

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

**- AGENDA -**

**8:30 A.M. – PLANNING COMMISSIONERS WORKSHOP**

**01/14/10**

**9:00 A. M. PUBLIC HEARING**  
**PLEDGE OF ALLEGIANCE**  
**MINUTES FOR APPROVAL**  
**SWEARING IN:**

**12/10/09**

**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 09-64 (DRI # 11) – TARA-MANATEE, INCORPORATED**

(Katie LaBarr, Principal Planner) **(Continued from 12/10/09) (To be continued to 02/11/10)**

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:
  - 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.

Richard Bedford, Chairman; David Wick, 1 <sup>st</sup> Vice Chairman, Chairman; Steve Belack, 2 <sup>nd</sup> Vice Chairman 3 <sup>rd</sup> Vice Chairman; Marilyn Stasica; Mary Sheppard, Timothy Rhoades, George Mendez
---

5. 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;
6. Clarify locations where mini-warehouse can be located, and to limit the use to a storage-only facility;

And

7. 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).

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

(Katie LaBarr, Principal Planner) DTS#20090243 **(Continued from 12/10/09) (To be continued to 02/11/10)**

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).

**3. LDA-09-03 - LOCAL DEVELOPMENT AGREEMENT FOR SILVERLEAF DEVELOPMENT**

(Miles Gentry, Principal Planner) DTS#20090096 **(Continued from 10/08/09, 11/12/09, and 12/10/09) (To be continued to 02/11/10)**

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.

Richard Bedford, Chairman; David Wick, 1 <sup>st</sup> Vice Chairman; Steve Belack 2 <sup>nd</sup> Vice Chairman; Marilyn Stasica 3 <sup>rd</sup> Vice Chairman; Mary Sheppard, Timothy Rhoades, George Mendez
--

**4. PDMU-09-10(Z)(P) – GULFSIDE HOMES / BOWLEES CREEK, LLP / BOWLEES CREEK  
DTS#20090188**

(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 19.01 acres north of Bowlees Creek, south of 69<sup>th</sup> Avenue West (Bay Drive), and west of U.S. 41, Bradenton, from PDR/AI/CH (Planned Development Residential/Airport Impact/Coastal High Hazard Overlay Districts), to the PDMU/AI/CH (Planned Development Mixed Use) retaining the Airport Impact and Coastal High Hazard Overlay Districts, where appropriate; and approving a Preliminary Site Plan for two options:

1. 144 multi-family dwelling units, including buildings that exceed a height of 35 feet; a 200 rack dry boat storage facility (51,000 square feet), and 53 existing wet slips, or
2. 162 multi-family dwelling units and 53 existing wet slips;

subject to stipulations as conditions of approval; setting forth findings; providing a legal description; 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, 1<sup>st</sup> Vice Chairman; Steve Belack 2<sup>nd</sup> Vice Chairman; Marilyn Stasica 3<sup>rd</sup> Vice Chairman; Mary Sheppard, Timothy Rhoades, George Mendez