

- 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  
PLEDGE OF ALLEGIANCE  
MINUTES FOR APPROVAL  
SWEARING IN:

March 8, 2007

02/08/07

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. **PDC-06-57(P) - WOODBROOK COMMERCIAL**  
(Norm Luppino, Planning Manager) **(To be CONTINUED to no date set and to be re-advertised)**  
Request: 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) relating to zoning within the unincorporated area; providing for the rezoning of approximately 16.62 acres at the southeast corner of Honore Avenue extension and Lockwood Ridge Road, Bradenton from the PDMU/WP-E/ST (Planned Development Mixed-Use/Watershed Protection-Evers/Special Treatment) zoning district to PDC/WP-E/ST (Planned Development Commercial retaining the Overlay District); approving a Preliminary Site Plan for 109,300 square feet of retail, office, and personal service uses; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.
2. **PDMU-06-32(Z)(P) - PROVIDENT NATIONAL PROPERTY GROUP/WOODBROOK RESIDENTIAL**  
(Stephanie Moreland, Planner) **(To be CONTINUED to no date set and to be re-advertised)**  
Request: 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) relating to zoning within the unincorporated area; providing for the rezoning of approximately 78.50 acres east of Lockwood Ridge Road and south of the Honore Avenue extension, Bradenton from the PDMU/WP-E/ST (Planned Development Mixed-Use/Watershed Protection-

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

Evers/Special Treatment Overlay) and PDR/WP-E/ST (Planned Development Residential/Watershed Protection-Evers/Special Treatment) zoning districts to PDR/WP-E/ST (Planned Development Residential retaining the Overlay District); approving a Preliminary Site Plan for 196 lots for single-family attached residences and 104 multi-family units; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

3. **Z-03-01 - IMC PHOSPHATES COMPANY/FOUR CORNERS MINE NORTHEAST TRACT-PARCEL 4**  
(Lisa Barrett, Principal Planner) (Continued from 1/16/03, 3/13/03, 7/10/03, 12/4/03, 4/8/04, 2/10/05, 6/9/05, 7/14/05, 10/12/05, 1/9/06, 4/13/06, and 08/10/06) (To be CONTINUED to 05/10/07)

Approval of a rezone from A (General Agriculture), AWP-M (General Agriculture with Watershed Protection Lake Manatee Overlay District), and AWP-M/ST (General Agriculture with Watershed Protection Lake Manatee and Special Treatment Overlay Districts) to EX (Extraction). The proposed addition to the Four Corners Phosphate Mine is in the northeast corner of Manatee County, north of SR 62, east of SR 37, and extending to the Manatee County/Hardee County line. The parcel is within Sections 11, 12, 13, 14, and 24, Township 33 South, Range 22 East ( $\pm 2,048$  acres).

4. **ORDINANCE 05-25 (fka Ordinance 03-21) - IMC PHOSPHATES COMPANY/FOUR CORNERS MINE SUBSTANTIAL DEVIATION NORTHEAST TRACT ADDITION - PARCEL 4**

(Lisa Barrett, Principal Planner) (Continued from 1/16/03, 3/13/03, 7/10/03, 12/4/03, 4/8/04, 2/10/05, 6/9/05, 7/14/05, 10/12/05, 1/9/06, 4/13/06, and 08/10/06) (To be CONTINUED to 05/10/07)

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 Parcel 4,  $\pm 2,048$  acres, (also known as the Altman Tract) to this DRI;
2. Allow the mining of phosphate ore on the 2,048 acre addition to the mine;
3. Amend the D.O. to increase the rate of mining and number of acres to be mined or disturbed within Parcel 4;
4. Amend Sections 4 - Development Components, 5 - Definitions, and 6 - Development Conditions, to reflect the  $\pm 2,048$  acres to be added to this DRI, and to establish new or modified conditions of approval for mining within Parcel 4, and to ensure the Development Order will be internally consistent with all changes proposed by the applicant; and
5. Amend Map H to reflect the above changes.

