

- 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

December 13, 2007

PLEDGE OF ALLEGIANCE

MINUTES FOR APPROVAL

SWEARING IN:

11/08/07 and 11/15/07

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-07-16 – LAND TRUST 32 / KNOWLES

(Norm Luppino, Planning Manager) **(Continued from 11/08/07) (To be continued to 1/10/08)**

An Ordinance of the Board of County Commissioners 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 approximately 89.21 acres ± 0.5 miles east of us 41, ±0.5 miles north of Grass Farm Road, north of Curiosity Creek and the approved Curiosity Creek project, and south of the Hillsborough County line from A (General Agriculture) to the RSF-1 (Residential Single-Family, 1 dwelling unit per acre) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

2. LDA-99-01(R2) – SECOND AMENDMENT TO TWIN RIVER DEVELOPMENT AGREEMENT

(Carol B. Clarke, Planning Director)

Request for Approval of LDA-99-01(R2): to approve a Second Amendment to Development Agreement between Gamble Creek, L.C., a Florida limited liability company, whose address is 9115 58th Drive East, Suite A, Bradenton, FL 34202 ("Company") and Manatee County, a political subdivision of the State of Florida, whose address is 1112 Manatee Avenue West, Bradenton, FL 34205 ("County"). The proposed amendment extends the Certificate of Level of Service to May 2, 2009.

Richard Bedford, Chairman; David Wick, 1st Vice Chairman; Marie Hastings, 2nd Vice Chariman;
Joseph Guyton, 3rd Vice Chairman; Marilyn Stasica; Mary Sheppard, Steve Belack

3. **LDA-02-05(R) –AMENDMENT TO TWIN RIVER II DEVELOPMENT AGREEMENT**

(Carol B. Clarke, Planning Director)

Request for Approval of LDA-02-05(R): to approve an Amendment to Development Agreement LDA-02-05 between Gamble Creek, L.C., a Florida limited liability company, whose address is 9115 58th Drive East, Suite A, Bradenton, FL 34202 (“Company”) and Manatee County, a political subdivision of the State of Florida, whose address is 1112 Manatee Avenue West, Bradenton, FL 34205 (“County”). The proposed amendment extends the Certificate of Level of Service to May 2, 2009.

4. **Z-06-07 – JAMES F. STEPHENSON, LAND TRUST / RANCH AVENUE COMMERCIAL**

(Patricia Allen, Planner)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, 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 1.2 acres at the northwest corner of US 301 and 73rd Avenue East from NC-M (Neighborhood Commercial-Medium) to the GC (General Commercial) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

REGULAR AGENDA

5. **LDA-05-05 / GREYHAWK LANDING WEST LOCAL DEVELOPMENT AGREEMENT**

(Miles Gentry, Principal Planner) (Continued from 11/08/07)

Request for approval of LDA 05-05 to approve a Certificate of Level of Service Compliance for future transportation facilities and extend the timing of development not to exceed a period of ten years; for the Greyhawk Landing West project, originally approved as PDR-04-11(Z)(P) and is located within Manatee County, generally 1,160 feet north of SR 64, south and west of Greyhawk Landings, east of Gates Creek, and north of Missionary Village, at 12705 SR 64 East, Bradenton. The Project has been approved for 501 lots for single-family detached residences with a gross density of 1.60 dwelling units per acre, a net density of 2.25 dwelling units per acre, and a maximum height of 35 feet for all uses.

6. **PDO-94-03(P) – GRAND OAKS OFFICE PARK**

(Stephanie Moreland, Planner)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 33,000 square feet of offices on approximately 4.63 acres on the north side of 53rd Avenue West ± 155 feet east of 20th Street West, at 1705 53rd Avenue West, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

7. **PDR-06-27(Z)(P) – CREEKSIDE DEVELOPMENT OF MANATEE LLC / CREEKSIDE MEADOWS**

(Erika Barrett, 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 31.71 acres on the north side of CR 675, ± 2 ¾ miles east of US 301 N at 15714 and 15810 CR 675, Parrish from A-1/NCO (Suburban Agriculture/North Central Overlay District) to the PDR/NCO zoning district (Planned Development Residential, retaining the North Central Overlay); approving a Preliminary Site Plan for 52 lots for 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.

