

## **Date to be Published: Wednesday, February 26, 2014**

### **NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY**

NOTICE IS HEREBY GIVEN, that the **Planning Commission of Manatee County** will conduct a Public Hearing on **Thursday, March 13, 2014 at 9:00 a.m. at the Manatee County Government Administrative Center, 1<sup>st</sup> Floor Chambers, 1112 Manatee Avenue West, Bradenton, Florida** to consider, act upon, and forward a recommendation to the Board of County Commissioners on the following matters:

#### **ORDINANCE 14-04 – CREEKWOOD (DRI # 13)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380, Florida Statutes, for the Creekwood Development of Regional Impact, (Ordinance 13-25) to approve the following changes to Map H and the Ordinance: 1) allow group care home (assisted living facility) as an allowable use in Parcel MU; and 2) add 150-bed group care home and decrease the commercial square footage by 10,000 square feet for a total of 593,000 square feet of commercial space; providing for development rights, conditions, and obligations; providing for severability; and providing an effective date.

This DRI is approved in four phases for 1,362 residential units, 603,000 square feet of commercial space, 800,000 square feet of industrial space, 100,000 square feet of office space, 80,000 square feet of mini-warehouse space, and 100 hotel rooms.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel MU is located on the north side of SR 70 and east of I-75 (±52.53 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/ Watershed Protection/Special Treatment Overlay Districts).

#### **Z-84-76(R11) – CREEKWOOD INVESTORS, LTD / CREEKWOOD (DTS #20130502)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending and restating Ordinance Z-84-76(R10) to amend the General Development Plan to:

1. Allow Group Care Home (assisted living facility) as an allowable use in Parcel MU;
2. Rezone Lots 8 thru 15 of Creekwood East Subdivision within Parcel MU from PDI/WP-E/ST (Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts) to PDC/WP-E/ST (Planned Development Commercial/Watershed Protection/Special Treatment Overlay Districts);
3. Add 150-bed group care home and decrease commercial square footage by 10,000 square feet in Parcel MU;
4. Allow a maximum building height of 40 feet for group care home in Parcel MU;
5. Stipulate a Master Sign Plan for Parcel MU; and

subject to stipulations as conditions of approval; providing a legal description; providing for severability, and providing an effective date.

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5444, and 5455 Lena Road, Bradenton (±34.31 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/ Watershed Protection/Special Treatment Overlay Districts).

**PDR-13-43(Z)(P) – PHILIP S. AND ROSEMARY L. STEWART REZONE/STEWART GROVE SUBDIVISION - B00000258 - DTS 20130485)**

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 39.71 acres on the north side of Upper Manatee River Road, approximately 1,800 feet west of the intersection of Rye Road and Upper Manatee River Road at 1064 and 1805 169<sup>th</sup> Street Northeast, Bradenton, from the A (General Agriculture, one dwelling unit per five acres) and RSF-1 (Residential, Single-Family, one dwelling unit per acre) to PDR (Planned Development Residential) zoning district, approving a Preliminary Site Plan for 76 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

**PDC-05-79/PSP-13-76 – XPRESS STORAGE AT PORTAL CROSSING - (DTS #20130496)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for mini-storage warehouse space and 24-hour kiosk on approximately 3.12 acres located at the southeast corner of S.R. 64 East and Portal Crossing, Bradenton; subject to stipulations as conditions of approval; setting forth findings; repealing ordinances in conflict; providing a legal description; providing for severability, and providing an effective date.

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**PDW-01-01(P)(R) – PS BAY, LLC/PARROT COVE MARINA – (DTS20130126)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving an amendment to a Preliminary Site Plan for a marina on approximately 0.45 acres at 11510 36<sup>th</sup> Avenue West, Bradenton, subject to amended stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

It is important that all parties present their concerns to the Planning Commission in as much detail as possible. The issues identified at the Planning Commission hearing will be the primary basis for the final decision by the Board of County Commissioners. Interested parties may examine the Official Zoning Atlas, the applications, related documents, and may obtain assistance regarding these matters from the Manatee County Building and Development Services Department, 1112 Manatee Avenue West, 4<sup>th</sup> Floor, Bradenton, Florida, telephone number (941) 748-4501x6878; e-mail to: [planning.agenda@mymanatee.org](mailto:planning.agenda@mymanatee.org)

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**Americans With Disabilities:** The Board of County Commissioners of Manatee County does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions including one's access to and participation in public hearings. Anyone requiring reasonable accommodation for this meeting as provided for in the ADA, should contact Kaycee Ellis at 742-5800; TDD ONLY 742-5802 and wait 60 seconds, or FAX 745-3790.