The proposed addition (Parcel 4) to the Four Corners Phosphate Mine is north of SR 62, east of SR 37, extending eastward to the Hardee County line. Parcel 4 is  $\pm 2,048$  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.

5. **RESOLUTION R-05-039 (fka Resolution R-04-275) - MASTER MINE PLAN**

(Environmental Management Department) (Continued from 11/04/04, 2/10/05, 6/9/05, 7/14/05, 10/12/05, 2/9/06, 4/13/06, and 08/10/06) (To be CONTINUED to 05/10/07)

A Resolution of the Board of County Commissioners of Manatee County, Florida amending IMC Phosphates Company's existing Master Mining Plan for the Four Corners Mine to authorize mining on Parcel 4 (2,048 Acres); To establish new or modified conditions of approval for mining within Parcel 4 to insure that the Master Mining Plan will be consistent with all changes proposed by the applicant and the DRI Development Order for this project; providing for severability and providing an effective date.

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

6. **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 and 3/8/07) (To be CONTINUED to 05/10/07)

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 44<sup>th</sup> 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).

7. **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 and 3/8/07) (To be CONTINUED to 05/10/07)

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 A/WP-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**

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

**REGULAR AGENDA**

**8. LDA-07-01 – PDMU-98-04(G)(R2) ACA FINANCIAL CORPORATION/KEYSTONE RANCHES (a.k.a. WOODS OF MOCCASIN WALLOW)**

(Aristotle Shinas, Principal Planner) **(CONTINUED from February 8, 2007)**

Request for approval of LDA 07-01 to approve a Certificate of Level of Service Compliance for public facilities not to exceed a period of five years for the Woods of Moccasin Wallow project (f/k/a ACA Financial Corporation/Keystone Ranches), originally approved as PDMU-98-04(G)(R) and amended in PDMU-98-04(G)(R2), and is within Manatee County, generally bound by the I-75/I-275 Interchange to the south, vacant property and I-75 Road to the east, Moccasin Wallow Road to the north, and agricultural property to the west. Through prior approvals, the project has been approved for 340,400 square feet of light industrial use; 75,946 square feet of commercial land use; 43,680 square feet of office; 180 hotel rooms; and 103 single family residential units. The project is approved with a gross density of 2.00 dwelling units per acre, a net density of 2.17 dwelling units per acre, and a maximum height of 45 feet for hotel uses and 35 feet for all other uses.

**9. PDR-05-10(Z)(P) - G & T LAND DEVELOPMENT/ST. IVES SUBDIVISION**

(Stephanie Moreland, Planner)

Request: 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) relating to zoning within the unincorporated area; providing for the rezoning of approximately 29.49 acres approximately 600 ft. east of 99<sup>th</sup> Street Northwest at 9400 9<sup>th</sup> Avenue Northwest, Bradenton from the A-1 (Suburban Agriculture, one dwelling unit per acre) and A-1/CH (Suburban Agriculture, one dwelling unit per acre/Coastal High Hazard Overlay) zoning districts to PDR (Planned Development Residential) and PDR/CH (Planned Development Residential retaining the Overlay District); approving a Preliminary Site Plan for 29 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

**10. PDMU-06-28(Z)(P) - CHAMAX, LLC/SWEETWATER PRESERVE/ FKA YTVA FAMILY PARTNERSHIP**

(Norm Luppino, Planning Manager)

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) relating to zoning within the unincorporated area; providing for the rezoning of approximately 824.15 acres north of Buckeye Road, west of Interstate 75 and extending north to the Hillsborough County line from the A (General Agriculture) zoning district to the PDMU (Planned Development Mixed Use) zoning district; approving a Preliminary Site Plan for 1,719 residential units consisting of: 833 lots for single-family detached residences, 678 lots for single-family attached residences, 208 multi-family units, 150,000 square feet of commercial space, and a 208-acre public park; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

