

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

- AGENDA -

8:30 A.M. – PLANNING COMMISSIONERS WORKSHOP

9:00 A. M. PUBLIC HEARING

12/10/09

**PLEDGE OF ALLEGIANCE
ELECTION OF OFFICERS
MINUTES FOR APPROVAL
SWEARING IN:**

10/08/09

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. ORDINANCE 09-63 – NON-CONFORMING LOTS LAND DEVELOPMENT CODE AMENDMENT

(Katie LaBarr, Principal Planner) **(Continued to No Date Set and to be readvertised)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development; amending Sections 201 and 1107.1.3.4 of the Manatee County Land Development Code (Ordinance 90-01, as amended) to amend the Definition of a lot of record and revise language regarding nonconforming lots; providing for codification; providing for severability; and providing an effective date.

2. ORDINANCE 09-64 (DRI # 11) – TARA-MANATEE, INCORPORATED

(Katie LaBarr, Principal Planner) **(To be continued to 01/14/10)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending a Development Order pursuant to Chapter 380.06, Florida Statutes, and a determination of whether the following changes constitute a Substantial Deviation to the Tara-Manatee Development of Regional Impact:

1. Amend Map H to redistribute approved development as follows::

Richard Bedford, Chairman; David Wick, 1 st Vice Chairman, Chairman; Steve Belack, 3 rd Vice Chairman; Marilyn Stasica; Mary Sheppard, Timothy Rhoades, George Mendez

- A. Add Subphase III-BB to allow for the transfer of 19,500 square feet of commercial from Subphase III-R, or III-Z and III-V, or available residential units (or combination thereof), to the southwest corner of State Road 70 and Tara Boulevard
 - B. Add Adult Assisted Living Facility use to Subphases III-R, III-U, III-AA, III-V, and III-Z.
 - C. Add Monopole Telecommunication Tower to Subphase III-R, III-U, III-V, and III-Z.
 2. Add Exhibit D, an updated table of Permitted Commercial Uses by Parcel;
 3. Add Exhibit E, a proposed Land Use Equivalency Table;

 4. Amend the Development Order to reflect the two year extension of the Phase III buildout date to coincide with provisions of SB 360, approved during the 2009 legislative session;
 5. Clarify locations where mini-warehouse can be located, and to limit the use to a storage-only facility;
- And
6. Update terminology and departmental references; and other changes for internal consistency.

The Tara DRI is located at the southwest corner of SR 70 and I-75 Interchange, extending westward to Braden River Road (1,124.21 ± acres).

3. PDR/PDC-96-03(G)(R9)-TARA-MANATEE, INC.

(Katie LaBarr, Principal Planner) DTS#20090243 (To be continued to 01/14/10)

Request: Approval of a revised General Development Plan and Zoning Ordinance to:

1. Amend Map H to redistribute approved development as follows:
 - A. Add Subphase III-BB to allow for the transfer of 19,500 square feet of commercial from Subphase III-R, or III-Z and III-V, or available residential units (or combination thereof), to the southwest corner of State Road 70 and Tara Boulevard
 - B. Add Adult Assisted Living Facility use to Subphases III-R, III-U, III-AA, III-V, and III-Z.
 - C. Add Monopole Telecommunication Tower to Subphase III-R, III-U, III-V, and III-Z.
 2. Add Exhibit F, a proposed Land Use Equivalency Table;
 3. Amend the GDP to reflect the above changes;
 4. Amend the Zoning Ordinance to reflect the two year extension of Phase III buildout date to coincide with provisions of SB 360, approved during the 2009 legislative session;
 5. Clarify locations where mini-warehouse can be located, and to limit the use to a storage-only facility;
- And
6. Update terminology and departmental references, and other changes.

The Tara DRI is located at the southwest corner of SR 70 and I-75 Interchange, extending westward to Braden River Road (1,124.21 ± acres).

4. ORDINANCE 09-56 – HIGH INTENSITY RECREATION LAND DEVELOPMENT CODE AMENDMENT

(Lisa Barrett, Principal Planner) DTS#20090209

An Ordinance of the Board of County Commissioners of Manatee County, Florida amending the Manatee County Land Development Code Section 704.44, conditional use criteria for high intensity recreation facilities; amending other provisions as necessary for internal consistency; providing for codification; providing for severability; and providing an effective date.

Richard Bedford, Chairman; David Wick, 1 st Vice Chairman; Steve Belack 3 rd Vice Chairman; Marilyn Stasica; Mary Sheppard, Timothy Rhoades, George Mendez
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5. **LDA-09-03 - LOCAL DEVELOPMENT AGREEMENT FOR SILVERLEAF DEVELOPMENT**

(Miles Gentry, Principal Planner) DTS#20090096 **(Continued from 10/08/09 & 11/12/09)**

Request: Approval of a Local Development Agreement providing for the issuance of an extended certificate of level of service compliance; providing for dedication of right-of-way and the payment of a proportionate share of the cost to mitigate impacts on public facilities; providing for design, permitting and construction of project entrance improvements including turn lanes; providing for severability, and providing for an effective date. The Local Development Agreement applies to Silverleaf for which approval is sought pursuant to pending application known as PDR-05-60 (Z) (P) (263.35 ± acres). The proposed use of the properties is residential development. Pursuant to the pending zoning request, Silverleaf is seeking approval for 713 residential units, each with a maximum height of 35 feet.

REGULAR AGENDA

6. **ORDINANCE 09-55 – STORMWATER DESIGN CRITERIA LAND DEVELOPMENT CODE TEXT AMENDMENT**

(Thomas Gerstenberger, Project Engineering Supervisor) DTS#20090217

An Ordinance of the Board of County Commissioners of Manatee County, Florida amending the Manatee County Land Development Code regarding stormwater management plans; amending Section 717.3.13.2, Stormwater Management; amending other provisions as necessary for internal consistency; providing for codification; providing for severability; and providing an effective date.

7. **ORDINANCE NO. 09-60 – TELECOMMUNICATION TOWERS LAND DEVELOPMENT CODE AMENDMENT**

(Sarah Schenk, Deputy County Attorney) (Sharon Tarman, Planner)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development; providing findings; amending Chapter 7 of the Land Development Code, Development Standards of General Applicability; amending Section 704.59 and renaming it Personal Communication Services (PCS); amending definitions; amending Development Standards and Establishing Siting preferences regarding Personal Communication Services; providing for consistency with the Florida Statutes; amending Figure 6.1 community service uses to clarify the development process required for Personal Communication Services; amending other provisions as necessary for internal consistency; providing for codification; 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; David Wick, 1st Vice Chairman; Steve Belack 3rd Vice Chairman; Marilyn Stasica; Mary Sheppard, Timothy Rhoades, George Mendez