**THIS HEARING MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS.**

**MANATEE COUNTY PLANNING COMMISSION**

**Manatee County Building and Development Services Department**

**Manatee County, Florida**

Manatee County Government

PLANNING DEPARTMENT

AGENDA DIVISION  
FAX COVER SHEET

DATE: FEBRUARY 21, 2014

TO: ANNE BEUCHAT

COMPANY: BRADENTON HERALD DEPT: CLASSIFIEDS

FAX #: 708-7758 PHONE # 745-7066

FROM: BOBBI ROY

FAX #: 941-749-3071 PHONE # 941-748-4501 X 6878

E MAIL ADDRESS: [bobbi.roy@mymanatee.org](mailto:bobbi.roy@mymanatee.org)

SUBJECT: LEGAL LINE AD TO BE PUBLISHED 02/26/14

PLEASE CALL WHEN RECEIVED FOR VERIFICATION.

Manatee County Government

PLANNING DEPARTMENT

AGENDA DIVISION  
FAX COVER SHEET

E 1

DATE: FEBRUARY 21, 2014

TO: SHAY TURNER

COMPANY: MANATEE HERALD-TRIBUNE DEPT: CLASSIFIEDS

FAX #: 361-4199 PHONE # 361-4104

FROM: BOBBI ROY

FAX #: 749-3071 PHONE # 748-4501 X 6878

E MAIL ADDRESS: [bobbi.roy@mymanatee.org](mailto:bobbi.roy@mymanatee.org)

SUBJECT: LEGAL LINE AD TO BE PUBLISHED 02/26/14

PLEASE CALL WHEN RECEIVED FOR VERIFICATION.

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**To:** Newspapers,  
**Cc:** Rossina Leider/MCG, Glenna Campana/MCG, Stephanie Moreland/MCG, Shelley Hamilton/MCG,  
**Bcc:**  
**Subject:** Legal Line ad to be published Wednesday, February 26, 2014

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140313 PC.doc



140313 PC Instructions.doc

Thanks,  
Bobbi Roy, Project Coordinator  
Manatee County Building and Development Services  
1112 Manatee Avenue West, 4th Floor  
Bradenton, Florida 34205  
941-748-4501X6878  
Fax: 941-749-3071



# Herald-Tribune

Order:	SC52G0NCLS	Pubs:	4,10	Rate:	LE
Phone:	(941)749-3070	Class:	0005	Charges:	\$ 0.00
Account:	27042400	Start Date:	02/26/2014	List Price:	\$ 327.50
Name:	N/A, Bobbi	Stop Date:	02/26/2014	Payments:	\$ 0.00
Caller:	Ordinance 14-04	Insertions:	2	Balance:	\$ 327.50
Taken By:	SC52	Columns:	1	Lines:	262
Schedule:	2/26 1x, 2/26 1x, , ,			Taken On:	02/21/2014

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This DRI is approved in four phases for 1,382 residential units, 603,000 square feet of commercial space, 800,000 square feet of industrial space, 100,000 square feet of office space, 80,000 square feet of mini-warehouse space, and 100 hotel rooms.

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Manatee County Building and Development Services Department  
Manatee County, Florida

Date of pub: February 26, 2014

Attention: \_\_\_\_\_

Fax: \_\_\_\_\_

This is a final proof. If any information is incorrect, please contact your sales representative prior to the deadline of the first insertion. Otherwise your order is accepted as having been approved.

# BRADENTON HERALD

# CLASSIFIED ADVERTISING

<b>Order:</b>	<b>052165466</b>	<b>Pubs:</b>	<b>1,9</b>	<b>Rate:</b>	<b>LE</b>
<b>Phone:</b>	<b>9417493070</b>	<b>Class:</b>	<b>4995</b>	<b>Charges:</b>	<b>\$ 0.00</b>
<b>Account:</b>	<b>11950</b>	<b>Start Date:</b>	<b>02/26/2014</b>	<b>List Price:</b>	<b>\$ 370.89</b>
<b>Name:</b>	<b>MANATEE,</b>	<b>Stop Date:</b>	<b>02/26/2014</b>	<b>Payments:</b>	<b>\$ 0.00</b>
<b>Firm:</b>	<b>MANATEE CO PLANNING</b>	<b>Insertions:</b>	<b>2</b>	<b>Balance:</b>	<b>\$ 370.89</b>

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**Copy of Newspaper Advertising**

**Sarasota Herald Tribune**

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4. Allow a maximum building height of 40 feet for group care home in Parcel MU;
5. Stipulate a Master Sign Plan for Parcel MU; and

subject to stipulations as conditions of approval; providing a legal description; providing for severability; and providing an effective date.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel MU is located on the north side of SR 70, and east of I-75. Lots 8 thru 15 of Creekwood East Subdivision are east and west of

Lena Road at 5403, 5404, 5414, 5424, 5425, 5434, 5444, and 5455 Lena Road, Bradenton (±34.31 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts).

**PDR-13-43(ZXP) - PHILIP S. AND ROSEMARY L. STEWART REZONE/STEWART GROVE SUBDIVISION - B00000258 - DTS 20130485**

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 39.71 acres on the north side of Upper Manatee River Road, approximately 1,800 feet west of the intersection of Rye Road and Upper Manatee River Road at 1064 and 1805 169th Street Northeast, Bradenton, from the A (General Agriculture, one dwelling unit per five acres) and RSF-1 (Residential, Single-Family, one dwelling unit per acre) to PDR (Planned Development Residential) zoning district, approving a Preliminary Site Plan for 76 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

**PDC-05-79/PSP-13-76 - XPRESS STORAGE AT PORTAL CROSSING - (DTS #20130496)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for mini-storage warehouse space and 24-hour kiosk on approximately 3.12 acres located at the southeast corner of S.R. 64 East and Portal Crossing, Bradenton; subject to stipulations as conditions of approval; setting forth findings; repealing ordinances in conflict; providing a legal description; providing for severability; and providing an effective date.

