

Bradenton Herald

June 28, 2017

Miscellaneous Notices

**NOTICE OF ZONING AND DEVELOPMENT OF REGIONAL IMPACT
CHANGES IN
UNINCORPORATED
MANATEE COUNTY**

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, July 13, 2017 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 17-32 - NORTHWEST SECTOR (DRI #26) - DTS20170130 - MEPS243

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 380.06, Florida Statutes, for the Northwest Sector Development of Regional Impact (DRI #26) (Ordinance 13-24), A/K/A Tampa Bay Regional Planning Council (TBRPC) DRI #26; to approve the following changes to the Master Development Plan (Map H) and the Development Order: 1) add 2.3 acres to commercial area and subtract 2.3 acres from residential area; 2) update the phasing and buildout dates to reflect legislatively approved extensions; 3) update conditions to reflect compliance with requirements therein; 4) modify certain conditions consistent with current departmental practices and other amendments for internal consistency; providing for development conditions and obligations; providing for severability; and providing an effective date.

This DRI is approved in two phases. Specific Approval was approved for Phase 1 for 3,000 residential units, 200,000 square feet of retail space, 105,000 square feet of office space, and 9.2 acres of Parks. Conceptual approval was granted for Phase 2. Specific Approval of Phase 2 will be contingent upon submittal of further transportation and air quality analyses in accordance with Section 380.06, F.S.

The Northwest Sector DRI is generally east of Lakewood Ranch Boulevard, south of 44th Avenue East extension, west of Lorraine Road and north of State Road 70. A 39.3 acre parcel is west of Lakewood Ranch Boulevard. The present zoning is PDMU (Planned Development Mixed Use), PDMU/WP-E (Planned Development Mixed Use/Watershed Protection Overlay District), PDMU/ST (Planned Development Mixed Use/Special Treatment Overlay District), and PDMU/WP-E/ST (Planned Development Mixed Use/Watershed Protection/Special Treatment Overlay Districts) (1,518.9 acres).

PDMU-05-19(G)(R8) - NORTHWEST SECTOR - DTS #20170131 - MEPS243

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending and restating Ordinance PDMU-05-19(G)(R7) to approve changes the General Development Plan and the Ordinance as follows: (1) add 2.3 acres to Parcel B and remove 2.3 acres from Parcel C-3; (2) delete Condition S.2.k.3, regarding a pedestrian access to Parcel B; (3) reallocate acreage to Parcel C-2 from Parcel C-3 (2.5 acres); (4) reallocate acreage and entitlements to Parcel B from Parcel D (2.5 acres and 19,650 square feet of commercial space); (5) reflect the satisfaction of transportation mitigation of impacts of the project through buildout; (6) update the phasing table to reflect legislatively approved extensions; and (7) other amendments for internal consistency; subject to stipulations as conditions of approval; providing for definitions; providing for findings of fact; providing a legal description; providing for severability, and providing an effective date. The project is generally east of Lakewood Ranch Boulevard, south of 44th Avenue East extension, west of Lorraine Road, and north of S.R. 70. A 39.3 acre parcel is west of Lakewood Ranch Boulevard (1,518.9 acres).

ORDINANCE 17- 46 - EDUCATIONAL FACILITIES IMPACT FEES

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding Educational Facilities; providing a Statement of Purpose and Intent; providing findings; amending Chapter 29, Article VII of the Manatee County Code of Ordinances (as amended); and adopting a new Schedule of Educational Facilities Impact Fees effective as of November 13, 2017, based on the most recent impact fee study completed by the Manatee County School Board in accordance with the Florida Impact Fee Act; providing for applicability; providing for codification; providing for severability; providing for statutorily required notice and providing an effective date.

PDPI-16-19(Z)(G) - CENTERSTONE OF FLORIDA, INC / CENTERSTONE - DTS20160454 - MEPS612

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 zoning within the unincorporated area; providing for the rezoning of 6.86 acres on the southern portion of a 16.48 acre site (9.62 acres already zoned PDPI) located south of 26th Avenue East and north of 30th Avenue East at 2020 26th Avenue East, 2703 19th Street Court East, and 1955 30th Avenue East, Bradenton (Manatee County), from RSF-4.5 (Residential Single-Family 4.5 dwelling units per acre) to the PDPI (Planned Development Public Interest) zoning district; approving a General Development Plan to add 73,829 square feet and 100 beds to an existing Community Behavioral Health Hospital for a total of 150,000 square feet and 200 beds facility; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

Z-17-02 - FINK/NADEAU REZONE - DTS20170125

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending the official zoning atlas (Ordinance 15-17, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for the rezoning of approximately the northern +2.4 acres of a +7.4 acre parcel located at 9703 25th Street East, Parrish (Manatee County) from A (General Agriculture; 1 unit per 5 acres) to the A-1 (Agricultural Suburban; 1 unit per acre) zoning district; setting forth findings; proving 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, Local Development Agreements, 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 (941) 748-4501x6878; e-mail to 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

6/28/2017

Sarasota Herald-Tribune

June 28, 2017

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MANATEE COUNTY PLANNING COMMISSION

Manatee County Building and Development Services Department

Manatee County, Florida

Date of pub: June 28, 2017