

BOARD OF COUNTY COMMISSIONERS  
PORT AUTHORITY  
CIVIC CENTER AUTHORITY  
COMMUNITY REDEVELOPMENT AGENCY  
MANATEE COUNTY, FLORIDA

WEBSITE: WWW.MYMANATEE.ORG

Manatee County Administrative Center  
Commission Chambers - First Floor - 1112 Manatee Avenue West  
Bradenton, Florida 34205

Commission Office: (941) 745-3700  
Commission Fax: (941) 745-3790

**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

AGENDA  
and  
NOTICE OF PUBLIC MEETING

**9:00 a.m. LAND USE MEETING February 2, 2012**

MEETING CALLED TO ORDER:

John R. Chappie, Chairman

INVOCATION & PLEDGE OF ALLEGIANCE:

Rev. Larry White, Myakka City United Methodist Church

[THE COMMISSION DOES NOT NECESSARILY ENDORSE THE RELIGIOUS BELIEFS OF ANY SPEAKER.]

ITEMS SCHEDULED FOR TIME CERTAIN

TO THE EXTENT POSSIBLE, THE FOLLOWING ITEMS WILL BE CONSIDERED AT THE TIMES INDICATED

**1:30 P.M.**

7. **PDR-11-03(Z)(P) - Shunn-Shion Chung/Springfield Subdivision**

CITIZEN COMMENTS

Comments should be limited to two minutes per person and should concern items on *Consent Agenda*.

CONSENT AGENDA

THE FOLLOWING ITEMS ARE DETERMINED TO BE ROUTINE IN NATURE AND SHOULD BE CONSIDERED IN A SINGLE MOTION. ITEMS DETERMINED TO WARRANT INDIVIDUAL DISCUSSION SHOULD BE REMOVED FROM THIS LIST PRIOR TO THE MOTION TO ADOPT. SUCH ITEMS SHOULD BE DISCUSSED SEPARATELY.

CLERK OF CIRCUIT COURT

- **Clerk's Consent Calendar:** Approval

RECOMMENDED MOTION: I MOVE TO APPROVE THE CONSENT AGENDA INCORPORATING THE LANGUAGE AS STATED IN THE RECOMMENDED MOTIONS IN THE AGENDA MEMORANDA (AS MAY HAVE BEEN AMENDED IN THE SUPPLEMENTAL AGENDA).

(END CONSENT)

ADVERTISED PUBLIC HEARINGS

PRESENTATIONS UPON REQUEST - ITEMS 1-4

1. **PDR-11-14(G) – MML I LLC & PGCI IV LLC/SILVERLEAF**

**Quasi-Judicial**

**South side of US 301, south of Harrison Ranch Boulevard, west of Chin Road, and north of Old Tampa Road.**

Katie LaBarr, Principal Planner (DTS #20110225/B000071)

**(Continued from December 20, 2011) (To be continued to March 1, 2012)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a General Development Plan for 732 single family detached units on approximately 263.35 acres on the south side of US 301, south of Harrison Ranch Boulevard, west of Chin Road, and north of Old Tampa Road; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

John R. Chappie, District 3, Chairman

Larry Bustle, District 1, 1st Vice-Chairman; Michael Gallen, District 2, 2nd Vice-Chairman; Robin DiSabatino, District 4, 3<sup>rd</sup> Vice-Chairman  
Donna G. Hayes, District 5; Carol Whitmore, District 6 At-Large, Joe McClash, District 7 At-Large

2. **PLAN AMENDMENT PA-12-03/ORDINANCE 12-06 – ADDITIONAL POTENTIAL USE IN RES-9 AND RES-12 FUTURE LAND USE CATEGORIES**

**Legislative**

Kathleen Thompson, Planning Manager

Transmittal of a Plan Amendment of the Board of County Commissioners of Manatee County, Florida, amending Ordinance 89-01, as amended, (the Manatee County Comprehensive Plan); providing a Purpose and Intent; providing for a Text Amendment to the Future Land Use Element to add dormitories to the Range of Potential Uses in the RES-9 (Residential – 9 dwelling units per acre) and RES-12 (Residential – 12 dwelling units per acre) future land use categories, providing severability; and providing an effective date.

