

- 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

May 10, 2007

PLEDGE OF ALLEGIANCE
MINUTES FOR APPROVAL
SWEARING IN:

04/12/07
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. **Z-07-13 – (fka 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, 08/10/06, and 03/08/07) (To be CONTINUED to 07/19/07 at 1:30 p.m. time certain)**
Approval of a rezone 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).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 (±2,048 acres).

2. **ORDINANCE 07-50 (fka Ordinance 03-21 and Ordinance 05-25) - 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, 08/10/06, and 03/08/07) (To be CONTINUED to 07/19/07 at 1:30 p.m., time certain)**
Approval of a Substantial Deviation to the Four Corners Mine Development of Regional Impact to:

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

1. Amend Section 7 - Legal description for the addition of Parcel 4, ± 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 ± 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 ±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.

3. **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, 08/10/06, and 03/08/07) (To be CONTINUED to 07/19/07 at 1:30 p.m., time certain)**

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.

4. **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 July 12, 2007)**

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).

5. **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 July 12, 2007)**

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).

6. PA-07-07/ORDINANCE 07-07 /CERTIFICATE OF LEVEL OF SERVICE EXPIRATION DATES (CONTINUED from 04/12/07)

(Michael Wood, Comprehensive Planning Administrator)

Approval of an Ordinance of the Board of County Commissioners of Manatee County, Florida, amending Manatee County Ordinance 89-01, the Manatee County Comprehensive Plan; providing for an amendment to expiration dates for Certificate of Level of Service (CLOS), providing for severability, and providing an effective date.

7. PA-07-08 / PROPOSED ORDINANCE NO. 07-08 / BUCKEYE INDUSTRIAL

(Leon Kotecki, Principal Planner)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding comprehensive planning, amending Manatee County Ordinance No. 89-01, as amended, the Manatee County Comprehensive Plan; providing a purpose and intent; providing findings; providing for an amendment to the Future Land Use Map from P/SP (1) [Public/Semi Public (1)] to IL (Industrial-Light) for certain land located on the southwest corner of Buckeye Road and Bud Rhoden Road at 11951 Bud Rhoden Road; consisting of 28.9± acres; providing for severability; and providing for an effective date.

8. LDA-07-02 – Z-86-30(G)(R14) - SCHROEDER-MANATEE RANCH, INC. (CYPRESS BANKS)

(William Clague, Assistant County Attorney)

Approval of Addendum Supplementing and Modifying the Revised Local Government Development Agreement for the Improvement of State Road 70, LDA-03-02; providing definitions; releasing the developer from the requirement to construct certain road improvements; requiring the developer to pay funds to the county in lieu of construction of such improvements; providing that such payment also satisfies conditions imposed pursuant to a Certificate of Level of Service requiring the construction of such improvements; and providing that all other terms of the original LDA and related development approvals remain in full force and effect.

9. ORDINANCE 07-41 – SPECIAL APPROVALS

(Jason Henbest, Assistant County Attorney)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development; amending Sections 201, 602.2 and 605 and amending Figure 6-1 and Chart 605 of the Manatee County Land Development Code (Ordinance 90-01, as amended) to clarify the procedures for special approval; amending other provisions as necessary for internal consistency; providing for codification; providing for severability; and providing 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

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

REGULAR AGENDA

10. PDR-06-40(Z)(P) – NORTHERN TRUST BANK / MANATEE COVE

(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 62.44 acres at the southeast corner of U.S. 301 and 38th Avenue East, Bradenton from A-1 (Suburban Agriculture, one dwelling unit per acre) to PDR (Planned Development Residential); approving a Preliminary Site Plan for 558 residences consisting of: 60 single-family residences and 498 multi-family units, with 10% workforce housing and 17% affordable housing; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

11. PDR-06-75(Z)(P) – AVIGNON HOLDINGS, LLC / ROBION AT VILLAGES OF AVIGNON

(Stephanie Moreland, Planner)

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 19.41 acres on the west side of 16th Ave. E. (Canal Road) ± 600 feet south of 49th St. E. at 4603 16th Avenue East, Palmetto from RSF-2 (Residential Single-Family, two dwelling units per acre) to PDR (Planned Development Residential); and approving a Preliminary Site Plan for 48 lots for single-family detached residences, 22 lots for semi-detached residences and 24 multi-family units, with at least 25% of the units designated as affordable housing; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

12. PDR-03-63(P) – STONEBRIDGE SUBDIVISION

(Miles Gentry, Principal Planner)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 27 lots for single-family detached residences on approximately 48.41 acres on the south side of Whitfield Avenue, extending south to the Trails subdivision; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

