

- A G E N D A -

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

July 12, 2007

PLEDGE OF ALLEGIANCE
MINUTES FOR APPROVAL

05/10/07, 05/23/07, and
06/14/07

SWEARING IN:

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, 11/9/06, 3/8/07, and 05/10/07)
(To be continued to 08/09/07)

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, 11/9/06, 3/8/07, and 05/10/07) (To be continued to 08/09/07)

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), A/WP-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).

3. **PDR-06-08- (Z)(P) – MANNING / MANNING SUBDIVISION**

(Miles Gentry, Principal Planner) (To be continued to 08/09/07)

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/NCO (General Agriculture/North County Overlay) to PDR (Planned Development Residential/North County Overlay); providing an effective date; and (2) Approval of a Preliminary Site Plan for 87 lots for single-family detached residences. The site is on the south side of S.R. 62 at the intersection of S.R. 62 and Keen Road at 15471 S.R. 62, Parrish (± 56.09 acres).

4. **PDPM-06-74(G) – MANATEE COUNTY STOCKADE, DETENTION CENTER & SHERIFF'S FARM**

(Laurie Suess, Planning Manager)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a General Development Plan for an additional 153.458 square feet consisting of: an addition to the detention center, agricultural buildings, a SWAT training building, youth academy, inmate workshops, and a sewing and mattress plant on approximately 119.2 acres at 14490 Harlee Road, palmetto; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

5. **PDMU-06-23(Z)(P) – LAKEWOOD CENTRE PDA COMMERCIAL SITE**

(Norm Luppino, Planning Manager)

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

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

approximately 23.09 acres on the north side of Center Ice Parkway, ± 600 feet east of Lakewood Ranch Boulevard from the AWP-E/ST zoning district (General Agriculture/Watershed Protection-Evers/Special Treatment Overlay Districts) to PDMU/WP-E/ST zoning district (Planned Development Mixed Use/Watershed Protection-Evers/Special Treatment Overlay Districts); approving a Preliminary Site Plan for 45,000 square feet of commercial space and a 60,000 square foot medium intensity recreational use (a bowling alley); subject to stipulations as conditions of approval; setting forth findings; providing for a legal description; providing for severability, and providing for an effective date.

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

6. PDR-05-77(Z)(P) – MB BUILDERS/MOONLIGHT PASS CONDOMINIUMS

(Laurie Suess, Planning Manager)

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 2.16 acres on the east side of 39th Street East, north of the intersection with 37th Street East from A-1 (Suburban Agriculture, one dwelling unit per acre) zoning district to PDR (Planned Development Residential) zoning district, approving a Preliminary Site Plan for 13 multi-family dwelling units with 69% work force housing; subject to stipulations as conditions of approval; setting forth findings; providing for a legal description; providing for severability; and providing for an effective date.

7. PDMU-98-08(G)(R2) - HERITAGE HARBOUR

(Norm Luppino, Planning Manager) **(Continued from 06/14/07)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official Zoning Atlas of Manatee County, Ordinance No. 90-01 (the Manatee County Land Development Code), related to zoning within the unincorporated area; providing for the rezoning of approximately 288.7 acres west of Upper Manatee River Road, between the Waterlefe and Greenfield Plantation projects, from A (General Agriculture) zoning district to PDMU (Planned Development Mixed Use) zoning district; and approving a revised Zoning Ordinance and General Development Plan to:

- A. Modify the project boundaries to add the 288.7 acre parcel on the east side of the project;
- B. Provide a site for 16,000 square feet of commercial uses at the Upper Manatee River Road and Port Harbour Parkway intersection;
- C. Reallocate existing development entitlements within the entire project;
- D. Re-designate parcel identifications;
- E. Amend Table 2 and various transportation conditions to address traffic impacts in Phase II;
- F. Amend stipulations to address the provision of affordable housing within the entire project;
- G. Delete Education Stipulation L(2) regarding the monitoring of students in the project; and
- H. Amend the Zoning Ordinance definitions, conditions, and terminology to reflect the above changes

Heritage Harbour is northeast of the intersection of I-75 and State Road 64, extending northward to the Manatee River. A small portion of the project is west of I-75, at the southeast corner of the intersection of I-75 and Kay Road. The present zoning is PDMU/CH (Planned Development Mixed Use/Coastal High Hazard Overlay) and A (General Agriculture) (Total Project: ±2,784.7 acres).

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

8. **ORD - 07- 47 - HERITAGE HARBOUR - DRI #24**

(Norm Luppino, Planning Manager) (Continued from 06/14/07)

(1) Approval to authorize the commencement of development in Phase 2 of this DRI; and (2) Determination of whether the following modifications to the Heritage Harbour DRI Development Order constitute a substantial deviation, pursuant to Section 380.06, Florida Statutes:

- A. Modify the boundaries to add 288.7 acres on the east side of the project;
- B. Provide a new location (on Upper Manatee River Rd) for commercial uses;
- C. Amend Map H to reflect the above changes;
- D. Amend Table 2 and various transportation conditions to address traffic impacts in Phase II;
- E. Amend stipulations to address the provision of affordable housing within the entire project;
- F. Delete Education Stipulation L(2) regarding the monitoring of students in the project; and
- G. Amend the Development Order definitions, conditions, and terminology to reflect the above changes;

Heritage Harbour is northeast of the intersection of I-75 and State Road 64, extending northward to the Manatee River. A small portion of the project is west of I-75, at the southeast corner of the intersection of I-75 and Kay Road. The present zoning is PDMU/CH (Planned Development Mixed Use/Coastal High Hazard Overlay) and A (General Agriculture) (Total Project: ±2,784.7 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; Steve Belack, 1st Vice Chairman; Joseph Guyton, 2nd Vice Chairman;
David Wick; Marilyn Stasica; Marie Hastings; Mary Sheppard

MEMORANDUM

DATE: July 12, 2007

TO: Bob Pederson
Community Planning / Administrator

FROM: Bobbi Roy
Project Coordinator

SUBJECT: AGENDA UPDATE FOR 7/12/07 PLANNING COMMISSION MEETING

- #1 PDMU-98-08(G)(R2) – Heritage Harbour**
Project number should be PDMU-98-08(Z)(G)(R2).
- #2 PDMU-06-23(Z)(P) – Lakewood Centre PDA Commercial**
Transportation and Concurrency Management Comments. (attached)
- #3. ORD – 07-47 – Heritage Harbour DRI # 24**
3 Petitions from the Public (attached)
- #4 PDMU-98-08(Z)(G)(R2) – Heritage Harbour (f.k.a. Heritage Sound)**
Proposed changes by staff (attached)

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cc: Planning Commissioners
Carol B. Clarke, Planning Department Director
Joaquin Sèrvia, Plan Implementation Administrator
William Clague, Assistant County Attorney
Sarah Schenk, Assistant County Attorney
Jason Henbest, Assistant County Attorney
Rossina Leider, Senior Planning Tech
Susan Angersoll, Development Review Specialist
Stephanie Moreland, Planner
Scott Pickett, Planner
Lisa Barrett, Principal Planner
Norm Luppino, Planner
Board Records
Counter Copy