



## MANATEE COUNTY FLORIDA

August 2, 2018

The Honorable Scott L. Hopes, M.P.H., D.B.A.  
215 Manatee Avenue West  
Bradenton, Florida 34205

Re: Preliminary Determination for proposed K-8 School site located approximately 1,250 feet east of Uihlein Road and approximately 1,360 feet south of SR 64.

Dear Chairman Hopes:

In response to the School Board's request received on June 12<sup>th</sup>, 2018, Manatee County has completed its review of the proposed acquisition of the above property for use as a public K-8 school (the "Site") pursuant to Florida Statute 1013.33(5), which provides:

(5) To improve coordination relative to potential educational facility sites, a board shall provide written notice to the local government that has regulatory authority over the use of the land consistent with an interlocal agreement entered pursuant to s. [163.31777](#) at least 60 days prior to acquiring or leasing property that may be used for a new public educational facility. The local government, upon receipt of this notice, shall notify the board within 45 days if the site proposed for acquisition or *lease is consistent with the land use categories and policies of the local government's comprehensive plan*. This preliminary notice does not constitute the local government's determination of consistency pursuant to subsection (6).

§ 1013.33(5), Fla. Stat. (2015) (emphasis supplied).

Policy 12.1.2.3 of the Public School Facilities Element of the Manatee County Comprehensive Plan provides: "School sites shall be permissible in all future land use categories except conservation, preservation, or heavy industrial. Public Educational Facilities may be allowed in heavy industrial, conservation and preservation future land use categories at the discretion of Manatee County Government." This policy is consistent with Section 9.2.B. of the Amended and Restated Interlocal Agreement for Public School Facility Planning among the School Board, the County and participating municipalities (the "Interlocal Agreement").

The Future Land Use Category of the site is MU-C/AC-1 (Mixed-Use – Community/Activity Center Level 1). Accordingly, the Board finds the site to be consistent with the relevant FLUC and Manatee County's Comprehensive Plan within the meaning of Florida Statute 1013.33(5). This preliminary

Board of County Commissioners

1112 Manatee Avenue West, Bradenton, FL 34205

[www.myanatee.org](http://www.myanatee.org) \* Phone: 941.745.3700 \* FAX: 941.745.3790

notice does not constitute the County's final Determination of Consistency with the Comprehensive Plan and Land Development Code pursuant to 1013.33(6) Florida Statutes.

A Determination of Consistency for the site will be governed by Section 352 of the County's Land Development Code and with Section 9.2.C of the Interlocal Agreement. Matters relating to project design, compatibility, and infrastructure impacts must be addressed during the consideration of a Determination of Consistency pursuant to and in accordance with Code Section 352 once the School Board submits a complete application pursuant to Code Section 352.3.A.

We appreciate the opportunity to provide early input into your decision-making process and look forward to working with the School Board as the project progresses.

Sincerely,

BOARD OF COUNTY COMMISSIONERS  
MANATEE COUNTY FLORIDA

Commissioner Priscilla Whisenant Trace  
Chairman

c: Michael Pendley