

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

**- AGENDA -**

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

**02/11/10**

**9:00 A. M. PUBLIC HEARING**

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

**11/12/09 & 01/14/10  
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. PA-10-02 (PROPOSED ORDINANCE 10-02) - ROBINSON FARMS**

(Stephanie Moreland, Planner) DTS#20090177 **(To be continued to 03/11/10)**

Transmittal of an amendment to the Comprehensive Plan amending the Manatee County Comprehensive Plan; providing a purpose and intent; providing for an amendment to the Future Land Use Map of the Future Land Use Element of the Comprehensive Plan to designate specific real property to RES-3 (Residential - 3 dwelling units per Gross Acre) from the RES-1 (Residential - 1 dwelling unit per Gross Acre) Future Land Use Classification; said property being generally located north of 9<sup>th</sup> Avenue Northwest, approximately 600 feet east of 99<sup>th</sup> Street Northwest and south of 17<sup>th</sup> Avenue Northwest at 9400 9<sup>th</sup> Avenue NW and 9523 17<sup>th</sup> Avenue NW (49± acres); providing for severability; and providing for an effective date.

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

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

(Katie LaBarr, Principal Planner) **(Continued from 12/10/09 and 01/14/10) (To be continued to 04/08/10)**

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. 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 **(Continued from 12/10/09 and 01/14/10) (To be continued to 04/08/10)**

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).

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

(Miles Gentry, Planning Manager) DTS#20090096 (**Continued from 10/08/09, 11/12/09, 12/10/09, and 01/14/10**)

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.

5. **Z-08-07 – MANATEE COUNTY/MOODY BRANCH**

(Dorothy Rainey, Environmental Planner) DTS#20080297

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 a rezone of approximately 945.97 acres located on Taylor Grade Road, Bradenton from the A (General Agriculture) to the CON (Conservation) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

6. **Z-08-08 – MANATEE COUNTY/RIVERVIEW POINTE**

(Dorothy Rainey, Environmental Planner) DTS#20080298

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 a rezone of approximately 11.4 acres at 8250 & 8280 Desoto Memorial Highway, Bradenton from the RSF-2 (Residential Single-Family, 2 dwelling units per acre) to the CON (Conservation) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

**REGULAR AGENDA**

7. **PDMU-96-01(G)(R7) – COOPER CREEK CENTER MASTER SIGNAGE PLAN**

(Lisa Barrett, Planning Manager) DTS#20090304

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding Land Development, amending Ordinance PDMU-96-01(G)(R6) pertaining to stipulations of approval regarding signs to allow a master sign plan for the Cooper Creek DRI, providing for Specific Approvals as applicable; and to update the buildout date; approving a master sign plan. Cooper Creek is generally located northwest of University Parkway and I-75 intersection (604.68 ± acres); subject to stipulations as conditions of approval; setting forth findings; providing for severability, and providing an effective date.

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

**8. PDPI-09-13(Z)(P) – PATRON HOLDINGS/FB ENERGY – SOLAR BIOMASS INTEGRATED POWER PLANT**

(Lisa Barrett, Planning Manager) DTS #20090275

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 47.92± acres, at 11551 and 11805 US 41 North, from PDEZ (Planned Development Encouragement Zone) to the PDPI (Planned Development Public Interest) zoning district; retaining the PDEZ zoning district on property located west of the railroad track (1.40± acres); approving a Preliminary Site Plan on 49.32± acres for the declared use of an Electricity Generating Facility using biomass fuels (Heavy Utility Use), with accessory buildings totaling 28,400 square feet; subject to stipulations as conditions of approval consistent with Ordinance No. 09-31 (i.e. Plan Amendment No. PA-09-08); 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