

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

**- AGENDA –**  
**January 12, 2012**

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

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

**PLEDGE OF ALLEGIANCE**

**MINUTES FOR APPROVAL**

**SWEARING IN:**

**12/09/11**

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

Katie LaBarr, Principal Planner (DTS #20110225/B000071) **(Continued from December 8, 2011)**

**(To be continued to February 9, 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.

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

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)

Richard Bedford, Chairman; David Wick, 1<sup>st</sup> Vice Chairman, Timothy Rhoades, 2<sup>ND</sup> Vice Chairman,  
John DeLesline; George Mendez; Bill Conerly

and RES-12 (Residential – 12 dwelling units per acre) future land use categories, providing severability; and providing an effective date.

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

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.

**REGULAR AGENDA**

**4. Z-11-02 – MOSAIC FERTILIZER, LLC - WINGATE EXTENSION**

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 Park, 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.

**5. RESOLUTION NO. 12-01-MOSAIC FERTILIZER, LLC / MASTER MINE PLAN**

Rob 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

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, Timothy Rhoades, 2<sup>ND</sup> Vice Chairman, John DeLesline; George Mendez; Bill Conerly