**PDR-13-39(ZP) - LORRAINE B. RIKER REZONE/RIKER SUBDIVISION (B00000250 - DTS 20130440)**

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 40.21 acres on the northeast corner of the future White Eagle Boulevard (f.k.a. Pope Road) and future 44th Avenue East, commencing approximately 60 feet east of the existing 44th Avenue East, Bradenton, from the A (General Agriculture - One dwelling unit per five acres) to PDR (Planned Development Residential) zoning district, approving a Preliminary Site Plan for 120 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

**PDW-01-01(PKR) - PS BAY, LLC/PARROT COVE MARINA - (DTS20130126)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving an amendment to a Preliminary Site Plan for a marina on approximately 0.45 acres at 11510 36th Avenue West, Bradenton, subject to amended stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

It is important that all parties present their concerns to the Planning Commission in as much detail as possible. The issues identified at the Planning Commission hearing will be the primary basis for the final decision by the Board of County Commissioners. Interested parties may examine the Official Zoning Atlas, the applications, related documents, and may obtain assistance regarding these matters from the Manatee County Building and Development Services Department, 1112 Manatee Avenue West, 4th Floor, Bradenton, Florida, telephone number (841) 748-4501x6878; e-mail to: [planning.agenda@mymanatee.org](mailto:planning.agenda@mymanatee.org)

According to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made with respect to any matters considered at such meetings or hearings, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record would include any testimony or evidence upon which the appeal is to be based.

Americans With Disabilities: The Board of County Commissioners of Manatee County does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions including one's access to and participation in public hearings. Anyone requiring reasonable accommodation for this meeting as provided for in the ADA, should contact Kaycee Ellis at 742-5800; TDD ONLY: 742-5802 and wait 60 seconds, or FAX 745-3790.

**THIS HEARING MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS. MANATEE COUNTY PLANNING COMMISSION**  
Manatee County Building and Development Services Department  
Manatee County, Florida

Date of pub: February 26, 2014

## Copy of Newspaper Advertising

### Bradenton Herald

#### NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, March 13, 2014 at 9:00 a.m. at the Manatee County Government Administrative Center, 1st Floor Chambers, 1112 Manatee Avenue West, Bradenton, Florida to consider, act upon, and forward a recommendation to the Board of County Commissioners on the following matters:

#### ORDINANCE 14-04 - CREEKWOOD (DRI # 13)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380, Florida Statutes, for the Creekwood Development of Regional Impact, (Ordinance 13-25) to approve the following changes to Map H and the Ordinance: 1) allow group care home (assisted living facility) as an allowable use in Parcel MU; and 2) add 150-bed group care home and decrease the commercial square footage by 10,000 square feet for a total of 593,000 square feet of commercial space; providing for development rights, conditions and obligations; providing for severability; and providing an effective date.

This DRI is approved in four phases for 1,362 residential units, 603,000 square feet of commercial space, 800,000 square feet of industrial space, 100,000 square feet of office space, 80,000 square feet of mini-warehouse space, and 100 hotel rooms.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel MU is located on the north side of SR 70 and east of I-75 (±52.53 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts).

#### Z-84-76(R11) - CREEKWOOD INVESTORS, LTD / CREEKWOOD (DTS #20130502)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending and restating Ordinance Z-84-76(R10) to amend the General Development Plan to:

1. Allow Group Care Home (assisted living facility) as an allowable use in Parcel MU;
2. Rezone Lots 8 thru 15 of Creekwood East Subdivision within Parcel MU from PDI/WP-E/ST (Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts) to PDC/WP-E/ST (Planned Development Commercial/Watershed Protection/Special Treatment Overlay Districts);
3. Add 150-bed group care home and decrease commercial square footage by 10,000 square feet in Parcel MU;
4. Allow a maximum building height of 40 feet for group care home in Parcel MU;
5. Stipulate a Master Sign Plan for Parcel MU; and

subject to stipulations as conditions of approval; providing a legal description; providing for severability; and providing an effective date.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel MU is located on the north side of SR 70, and east of I-75. Lots 8 thru 15 of Creekwood East Subdivision are east and west of Lena Road at 5403, 5404, 5414, 5424, 5425, 5434, 5444, and 5455 Lena Road, Bradenton (±34.31 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts).

#### PDR-13-43(Z)(P) - PHILIP S. AND ROSEMARY L. STEWART REZONE/STEWART GROVE SUBDIVISION - B00000258 - DTS 20130485

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Manatee County Building and Development Services Department  
Manatee County, Florida  
2/26/2014