

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

**- AGENDA -**  
**February 14, 2013**

**PLANNING COMMISSIONERS WORKSHOP – Immediately following adjournment of public hearing.**

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

**PLEDGE OF ALLEGIANCE**

**SWEARING IN: RICHARD BEDFORD**

**MINUTES FOR APPROVAL:**

**SWEARING IN:**

12/13/12, 01/10/13  
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 – NO ITEMS SCHEDULED**

**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.

**REGULAR AGENDA**

**1. PDMU-12-19(P) [fka PDMU-09-10(P)(R)] – B00000147– DTS#20120487 - GULFSIDE HOMES / BOWLEES CREEK, LLP / BOWLEES CREEK**

Stephanie Moreland, Planner

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for two options:

Option A:

- 246 multi-family units including a 126-bed (21 units) “assisted living facility” (f.k.a. group care home - LDC) and 53 existing boat slips.

Option B:

- 246 multi-family units and 53 existing boat slips.

Richard Bedford, Chairman; David Wick, 1 <sup>st</sup> Vice Chairman, Timothy Rhoades, 2 <sup>nd</sup> Vice Chairman; John DeLesline, 3 <sup>rd</sup> Vice Chairman, George Mendez; Bill Conerly; Joseph Strub
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If approved, this request will supersede the previous approval [PDMU-09-10(Z)(P)] which includes two options; a 200 rack dry boat storage facility, 144 multi-family units and 53 existing boat slips, or 162 multi-family units and 53 existing boat slips.

The 19.01± acre site is north of Bowlees Creek, south of 69<sup>th</sup> Avenue West (Bay Drive), and west of U.S. 41, Bradenton. The site is zoned PDMU/AI/CH (Planned Development Mixed Use/ Airport Impact and Coastal High Hazard Overlay Districts); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

**2. ORDINANCE NO. 13-01 – WINGATE CREEK MINE DRI**

Lisa Barrett, Planning Division Manager

An Ordinance of the Board of County Commissioners of Manatee County, Florida, rendering an amended and restated Development Order pursuant to Chapter 380, Florida Statutes, for the Wingate Creek Mine Development of Regional Impact (also known as DRI #4 and TBRPC DRI #42/95); providing for amendment extending the life of mining (a.k.a. buildout and termination dates) for this DRI by 9 years to July 31, 2023; extending the life of reclamation for this DRI by 9 years to December 31, 2027; extending the expiration date of the authorized truck hauling routes by 9 years to July 31, 2023; amending the D.O. to allow Wingate Extension and Ft. Green remnants to be processed at the Wingate Creek Plant; amending the D.O. to allow the exchange of materials between Wingate Extension, Wingate Creek Mine and Southeast Tract DRI; amending the D.O. to adjust the mining areas within Wingate Creek Mine and to allow the mining of the Wingate / Wingate east (aka: Wingate extension and fka: Texaco Tract) common property line prior setback area, the Wingate clay settling area and remnant unmined areas; amending the D.O. to add New Wales as a destination along the previously approved haul route and restatement of prior development orders; providing findings of fact; providing conclusions of law; providing for development components; providing definitions; providing development conditions; providing legal descriptions; providing a deadline for commencement of development; providing restrictions on down-zoning; providing a binding order on the developer; providing for rendition; providing for compliance with codes and ordinances; providing for notice of recording; providing for severability; providing for purpose and intent; providing for effective date; and providing for reconciliation into one document.

**3. RESOLUTION NO. 13-001 – WINGATE CREEK MASTER MINE PLAN**

Robert Brown, Environmental Protection Division Manager

A Resolution of the Board of County Commissioners of Manatee County, Florida, granting Mosaic Fertilizer, LLC a Master Mining Plan amendment for the Wingate Creek Mine (3,028 ± acres); revising the limits of mining and disturbance to include 557.0 acres of extraction; approving the elimination of the 200 ft. setback requirements for the Wingate Creek Mine/Wingate East (FKA Texaco Tract) common property line; granting an exception to recontour the south dam wall of the initial clay settling area into a sight berm within the existing 300 ft. setback from Winding Creek subdivision during mining and reclamation of the initial clay settling area; allowing exchange of Wingate Extension\* and Ft. Green Remnants\* sand tailings and overburden with Wingate Creek Mine and Southeast Tract; approving beneficiate / process Wingate Extension\* and Ft. Green Remnants\* phosphate ore at the Wingate Plant; modifying the waste disposal plan to allow the mining of the

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Wingate initial clay settling area and to allow the use of conventional clay settling (FM-1 & FM-2 ) at the Southeast Tract and F-9 at Four Corners Mine for clay storage; updating New Wales as an approved trucking destination with no increase in trucking; allowing the continued use of the approved Wingate Corridor; allowing the waiver of specific reclamation items in Ordinance 04-39, Reclamation Manual; amending the Environmental Monitoring Program; providing reclamation schedules and enforcement; providing for severability; providing for an effective date; and providing for an expiration date. Approve a buildout date for mining until July 31, 2023, trucking until July 31, 2023, and reclamation until to December, 31, 2027.

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

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