrett, Principal Planner) (Continued from 08/10/06, 09/14/06, 10/12/06, and 11/9/06) (To be CONTINUED to 03/08/06)

Request: Approval of a new Development of Regional Impact to allow:

- a. 4,446 residential units;
- b. 200,000 square feet of retail;
- c. 105,000 square feet of office;
- d. a ±10 acre neighborhood park; and
- e. a 120 bed group care home (aka: assisted living facility)

The applicant also requests approval of a Land Use Equivalency Matrix (LUEM) to allow conversion between various approved uses, within specific ranges; providing an effective date; providing for severability; providing a legal description; and setting forth findings.

This DRI is proposed in two phases; Phase I with a buildout date of 2011, and Phase II with a buildout date of 2019. Specific approval is requested for Phase I for 3,000 residential units, 200,000 square feet of retail, 105,000 square feet of office, and a ±10 acre park. Conceptual approval is requested for Phase II. In the future specific approval of Phase II will be contingent upon submittal of further transportation and air quality analysis in accordance with Section 380.06, F.S.

The Northwest Sector DRI is generally north of SR 70 between Lakewood Ranch Boulevard (to the west) and Lorraine Road (to the east), and slightly more than 1.5 miles south of SR 64. Present zoning: A (General Agriculture), AWP-E (General Agriculture/Evers Reservoir Watershed Protection Overlay District), and AWP-E/ST (General Agriculture/Evers Reservoir Watershed Protection Overlay District/Special Treatment Overlay District) (±1,518.9 acres).

RECOMMENDED MOTION: I MOVE TO APPROVE THE CONSENT AGENDA INCORPORATING THE LANGUAGE AS STATED IN THE RECOMMENDED MOTIONS IN THE STAFF REPORTS.

END CONSENT

REGULAR AGENDA

3. PDMU-99-02(G)(R-3) – RIVER CLUB PARK OF COMMERCE

(Norm Luppino, Planning Manager)

An Ordinance of Manatee County, Florida, amending Ordinance PDMU-99-02(G)(R-2) to extend the buildout date to October 22, 2015 and the CLOS to October 22, 2011 and to amend the definition of developer; and providing for severability and an effective date. The River Club DRI is southeast of the S.R. 70 and I-75 intersection, extending south to Linger Lodge Road and east to Braden Woods (±245.53 acres). Present zoning is PDMU/WP-E/ST.

4. ORDINANCE 06-74 / RIVER CLUB PARK OF COMMERCE (DRI #18)

(Norm Luppino, Planning Manager)

Request: Determination of whether the proposed modifications to the River Club Park of Commerce DRI constitute a Substantial Deviation to the River Club Park of Commerce DRI Development Order, pursuant to Section 380.06, Florida Statutes:

Richard Bedford, Chairman; Steve Belack, 1st Vice Chairman; Joseph Guyton, 2nd Vice Chairman; David Wick; Marilyn Stasica; Marie Hastings; Mary Sheppard

1. A six year, 11 month, and 30 day extension to the build out date (from October 23, 2008 to October 22, 2015), with a corresponding increase to the termination date and restrictions on down zoning:
2. Change the project owner and developer, and
3. Amend the Development Order to update terminology and other changes for internal consistency, providing for severability, and providing an effective date. The River Club DRI is southeast of the S.R. 70 and I-75 intersection, extending south to Linger Lodge Road and east to Braden Woods (±245.53 acres). Present zoning is PDMU/WP-E/ST.

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; Steve Belack, 1st Vice Chairman; Joseph Guyton, 2nd Vice Chairman;
David Wick; Marilyn Stasica; Marie Hastings; Mary Sheppard