3. **PLAN AMENDMENT PA-12-02/ORDINANCE 12-02 - COUNTY INITIATED COMPREHENSIVE PLAN AMENDMENT MYAKKA CITY**

**Legislative**

Kathleen Thompson, Planning Manager

Adoption of a Plan Amendment of Manatee County, Florida amending Ordinance 89-01, as amended, (The Manatee County Comprehensive Plan), providing for a Comprehensive Plan text amendment to the Future Land Use Element to modify the exemption to commercial locational criteria for Myakka City, providing for severability; and providing an effective date.

4. **ORDINANCE 12-08 – LAND DEVELOPMENT CODE TEXT AMENDMENT AFFORDABLE HOUSING**

**Legislative**

Kathleen Thompson, Planning Manager

An Ordinance of the Board of County Commissioners of Manatee County, Florida amending the Manatee County Land Development Code to allow site improvement incentives for affordable housing; amending Chapter 13 to be consistent with State Law; amending Chapter 13 Transfer of Development Rights (TDR) to establish maximum transferable percentage, amending several definitions in Chapter 2 and amending other provisions as necessary for internal consistency; providing for codification; providing for severability; and providing an effective date.

<b>PRESENTATIONS SCHEDULED - ITEMS 5-7</b>
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5. **Z-11-02 – MOSAIC FERTILIZER, LLC - WINGATE EXTENSION**

**Quasi-Judicial**

**East side of the Wingate Creek Mine, south of Duette Preserve, west of Duette Road, and north of SR 64 in Duette**

Lisa Barrett, Planning Manager (DTS #20110036)

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 645.9 acres located on the east side of the Wingate Creek Mine, south of Duette Preserve, west of Duette Road, and north of SR 64, in Duette from the A (General Agriculture) to the EX (Extraction) zoning district; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

6. **RESOLUTION R-12-01 – MOSAIC FERTILIZER, LLC – WINGATE EXTENSION**

**Quasi-Judicial**

Robert Brown, Environmental Protection Manager

A Resolution of the Board of County Commissioners of Manatee County, Florida, granting Mosaic Fertilizer, LLC a master mining plan for the Wingate Extension (661 ± acres); authorizing mining and reclamation on the Wingate Extension; establishing new conditions of approval for mining within the Wingate Extension; providing reclamation schedules and enforcement; allow dragline crossing of Duette Road; approve pre-mining construction activities; approve waiver request of the setback requirement for mining adjacent to Duette Preserve providing for severability; providing for an effective date; and providing for an expiration date. Approve a buildout date for mining until December 31, 2019 and reclamation until December 31, 2023

**1:30 P.M. TIME CERTAIN**

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

**Quasi-Judicial**

**Location: North side of 25<sup>th</sup> Street East (Lyntnor Road), 2,380 ± feet east of 80<sup>th</sup> Avenue East (Royal Palm Way), Parrish**

Katie LaBarr, AICP, Principal Planner (DTS #20110023/B000030)

**(Continued from August 4, September 1, October 6, November 3, and December 1, 2011)**

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.

**REGULAR AGENDA**  
NOTHING SCHEDULED

**ADMINISTRATION/COMMISSION COMMENTS**

**ADJOURN**

\* Documents have been reviewed by County Attorney's Office

The Board of County Commissioners of Manatee County, the Manatee County Port Authority, the Manatee County Civic Center Authority, and the Manatee County Community Redevelopment Agency may elect not to convene, if no business is scheduled; however, each reserves the right to take action on any matter during its meeting, including items not set forth within this agenda. The Chair of each governing body at his/her option may take business out of order if he/she determines that such a change in the schedule will expedite the business of the governing body.

The Board of County Commissioners 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 Board's functions including one's access to, participation in, employment with, 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, wait 60 seconds; FAX 745-3790.

**PUBLIC NOTICE:** According to Florida Statutes, Section 286.0105, any person desiring to appeal any decision made by the Board of County Commissioners (or the other entities that are meeting) with respect to any matter considered at said public hearing/meeting will need a record of the proceedings, and for such purposes may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based.

Prepared/Revised on 1/26/2012