

- A G E N D A -

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

9:00 A.M.

November 7, 2002

PLEDGE OF ALLEGIANCE
MINUTES FOR APPROVAL
SWEARING IN:

All Staff/Public Wishing to Speak

Rules of Procedure for this public hearing are in effect pursuant to Resolution 94-104(PC). Copies of this Resolution are available for review and purchase at the Planning Department, 4th floor of the County Administration Building, 1112 Manatee Avenue West, Bradenton, Florida.

**ALL ITEMS ADVERTISED TO BE HEARD AT THIS MEETING
WILL BE CONTINUED TO NOVEMBER 13, 2002 AT 1:30 P.M.
IN THE CITY OF BRADENTON COUNCIL CHAMBERS,
101 OLD MAIN STREET, BRADENTON**

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.

Nothing Scheduled

REGULAR AGENDA

ADVERTISED PUBLIC HEARING APPLICATIONS (INDIVIDUAL CONSIDERATION)

- 1. LDA-02-01 - CHELSEA OAKS/CARGOR PARTNERS III** (Aristotle Shinas, Principal Planner)
(To be Continued to 11/13/02 @ 1:30 p.m.)
Approval of a Local Development Agreement providing for participation in transportation improvements, sewer collection lines, and water distribution lines for Chelsea Oaks and providing for an extended Certificate of Level of Service for the project. The site is located on the east side of Fort Hamer Road, west of the Gamble Creek, and north of the Mulholland Road (±108.91acres).
- 2. Z-02-11- IMC Phosphates Company/Four Corners Mine Northeast Tract Additions**
(Robert Pederson, Community Planning Administrator/Lisa Barrett, Principal Planner)
(To be Continued to 11/13/02 @ 1:30 p.m.)
Approval of the rezone of six (6) non-contiguous parcels from A (General Agriculture), A/WP-M (General Agriculture with Watershed Protection Lake Manatee Overlay District), and A/WP-M/ST (General Agriculture with Watershed Protection Lake Manatee and Special Treatment Overlay Districts) to EX (Extraction), retaining the Watershed Protection and Special Treatment Overlay Districts. The proposed additions to the Four Corners Phosphate Mine are located in the northeast corner of Manatee County as follows:
Parcel 1 (± 492 acres) is ± 2 miles north of SR 62, ± 3 miles west of CR 39, and northeast of Long Branch of the South Fork of the Little Manatee River in Sections 9 and 10, Township 33 South, Range 21 East;
Parcel 2 (± 124 acres) is ± 1.5 miles north of SR 62, ± 2 miles west of CR 39, and ± 0.5 miles north of Bunker Hill Road in Section 15, Township 33 South, Range 21 East;

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Parcel 3 (\pm 525 acres) is \pm 2.5 miles north of SR 62 along both sides of CR 39 in Sections 11 and 12, Township 33 South, Range 21 East; and Section 7, Township 33 South, Range 22 East;

Parcel 3B (\pm 127 acres) is \pm 2 miles north of SR 62 and \pm 1 mile east of CR 39 in Sections 7 and 8, Township 33 South, Range 22 East;

Parcel 4, also known as the Altman Tract (\pm 2,048 acres) is southeast of SR 37, extending east to the Hardee County line and south to SR 62 in Sections 11, 12, 13, 14, and 24, Township 33 South, Range 22 East;

Parcel 7 (\pm 44 acres) is \pm 3.5 miles north of SR 62 and \pm 1.5 miles west of CR 39 in Section 2, Township 33 South, Range 21 East.

Total proposed rezone is \pm 3,360 acres.

3. ORDINANCE 02-49 - IMC PHOSPHATES COMPANY/ FOUR CORNERS MINE SUBSTANTIAL DEVIATION NORTHEAST TRACT ADDITIONS

(Robert Pederson, Community Planning Administrator/Lisa Barrett, Principal Planner)

(To be Continued to 11/13/02 @ 1:30 p.m.)

Request: Approval of a Substantial Deviation to the Four Corners Mine Development of Regional Impact to:

1. Amend Section 7 - Legal description for the addition of six (6) non-contiguous parcels, \pm 3,360 acres, known as the Northeast and Altman Tract additions to this DRI;
2. Allow the mining of phosphate ore on the 3,360 acre addition to the mine, except for Parcels 3B and 7, which are mine access corridors;
3. Amend the terms of the Development Order to allow the mining of phosphate ore on eight (8) non-contiguous parcels, \pm 763 acres, known as the Northeast Tract Economic Revision areas, which were previously areas of "no-mining disturbance;"
4. Amend the Section 7 - Legal description and terms of the Development Order to add two (2) Mine Access Corridors (\pm 171 acres), which will be disturbed by mining activity;
5. Amend the D.O. to allow the sale of excess overburden and sand tailings for transport off-site;
6. Amend the D.O. to increase the number of employees;
7. Amend the D.O. to increase the rate of mining and number of acres to be mined or disturbed within the Jameson, Northeast, and Altman Tracts;
8. Amend the D.O. to extend the life of the mine (mining activity and reclamation) by 11 years, from 2018 to 2033;
9. Amend the D.O. to allow the potential use of conveyor systems for transportation of products and byproducts;
10. Amend Sections 4 - Development Components, 5 - Definitions, and 6 - Development Conditions, to reflect the 3,360 acres to be added to this DRI, the 763 acres of Economic Revision Areas, and the 171 acres of Mine Access Corridors, to establish new or modified conditions of approval for mining within the Northeast, Jameson, and Altman Tracts, and to ensure the Development Order will be internally consistent with all changes proposed by the applicant;
11. Delete existing Development Order Conditions F.5. & K (5) 1 - MA-08, pertaining to a rookery;
12. Delete existing Development Order Condition K - 10 pertaining to conditions associated with mining for the 170 ac. Addition;
13. Amend the D.O. to reflect changes in agency names, the name of the developer, and to denote stipulations that have been complied with or requirements that have been completed; and
14. Amend Map H to reflect the above changes.

The proposed additions to the Four Corners Phosphate Mine are located north of SR 62, along both sides of CR 39, and east of SR 37, extending eastward to the Hardee County line. Total Substantial Deviation Request is \pm 4,123 acres. The existing Four Corners Phosphate Mine is located north of SR 62 and along both sides of SR 37 and CR 39, extending to the north into Hillsborough County.

Paul Sayers, Chairman Richard Bedford, 1st Vice Chairman; Steve Belack, 2nd Vice Chairman; Jeffrey Orenstein, 3rd Vice Chairman; E.H. "Woody Williams"; Mary Sheppard; David Wernicke

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