13. PDR-05-37(Z)(P) – GULFSIDE HOMES/BOWLEES CREEK, LLP / BOWLEES CREEK

(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 approximately 7.56 acres north of Bowlees Creek, south of 69th Avenue West (Bay Drive), and west of U.S. 41, Bradenton from RSMH-6/AI/CH (Single-Family Manufactured Home/Airport Impact/Coastal High Hazard Overlay Districts) and GC/AI/CH (General Commercial/Airport Impact/Coastal High Hazard Overlay) zoning districts to PDR/AI/CH (Planned Development Residential, retaining the Airport Impact and Coastal High Hazard Overlay Districts, as applicable); and approving a Preliminary Site Plan for 159 multi-family dwelling units, including buildings that exceed a height of 35 feet; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date (± 7.56 acre rezone, ± 19.01 acre site plan approval).

14. **PDMU-07-07(Z)(P) – PARRISH PLANTATION, LLC/PARRISH PLANTATION**

(Aristotle Shinas, Principal Planner)

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 264.44 acres at the southeast intersection of S.R. 62 and U.S. 301, Parrish from A/NCO (General Agriculture/North Central Overlay District), A-1/NCO (Suburban Agriculture/North Central Overlay District), and VIL (Village-Parrish), to PDMU (Planned Development Mixed-Use) zoning district, (retaining the North Central Overlay District, where appropriate); and approving a Preliminary Site Plan for 488 residential units consisting of: 266 single-family detached dwelling units and 222 single-family attached; 86,100 square feet of commercial (retail, neighborhood convenience); 53,000 square feet of office; and community service uses consisting of: a library and a YMCA; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

15. **PA-07-01 / ORDINANCE 07-01 / NORTH MANATEE COUNTY OPERATIONS AND MAINTENANCE FACILITY (CONTINUED from 04/12/07)**

(Michael Wood, Comprehensive Planning Administrator)

Approval of an Ordinance of Manatee County, Florida, amending Manatee County Ordinance 89-01, as amended (The Manatee County Comprehensive Plan); providing for an approval of an amendment to the Future Land Use Map of the Future Land Use Element of the Comprehensive Plan from UF-3 (Urban Fringe – 3 dwelling units per acre) to PSP-1(Public/Semi-Public-1), located on Erie Road approximately 1,200± feet east of the intersection of Martha Road and Erie Road, the declared uses for the site are a school bus yard, parks and recreation maintenance facility, SWFWMD well site highway maintenance facility and fleet services and a new north south roadway through the site from Erie Road to 69th Street East, providing for severability; and providing for an effective date (46± acres).

16. **PA-07-05 / PROPOSED ORDINANCE 07-05 REEDER PROPERTIES**

(Katie McLean, Planner)

Request: Approval 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 Future Land Use Map of the Future Land Use Element of the Comprehensive Plan from P/SP (1) Public/Semi Public (1) (39.003± ac), and IL, Industrial Light (308.763± ac), to IH Industrial-Heavy (48.44± ac), and P/SP (1) Public/Semi Public (1) (299.326± ac), the declared use is a Class III Lined Landfill, for lands located at 14108 US 41 North; providing for severability; and providing for an effective date (347.76± 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

MEMORANDUM

DATE: May 10, 2007
TO: Bob Pederson
Community Planning / Administrator
FROM: Bobbi Roy
Project Coordinator

 5/10/07

SUBJECT: AGENDA UPDATE FOR 05/10/07 PLANNING COMMISSION MEETING

- #10 PDR-06-40(Z)(P) – Northern Trust Bank/Manatee Cove**
The project to be continued to May 23, 2007 at 2:00 p.m. time certain, revised motion attached.
- #12 PDR-03-63(P) – Stonebridge Subdivision**
Public Comment letters and Manatee County School Board comments attached.
- #13 PDR-05-37(Z)(P) – Gulfside Homes/Bowlees Creek, LLP/Bowlees Creek**
Public Comment letter and Manatee School Board comments attached.
- #16 PA-07-05/Proposed Ordinance 07-05 Reeder Properties**
Public Comment letter attached.

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cc: Planning Commissioners
Carol B. Clarke, Planning Department Director
Joaquin Servia, 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
Laurie Suess, Planning Manager
Lisa Barrett, Principal Planner
Norm Luppino, Planning Manager
Michael Wood, Comprehensive Planning Administrator
Leon Kotecki, Principal Planner
Stephanie Moreland, Planner
Miles Gentry, Principal Planner
Aristotle Shinas, Principal Planner
Katie McLean, Planner
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