**11. PA-07-03/ ORD. 07/03 - COUNTY INITIATED ESTATE RURAL**

(Charles Andrews, Assistant Planner)

Request: Transmittal of an Ordinance of Manatee County, Florida, regarding Comprehensive Planning, amending the Manatee County Ordinance No. 89-01, (the Manatee County Comprehensive Plan); providing a purpose and intent, providing findings; and providing for an amendment to the Future Land Use map from AG/R (Agriculture – Rural) to ER (Estate Rural) for lands in Area A & Area B. Area A, defined as those lands along S.R. 70, adjacent to Pomello Park Subdivision to the east, 1.25 miles south of S.R. 64, and 1 mile east of Lorraine Road in the AG-R Future Land Use Category, in Sections 11 (part of), 12 (part

Richard Bedford, Chairman; Steve Belack, 1<sup>st</sup> Vice Chairman; Joseph Guyton, 2<sup>nd</sup> Vice Chairman;  
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of), 13, 14 (part of), 23 (part of), 24 (part of), and 25 (part of), Township 35, Range 19 (± 2,079.2 acres). Area B, defined as those lands along University Parkway, adjacent to the Concession Subdivision to the east and 1.25 miles east of Lorraine Road in the AG-R (Agriculture – Rural) Future Land Use Category, in Sections 35 (part of) and 36 (part of), Township 35, Range 19 (± 796.9 acres) as assigned, and retaining the WP-E (Watershed Protection – Evers Overlay); providing for severability, and providing an effective date (± 2,877 acres).

**12. PA-07-04/ ORD. 07-04 – TRANSPORTATION MAPS & TABLE 5.1**

(Kathleen Thompson, Planning Manager)

Request: Transmittal of an Ordinance of Manatee County, Florida, amending Manatee County Ordinance 89-01, as amended, (the Manatee County Comprehensive Plan); providing for an amendment to the Traffic Circulation Sub-Element, providing for an update of the Traffic Circulation Map Series (Map 5-A Existing Roadways Functional Classification, Map 5-B Future Traffic Circulation Functional Classification, Map 5-C Future Traffic Circulation Right of Way Protection and Reservation and Map 5-D Future Traffic Circulation Number of Lanes) and Table 5-1; providing for severability; and providing an effective date.

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, 1<sup>st</sup> Vice Chairman; Joseph Guyton, 2<sup>nd</sup> Vice Chairman;  
David Wick; Marilyn Stasica; Marie Hastings; Mary Sheppard

# MEMORANDUM

**DATE:** March 8, 2007  
**TO:** Bob Pederson  
Community Planning / Administrator  
**FROM:** Bobbi Roy  
Project Coordinator (BR) 3/8/07

**SUBJECT: AGENDA UPDATE FOR 03/08/07 PLANNING COMMISSION MEETING**

- #8 LDA-07-01 – PDMU-98-04(G)(R2) – ACA FINANCIAL CORPORATION/KEYSTONE RANCHES (a.k.a. WOODS OF MOCCASIN WALLOW)**  
Revised Attachment 2 to the Staff Report / Strikethrough/Underline format and updated copy attached
- #9 G & T LAND DEVELOPMENT/ST. IVES SUBDIVISION**  
Revised Future Land Use map, Staff Report/Site Design Details, and Manatee County School Board Comments – see attached.

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cc: Planning Commissioners  
Carol B. Clarke, Planning Department Director  
Joaquin Servia, Plan Implementation Administrator  
Michael Wood, Comprehensive Planning Administrator  
William Clague, Assistant County Attorney  
Sarah Schenk, Assistant County Attorney  
Jason Henbest, Assistant County Attorney  
Norm Luppino, Planning Manager  
Kathleen Thompson, Planning Manager  
Lisa Barrett, Principal Planner  
Aristotle Shinas, Principal Planner  
Stephanie Moreland, Planner  
Charles Andrews, Assistant Planner  
Board Records  
Counter Copy