

**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**  
**PLEDGE OF ALLEGIANCE**  
**SWEARING IN OF NEW PLANNING**  
**COMMISSIONERS**  
**SWEARING IN:**

**11/12/09**

**Timothy Rhoades and George Mendez**  
**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. LDA-09-03 - LOCAL DEVELOPMENT AGREEMENT FOR SILVERLEAF DEVELOPMENT**

(Miles Gentry, Principal Planner) (DTS#20090096)

**(To be continued to 12/10/09)**

Request: Approval of a Local Development Agreement providing for the issuance of a fifteen (15) year 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, Chairman; Steve Belack, 3 <sup>rd</sup> Vice Chairman; Marilyn Stasica; Mary Sheppard, Timothy Rhoades, George Mendez
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2. **PDPI-09-12(Z)(P) – MVP CORVUS DEVELOPMENT PARTNERS, LLC / NORTH MANATEE RECYCLING & DISPOSAL FACILITY**

(Katie LaBarr, Principal Planner) (DTS#20090208)

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 approximately 208.15 acres on the west side of CR 39 immediately south of the Manatee/Hillsborough County Line, at 14155 CR 39-Duette, from A (General Agriculture) to the PDPI (Planned Development Public Interest) zoning district; approving a Preliminary Site Plan for the declared use of a Class III, geosynthetically-lined landfill and recycling facility with accessory uses including an existing 2,575 square foot administration building, a 560 square foot scale house, a 2,400 square foot maintenance building, a leachate storage area, and a 115 ± acre disposal area; subject to stipulations as conditions of approval consistent with Ordinance No. 09-06 (i.e. Plan Amendment No. PA-09-04); setting forth findings; providing a legal description; providing for severability, and providing an effective date.

3. **PDC-05-58(Z)(P) – PALMETTO VALUE LLC**

(Lisa Barrett, Principal Planner) (DTS#20050376)

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 approximately 9.16 acres west of U.S. 41 N., at the southwest intersection of Old Bayshore Road and U.S.41 N, in Rubonia from A-1 (Suburban Agriculture) to the PDC (Planned Development Commercial) zoning district; approval of a Preliminary Site Plan for a 3,500 square foot convenience store with a 7,540 square foot canopy over gas pumps, 15,673 square feet of general retail, and 36,648 square feet of office space in nine (9) 4,000 square foot buildings; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

**REGULAR AGENDA**

4. **PDR-86-05(P)(R2) – RIVER CLUB GOLFCOURSE, INC./RIVER CLUB/FL- 5090**

(Sharon Tarman, Planner) (DTS#20090139)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending Ordinance No. PDR-86-05(P)(R) pertaining to approximately 33.3 acres at 6600 River Club Boulevard, Bradenton, in the PDR (Planned Development Residential) zoning district; approving a revised Zoning Ordinance and Preliminary Site Plan (PDR-86-05(P)(R2)) to be substituted for Zoning Ordinance PDR-86-05(P)(R) approved on December, 17, 1987 to amend the allowable uses to include a 150' high telecommunication tower within River Club Golfcourse; 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; David Wick, 1<sup>st</sup> Vice Chairman; Steve Belack 3<sup>rd</sup> Vice Chairman; Marilyn Stasica; Mary Sheppard, Timothy Rhoades, George Mendez

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 3<sup>rd</sup> Vice Chairman; Marilyn Stasica; Mary Sheppard, Timothy Rhoades, George Mendez