



**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 October 4, 2018, at 9:00 a.m., or as soon thereafter as same may be heard at the Manatee County Government Administrative Center, 1st Floor Chambers, 1112 Manatee Avenue West, Bradenton, Florida, to consider and act upon the following matters:

**PDI-17-25(G) - GEARTZ OFFICE 20170519**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a General Development Plan for the development of warehouse/office space consisting of two buildings: building one is approximately 4,500 square feet of warehouse; building two is approximately 1,538 square feet of office space and approximately 5,000 square feet of warehouse space; on approximately 1.18 acres located North of 49th Street East (Experimental Farm Road), East of U.S. 41, and West of the Palmetto CSX line; in the PDI (Planned Development Industrial) zoning district; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

**PDMU-14-22(P)(R) - VK TREVESTA, LLC/TREVESTA PLN1803-0059**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development; to amend Ordinance PDMU-14-22(P) to approve a revised Preliminary Site Plan; the revision is to allow the option of up to 341 units of the previously approved 803 single family residential units to include either single-family semi-detached or detached lots within Village E; no revisions to the previously approved 300 multi-family units or the 100,000 square feet of neighborhood retail uses are a part of the revision, deleting previously approved Specific Approvals no longer necessary; said Preliminary Site Plan pertains to property located east of I-75 and south of 69th Street East, Palmetto on approximately 441.3± acres in the PDMU (Planned Development Mixed Use) zoning district; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

**PDMU-18-02(Z)(G) CONNOR/DEPIZZO IRREVOCABLE TRUST/FT. HAMER SENIOR LIVING 20180032**

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 an approximately 15-acre site generally located 860 feet north of the intersection of Mulholland Road and Fort Hamer Road, commonly known as 2805 and 2705 Fort Hamer Road, Parrish (Manatee County) from A/NCO (General Agriculture/North Central Overlay District) to the PDMU/NCO (Planned Development Mixed-Use) zoning district, retaining the North Central Overlay District; approving a General Development Plan for an assisted living and memory care facility serving up to 179 residents and supporting offices totaling 42,500 square feet; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

**PDR-17-34(Z)(G) SMR NORTHEAST, LLC / LAKEWOOD RANCH 1000 20170722**

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 a rezone of approximately 991.84 acres generally located on the

east side of Lorraine Road, approximately 0.25 miles south of SR 64 E, at 3327 and 4715 Lorraine Road, 16700 SR 64, and 5010 Uihlein Road, Bradenton (Manatee County) from A (General Agriculture) to the PDR (Planned Development Residential) zoning district; approving a General Development Plan (Large Project) for 1,750 residential units (single-family detached, single-family semi-detached, single-family attached, and multi-family) including a golf course; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

**PDR-17-35(Z)(G) SMR NORTHEAST, LLC / THE WOODLANDS AT LAKEWOOD RANCH 20170725**

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 a rezone of approximately 545.01 acres generally located 1,325 feet east of Lorraine Road, approximately 0.8 miles north of SR 70, and 1.5 miles south of SR 64 E, at 4715 and 4821 Lorraine Road, 5897 Post Boulevard, and 5010 Uihlein Road, Bradenton (Manatee County) from A/WP-E/ST (General Agriculture/Watershed Protection Evers/Special Treatment Overlay Districts) to the PDR/WP-E/ST (Planned Development Residential/Watershed Protection Evers/Special Treatment Overlay Districts) zoning district; approving a General Development Plan (Large Project) for 1,500 single-family residential units (detached, semi-detached, and attached) including an optional personal wireless facility; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

**Z-18-10 - SARASOTA MANATEE AIRPORT AUTHORITY - TALLEVAST REZONE PLN1805-0072**

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 53± acres located West of US 301, approximately ¼ mile north of Tallevast Road (77th Ave E), ½ mile south of Whitfield Ave (69th Ave E), and ¼ mile from 15th St E, commonly known as 7415 21st Street East, Sarasota, (Manatee County) from LM (Light Manufacturing) to the HM (Heavy Manufacturing) zoning district, excluding the portion of the property in the IL (Industrial Light) Future Land Use Category (6.3± acres); 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 x8878; e-mail to: [planning.agenda@mymanatee.org](mailto:planning.agenda@mymanatee.org)

All interested parties may appear and be heard at the meeting with respect to the proposed Ordinances. According to Florida Statutes, Section 288.0105, 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](mailto: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; 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 BOARD OF COUNTY COMMISSIONERS  
Manatee County Building and Development Services Department  
Manatee County, Florida

Date of pub: September 19, 2018

## **Bradenton Herald**

Sept. 19, 2018

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 October 4, 2018, at 9:00 a.m., or as soon thereafter as same may be heard at the Manatee County Government Administrative Center, 1st Floor Chambers, 1112 Manatee Avenue West, Bradenton, Florida, to consider and act upon the following matters: PDI-17-25(G) GEARTZ OFFICE 20170519 An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a General Development Plan for the development of warehouse/office space consisting of two buildings: building one is approximately 4,500 square feet of warehouse; building two is approximately 1,536 square feet of office space and approximately 5,000 square feet of warehouse space; on approximately 1.18 acres located North of 49th Street East (Experimental Farm Road), East of U.S. 41, and West of the Palmetto CSX line; in the PDI (Planned Development Industrial) zoning district; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date. PDMU-14-22(P)(R) VK TREVESTA, LLC/TREVESTA PLN1803-0059 An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development; to amend Ordinance PDMU-14-22(P) to approve a revised Preliminary Site Plan; the revision is to allow the option of up to 341 units of the previously approved 803 single family residential units to include either single-family semi-detached or detached lots within Village E; no revisions to the previously approved 300 multi-family units or the 100,000 square feet of neighborhood retail uses are a part of the revision; deleting previously approved Specific Approvals no longer necessary; said Preliminary Site Plan pertains to property located east of I-75 and south of 69th Street East, Palmetto on approximately 441.3 acres in the PDMU (Planned Development Mixed Use) zoning district; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date. PDMU-18-02(Z)(G) CONNOR/DEPIZZO IRREVOCABLE TRUST/FT. HAMER SENIOR LIVING 20180032 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 an approximately 15-acre site generally located 660 feet north of the intersection of Mulholland Road and Fort Hamer Road, commonly known as 2605 and 2705 Fort Hamer Road, Parrish (Manatee County) from A/NCO (General Agriculture/North Central Overlay District) to the PDMU/NCO (Planned Development Mixed-Use) zoning district, retaining the North Central Overlay District; approving a General Development Plan for an assisted living and memory care facility serving up to 179 residents and supporting offices totaling 42,500 square feet; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date. PDR-17-34(Z)(G) SMR NORTHEAST, LLC / LAKEWOOD RANCH 1000 20170722 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 a rezone of approximately 991.84 acres generally located on the east side of Lorraine Road, approximately 0.25 miles south of SR

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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 BOARD OF COUNTY COMMISSIONERS Manatee County Building and Development Services Department Manatee County, Florida 09/19/2018