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

8. **Z-07-13(fka: Z-03-01) – MOSAIC FERTILIZER, LLC/FOUR CORNERS MINE NORTHEAST TRACT – PARCEL 4 (ALTMAN TRACT)**

(Lisa Barrett, Principal Planner)

1:30 pm time certain

(Continued from 11/13/02, 01/16/03, 03/13/03, 07/10/03, 12/04/03, 04/08/04, 02/10/05, 10/13/05, 06/09/05, 07/14/05, 10/12/05, 12/02/05, 01/09/06, 05/11/06, 08/10/06, 11/09/06, 03/08/07, 05/10/07, 7/19/07, 09/20/07, 11/15/07, and 11/29/07)

Approval of a Zoning Ordinance of the County of Manatee, Florida, amending the Official Zoning Atlas of Manatee County (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), A/WP-P (General Agriculture with Watershed Protection Peace River Overlay District), and A/WP-P/ST (General Agriculture with Watershed Protection Peace River and Special Treatment Overlay Districts) to EX (Extraction); setting forth findings; providing a legal description; providing for severability, and providing an effective date. 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 located within Sections 11, 12, 13, 14, and 24, Township 33 South, Range 22 East (±2,048 acres).

9. **ORDINANCE 07-50 (fka: ORDINANCE 03-21) - MOSAIC FERTILIZER, LLC/ FOUR CORNERS MINE SUBSTANTIAL DEVIATION NORTHEAST TRACT ADDITION - PARCEL 4 DRI #5 (AKA: THE ALTMAN TRACT)** (Lisa Barrett, Principal Planner)

1:30 pm time certain

(Continued from 11/13/02, 01/16/03, 03/13/03, 07/10/03, 12/04/03, 04/08/04, 02/10/05, 10/13/05, 06/09/05, 07/14/05, 10/12/05, 12/02/05, 01/09/06, 05/11/06, 08/10/06, 11/09/06, 03/08/07, 05/10/07, 7/19/07, 09/20/07, 11/15/07, and 11/29/07)

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

- Amend Section 7 - Legal description for the addition of Parcel 4, ± 2,048 acres, (also known as the Altman Tract) to this DRI;
- Allow the mining of phosphate ore on the 2,048 acre addition to the mine;
- Amend the D.O. to increase the rate of mining and number of acres to be mined or disturbed within Parcel 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,
- 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.

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

10. **RESOLUTION R-07-100 (fka: R-03-049) - MASTER MINE AND RECLAMATION PLAN**

(Rob Brown, Senior Environmental Administrator)

1:30 pm time certain

(Continued from 11/04/04, 02/10/05, 06/09/05, 07/14/05, 10/12/05, 02/02/05, 01/09/06, 05/11/06, 08/10/06, 11/09/06, 03/08/07, 05/10/07, 7/19/07, 09/20/07, 11/15/07, and 11/29/07)

A Resolution of the Board of County Commissioners of Manatee County, Florida amending Mosaic Fertilizer, LLC'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.

11. **PLAN AMENDMENT - PA-08-02/PROPOSED ORDINANCE 08-02 – WATER SUPPLY FACILITIES PLAN**

(Katie McLean, Planner)

An Ordinance of the Board of County Commission of Manatee County, Florida, proposing to amend Manatee County Ordinance 89-01, as amended, (The Manatee County Comprehensive Plan), adopting the Manatee County Water Supply Facilities Work Plan and providing for text amendments to the following elements: Water Supply Sub element, Conservation, and Intergovernmental Coordination Elements to implement the Water Supply Facilities Work Plan.

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



Planning
Community Planning
1112 Manatee Avenue W
Bradenton, FL 34205

MANATEE COUNTY FLORIDA

Phone: 941-749-3070
Fax: 941-708-6151
www.myanatee.org

To: Robert H. Pederson, Community Planning Administrator
From: Bobbi Roy, Project Coordinator *BR*
Date: December 13, 2007
Subject: Agenda Update for 12/13/07 Planning Commission Meeting

- #7 **PDR-06-27(Z)(P) – CREEKSIDE DEVELOPMENT OF MANATEE LLC / CREEKSIDE MEADOWS**
Revised Stipulation D.1, Public Comment Letter, and Manatee County School Board Comments – See attached
- #8 **Z-07-13(fka: z-03-01) – MOSAIC FERTILIZER, LLC/FOUR CORNERS MINE NORTHEAST TRACT – PARCEL 4 (ALTMAN TRACT)**
Public Comment Letter – See attached
- #11 **PLAN AMENDMENT – PA-08-02/PROPOSED ORDINANCE 08-02 – WATER SUPPLY FACILITIES PLAN**
Changes recommended by the County Attorneys office – Water Supply Facilities Work Plan – 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
Rossina Leider, Senior Planning Tech
Susan Angersoll, Development Review Specialist
Norm Luppino, Planning Manager
Patricia Allen, Planner
Miles Gentry, Principal Planner
Stephanie Moreland, Planner
Erika Barrett, Planner
Lisa Barrett, Principal Planner
Katie McLean, Planner

Board Records