

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

- AGENDA -
February 09, 2012

8:30 A.M. – PLANNING COMMISSIONERS WORKSHOP

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

01/12/12
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. **PDMU-11-13(G) – MEDALLION HOME AT FT. HAMER, LLC/WAYNE UNDERHILL /CROSSCREEK**

Sharon Tarman, AICP, Planner (DTS#20110204) **(To be continued to March 8, 2012)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a General Development Plan for 1,282 residential units (702 single-family detached (197 platted), 174 single-family attached, 156 single-family semi-detached, and 250 multi-family units) on approximately 656± acres on the east side of Ft. Hamer Road, south side of Golf Course Road, and north of Mulholland Road; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

2. **PDC-11-15(Z)(P) – R & R PROPERTIES, LLC/MYAKKA DOLLAR GENERAL**

Stephanie Moreland, Planner (DTS# 20110274) (B00000081)

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 1.2 acres on the south side of S.R.70 East, approximately ¼ mile west of Wauchula
Richard Bedford, Chairman; David Wick, 1st Vice Chairman, Timothy Rhoades, 2nd Vice Chairman,
John DeLesline; George Mendez; Bill Conerly

Road, at 36750 S.R.70 East Myakka; from the VIL (Village) and A-1 (Suburban Agriculture) zoning districts to PDC (Planned Development Commercial) zoning district; approving a Preliminary Site Plan for a 9,002 square foot Commercial Retail Establishment; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

3. **ORDINANCE 12-11 – GENERAL DEVELOPMENT PLAN EXPIRATIONS**

Miles Gentry, Planning Manager

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending the Manatee County Land Development Code regarding Chapter 5, expiration and extension of General Development Plans; amending other provisions as necessary for internal consistency; providing for codification; providing for severability; and providing an effective date.

REGULAR AGENDA

4. **PDR-12-01(P) - B&H CATTLE COMPANY/CHARTER SCHOOL, USA**

Stephanie Moreland, Planner (DTS# 20120009)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for a 76,438 square foot Elementary and Middle Charter School with associated low intensity recreational uses on the east side of U.S. 301 and west side of 30th Street East, approximately 1,809 feet south of 38th Avenue East, and 393 feet south of the proposed 44th Avenue East, at 4550 30th Street East, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

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

Katie LaBarr, AICP, Principal Planner (DTS #20110225/B000071) **(Continued from December 8, 2011 and January 12, 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.

6. **LDA-09-03(R) - FIRST AMENDMENT TO LOCAL DEVELOPMENT AGREEMENT FOR SILVERLEAF DEVELOPMENT**

Katie LaBarr, AICP, Principal Planner (DTS# 20110410)

Request: Approval of a an Amendment to a Local Development Agreement providing for the issuance of a certificate of level of service compliance which will not extend beyond June 10, 2023; 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-11-14(G) (263.35 ± acres). The proposed use of the properties is residential development. Pursuant to the pending zoning request, Silverleaf is seeking approval for 732 single family detached residential units, each with a maximum height of 35 feet.

Richard Bedford, Chairman; David Wick, 1st Vice Chairman, Timothy Rhoades, 2nd Vice Chairman, John DeLesline; George Mendez; Bill Conerly

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, Timothy Rhoades, 2nd Vice Chairman, John DeLesline; George Mendez; Bill Conerly