

Bradenton Herald

Nov. 21, 2019

Miscellaneous Notices

NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Manatee County will conduct a Public Hearing on December 5, 2019, at 9:00 a.m., or as soon thereafter as same may be heard at the Manatee County Government Administrative Center, 1st Floor Patricia M. Glass Chambers, 1112 Manatee Avenue West, Bradenton, Florida, to consider and act upon the following matters: PDMU-19-07(Z)(G) IA MANATEE/IA MANATEE, LLC PLN1904-0010 An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development; amending the Official Zoning Atlas (Ordinance 15-17, the Manatee Land Development Code), relating to the zoning within the unincorporated area; providing for the rezoning of approximately 1,129.19 acres from A/NCO (Agriculture/North Central Overlay District) to the PDMU/NCO (Planned Development Mixed Use) zoning district, retaining the North Central Overlay District; generally located at the southwest corner of Buckeye Road and US 301, Parrish (Manatee County); approving a General Development Plan (Large Project) for 2,400 residential units (single-family detached, single-family semi-detached, and single-family attached), and 300,000 square feet of commercial space; approving a Schedule of Uses, as voluntarily proffered by the applicant and attached as Exhibit "B"; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date. PDR-05-67(P)(R) HERON BAY SUBDIVISION/PARSON BROWN ORANGES, INC. PLN1906-0035 An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending Zoning Ordinance PDR-05-67(Z)(P) and approving a revised Preliminary Site Plan for a 147 lot residential subdivision; on approximately 38.56 acres and generally located east of US 41 North and approximately one third mile south of Moccasin Wallow Road, and commonly known as 9100 US 41 North, Palmetto, (Manatee County); subject to stipulations as conditions of approval; providing a legal description; providing for severability; and providing an effective date. PDR-18-27(P) WHITFIELD PRESERVE PLN1812-0035 An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development; to approve a Preliminary Site Plan for 64 multifamily residential units on approximately 8.95 acres located south of Whitfield Avenue and west of 301 Boulevard East, Bradenton (Manatee County) within the PDR (Planned Development Residential) zoning district; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; repealing ordinances in conflict; providing for severability, and providing an effective date. PDR-19-04(Z)(P) POLING GARDENS/MANATEE COUNTY HABITAT FOR HUMANITY PLN1812-0045 An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance 15-17, as amended, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for the rezoning of approximately 2.98 acres generally located on the eastern edge of 32nd Avenue East, Bradenton (Manatee County) from RES-6 (Residential 6 Dwelling Units per Acre) to the PD-R (Planned Development Residential) zoning district;

approving a Preliminary Site Plan for a 16 single family attached and detached residential units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date. PDR-19-09(Z)(P) - RYE CROSSING/HIRSCH PLN1904-0087 An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development; amending the Official Zoning Atlas (Ordinance 15-17, the Manatee County Land Development Code), relating to the zoning within the unincorporated area; providing for the rezoning of approximately 39.65 acres generally located on North Rye Road approximately 0.35 miles north of Upper Manatee River Road, at 1234 North Rye Road, Parrish (Manatee County) from A/NCO (General Agriculture/North Central Overlay) to the PDR/NCO (Planned Development Residential) zoning district, retaining the North Central Overlay District; approving a Preliminary Site Plan for 118 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date. PDR-98-17(P)(R5) - RIVER WILDERNESS REVISION RIVE ISLE WEST CHANNEL MODIFICATION /RIVE ISLE ASSOCIATES, LLC PLN1808-0092 An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending Zoning Ordinance No. PDR-98-17(P)(R4) and revised Preliminary Site Plan to allow the construction of a channel to connect the existing floodplain compensation area to the Manatee River, on approximately 0.48 acres (dredging impact area) part of a 644.6-acre previously approved residential subdivision (River Wilderness); project area is specifically on the southwest portion of River Wilderness Phase III, zoned PDR/NCO (Planned Development Residential/North Central Overlay District) zoning district and generally located north of Manatee River and west of Fort Hamer Road, approximately 1/2 mile north of Fort Hamer Bridge, Parrish (Manatee County); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date. Z-19-20 ENTRUST FREEDOM LLC REZONE PLN1905-0037 An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending the Official Zoning Atlas (Ordinance No. 15-17, as amended, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for the rezoning of approximately 10.0 acres generally located on the north side of SR 64 and approximately 130 feet east of Lorraine Road, Bradenton (Manatee County) from A (General Agriculture) to the GC (General Commercial) zoning district; setting forth findings, providing a legal description; providing for severability, and providing an effective date. Interested parties may examine the proposed Ordinance and related documents and may obtain assistance regarding this matter from the Manatee County Building and Development Services Department, 1112 Manatee Avenue West, 4th Floor, Bradenton, Florida; telephone number (941) 748-4501 x6878; e-mail to: planning.agenda@mymanatee.org All interested parties may appear and be heard at the meeting with respect to the proposed Ordinance. According to Florida Statutes, Section 286.0105, any person desiring to appeal any decision made by the Board of County Commissioners with respect to any matter considered at said Public Hearing will need a record of the proceedings, and for such purposes he may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be

