

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

**- AGENDA -**  
**June 9, 2011**

**8:30 A.M. – PLANNING COMMISSIONERS WORKSHOP**

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

**PLEDGE OF ALLEGIANCE**

**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. ORDINANCE 11-18 PARRISH LAKES DRI #28 (TBRPC DRI #269)**  
Lisa Barrett, Planning Manager **(To be continued to August 14, 2011)**  
Request: Approval of a new Development of Regional Impact to allow:

- a. 3,300 residential units;
- b. 400,000 square feet of retail; and
- c. 50,000 square feet of office.

The applicant also requests approval of a Land Use Equivalency Matrix (LUEM) to allow conversion between various approved uses, within specific ranges.

This DRI is proposed in two phases; Phase 1 which includes 1,500 residential units and 250,000 s.f. of retail, with a buildout date of 2020, and Phase 2, which includes 1,800 residential units, 150,000 s.f. of retail and 50,000 s.f. of office, with a buildout date of 2030. Specific approval is requested for both Phases 1 and 2.

Richard Bedford, Chairman; David Wick, 1 <sup>st</sup> Vice Chairman, Steve Belack, 2 <sup>nd</sup> Vice Chairman; Marilyn Stasica, John DeLesline, Timothy Rhoades, George Mendez
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The Parrish Lakes DRI is located generally south of Moccasin Wallow Road and north of Erie Road, approximately 1 mile east of I-75. The adopted Future Land Use is Mixed Use (MU) and the current zoning is A (General Agriculture), A-1 (Suburban Agriculture) and A/NCO (General Agriculture/North Central Overlay District) (+ 1,155 acres).

**2. ORDINANCE 11-29**

Robert Schmitt, AICP, Planning Division Manager

An Ordinance of the Board of County Commissioners of Manatee County, Florida; regarding land development; amending the Manatee County Land Development Code (Ordinance 90-01, as amended); regarding Chapter 2, Definitions of redevelopment and veterinary clinic; amending Section 704.66 regarding lot dimensions of service stations and other gas pump locations; amending other provisions as necessary for internal consistency; providing for codification; providing for severability; and providing an effective date.

**REGULAR AGENDA**

**3. PDR-11-03(Z)(P) – SHUNN-SHION CHUNG/SPRINGFIELD SUBDIVISION**

Katie LaBarr, Principal Planner DTS #20110023/B000030

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 ± 11.91 acres on the north side of 25<sup>th</sup> Street East (Lyntnor Road), approximately 2,380 feet east of 80<sup>th</sup> Avenue East (Royal Palm Way), Parrish from the A/NCO (General Agriculture/North Central Overlay) to the PDR/NCO (Planned Development Residential) zoning district, retaining the North Central Overlay District; and approval of a Preliminary Site Plan for 26 single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

**4. ORDINANCE 11-20 – IMPACT FEE ORDINANCE UPDATE**

John Osborne, AICP, Planning and Zoning Official

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development; providing a statement of purpose and intent; providing findings; amending the Manatee County Land Development Code (ordinance 90-01, as amended); amending Section 803.1.2.2. to temporarily extend the reduction of existing impact fees by fifty percent through September 30, 2011; amending Section 802 (legislative findings, reliance upon the impact fee study, and intent) to refer to the most recent impact fee study completed by the County; amending Section 803 (roads impact fee) to refer to delete unnecessary language; amending Chapter 8 of the Land Development Code in accordance with the Florida Impact Fee Act (Section 163.31801, Florida Statutes), the new schedule of impact fees will take effect October 1, 2011; providing for codification; providing for severability; providing for notice of the new and amended impact fees in accordance with the Florida Impact Fee Act; and providing an effective.

**5. TRANSMITTAL OF THE EVALUATION AND APPRAISAL OF THE MANATEE COUNTY COMPREHENSIVE PLAN**

Kathleen Thompson, Planning Manager

Richard Bedford, Chairman; David Wick, 1<sup>st</sup> Vice Chairman, Steve Belack, 2<sup>nd</sup> Vice Chairman;  
Marilyn Stasica, John DeLesline, Timothy Rhoades, George Mendez

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, Steve Belack, 2<sup>nd</sup> Vice Chairman;  
Marilyn Stasica, John DeLesline, Timothy Rhoades, George Mendez