based. Rules of procedure for this public hearing are in effect pursuant to Resolution 16-068. A copy of this Resolution is available for review or purchase from the Building and Development Services Department (see address below). Please send comments to: Manatee County Building and Development Services Department Attn: Planning Coordinator 1112 Manatee Avenue West, 4th Floor Bradenton, FL 34205
Planning.agenda@mymanatee.org Americans with Disabilities: The Board of County Commissioners 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; or FAX 745-3790. THIS HEARING MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS. MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS Manatee County Building and Development Services Department Manatee County, Florida

Sarasota Herald-Tribune

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PDMU-19-07(Z)(G) IA MANATEE/IA MANATEE, LLC PLN1904-0010

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PDR-05-67(P)(R) - HERON BAY SUBDIVISION/PARSON BROWN ORANGES, INC. PLN1906-0035

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending Zoning Ordinance PDR-05-67(Z)(P) and approving a revised Preliminary Site Plan for a 147 lot residential subdivision; on approximately 38.56 acres and generally located east of US 41 North and approximately one third mile south of Moccasin Wallow Road, and commonly known as 9100 US 41 North, Palmetto, (Manatee County); subject to stipulations as conditions of approval; providing a legal description; providing for severability; and providing an effective date.

PDR-18-27(P) - WHITFIELD PRESERVE PLN1812-0035

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PDR-19-04(Z)(P) - POLING GARDENS/MANATEE COUNTY HABITAT FOR HUMANITY - PLN1812-0045

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance 15-17, as

amended, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for the rezoning of approximately 2.98 acres generally located on the eastern edge of 32nd Avenue East, Bradenton (Manatee County) from RES-6 (Residential 6 Dwelling Units per Acre) to the PD-R (Planned Development Residential) zoning district; approving a Preliminary Site Plan for a 16 single family attached and detached residential units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDR-19-09(Z)(P) - RYE

CROSSING/HIRSCH -PLN1904-0087

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PDR-98-17(P)(R5) - RIVER WILDERNESS REVISION - RIVE ISLE WEST CHANNEL MODIFICATION /RIVE ISLE ASSOCIATES, LLC PLN1808-0092

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending Zoning Ordinance No. PDR-98-17(P)(R4) and revised Preliminary Site Plan to allow the construction of a channel to connect the existing floodplain compensation area to the Manatee River, on approximately 0.48 acres (dredging impact area) part of a 644.6-acre previously approved residential subdivision (River Wilderness); project area is specifically on the southwest portion of River Wilderness Phase III, zoned PDR/NCO (Planned Development Residential/North Central Overlay District) zoning district and generally located north of Manatee River and west of Fort Hamer Road, approximately 1/2 mile north of Fort Hamer Bridge, Parrish (Manatee County); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

Z-19-20 - ENTRUST FREEDOM LLC REZONE PLN1905-0037

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending the Official Zoning Atlas (Ordinance No. 15-17, as amended, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for the rezoning of approximately 10.0 acres generally located on the north side of SR 64 and approximately 130 feet east of Lorraine Road, Bradenton (Manatee County) from A (General Agriculture) to the GC (General Commercial) zoning district; setting forth findings, providing a legal description; providing for severability, and providing an effective date.

Interested parties may examine the proposed Ordinance and related documents and may obtain assistance regarding this matter from the Manatee County Building and

Development Services Department, 1112 Manatee Avenue West, 4th Floor, Bradenton, Florida; telephone number (941) 748-4501 x6878; e-mail to: planning.agenda@mymanatee.org

All interested parties may appear and be heard at the meeting with respect to the proposed Ordinance. According to Florida Statutes, Section 286.0105, any person desiring to appeal any decision made by the Board of County Commissioners with respect to any matter considered at said Public Hearing will need a record of the proceedings, and for such purposes he may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based.

Rules of procedure for this public hearing are in effect pursuant to Resolution 16-068. A copy of this Resolution is available for review or purchase from the Building and Development Services Department (see address below).

Please send comments to: Manatee County Building and Development Services Department

Attn: Planning Coordinator

1112 Manatee Avenue West, 4th Floor

Bradenton, FL 34205

planning.agenda@mymanatee.org

Americans with Disabilities: The Board of County Commissioners 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; or FAX 745-3790.

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

MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS

Manatee County Building and Development Services Department

Manatee County, Florida

Date of pub: November 21, 2019