

Sarasota Herald-Tribune
May 22, 2015
Miscellaneous Notices

NOTICE OF ZONING CHANGES/ ORDINANCES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Manatee County will conduct a Public Hearing on Thursday, June 4, 2015, at 9:00 a.m., at the Manatee County Government Administrative Center, 1st Floor Chambers, to consider and act upon the following matters:

PDR-15-01(Z)(P) - SOHO MENDOZA, LLC/WILLOW HAMMOCK / DTS# 20150012 MEPS #387
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 147.93 acres from A-1 (Suburban Agriculture-One dwelling unit per acre) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 299 lots for single-family detached residences on the west side of I-75 and north side of Mendoza Road, at 5000 37th Street East, Ellenton; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

Z-14-05 - 24/7 DEVELOPMENT HOLDINGS, LLC/SR 70 & 66th REZONE (MEPS00000360, DTS20140473)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, 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 2.75 acres on the northwest corner of SR 70 East and 66th Street East, Bradenton 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.

PDO-05-08(P)(R) - SAMMY'S SMALL WORLD OFFICE PARK (DTS #20150048)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, to amend Ordinance No. PDO-05-08(Z)(P) pertaining to approximately 1.08 acres on the north side of Tallevast Road at 3629 Tallevast Road, Sarasota, in the PDO/WP-E (Planned Development Office/Evers Reservoir Watershed Protection Overlay) zoning district; providing for the approval of an amended Preliminary Site Plan to reduce the minimum side and rear yard setbacks; providing for the amendment of stipulations related to the amended Preliminary Site Plan; amending the total acreage of the site previously depicted as a 1.04± acre site; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDMU-06-16(P)(R6) - UNIVERSITY GROVES DTS #20150089

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, to amend Ordinance No. PDMU-06-16(P)(R5) pertaining to approximately 142.15 acres on the north side of University Parkway and west of Tuttle Avenue, extending approximately 1,000 feet west of Shade Avenue, and northward to the southern border of the Oak Grove subdivision in the PDMU (Planned Development Mixed Use) zoning district; providing for the approval of an amended Preliminary Site Plan to reduce the minimum setback for parking areas along University Parkway west of the project entrance from 110 feet to 40 feet; and to remove some of the existing trees in this area; providing for the amendment of Stipulation 3.J related to the amended Preliminary Site Plan; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

LDA14-02(R) - FIRST AMENDMENT AND RESTATEMENT OF LOCAL DEVELOPMENT AGREEMENT FOR OK WILLOW WALK LLC/WILLOW WALK

Request: Approval of an amendment to Local Development Agreement LDA-14-02: Providing that a CLOS for the Project may be extended pursuant to Manatee County Land Development Regulation 510.9.2.1.1; Allowing for an Alternative Connection, deviating from the County's North County Wastewater System Master Plan, and requiring payment of a Line Capacity Fee, against which only those portions of the Alternative Connection that can be utilized by the County for future components or non-site related improvements may be credited, and providing for the location and dedication of utilities easements to accommodate additional wastewater service facilities; Providing for reservation of line capacity for wastewater service for 718 residential units in Phase 1 and Phase 2 of the development project; Providing Applicant shall dedicate property for the right-of-way for the extension of 49th Avenue and construct related stormwater capacity improvements; Allowing County to grant to Applicant impact fee credits for the design, permitting, construction and/or dedication of such right of way and stormwater capacity improvements in such amounts as authorized by ordinance; Providing for impact fee credits; providing for severability, and providing for an effective date.

The Local Development Agreement applies to Willow Walk development, for which approval was granted on September 4, 2014, pursuant to an application known as PDR 14-04(Z)(P), (272.36± acres).

The proposed use of the property is single family detached residential development. Willow Walk was approved for a maximum of 718 detached residential units and an amenity center, with a maximum height of 35 feet, and a net density of less than 3 dwelling units per acre. The site is located in the Planned Development Residential (PDR) Zoning District and generally bounded by Mendoza Road on the south, Ellenton-Gillette Road on the west, and Experimental Farm Road on the north.

LDA 14-04 LOCAL DEVELOPMENT AGREEMENT FOR OK TREVESTA LLC, STEPHANY, INC. & MB REO-FL LAND LLC/TREVESTA DTS#20140492

Request: Approval of a Local Development Agreement LDA-14-04: Providing that Applicant shall design and construct stormwater management facilities; Providing that Applicant shall construct additional wastewater service facilities, subject to County reimbursement; Providing for reservation of line capacity for wastewater service for the development project; Providing Applicant shall construct or pay proportionate share amount for off-site concurrency-related improvements at the intersections of 69th Street East and Ellenton-Gillette Road, at 69th Street East and Buffalo Road/60th Avenue East, and at Ellenton-Gillette Road and Palm View Road; Providing Applicant shall construct other transportation improvements, which may be impact fee creditable, for the dedication and construction of Buffalo Road/60th Avenue East and a sidewalk along 69th Street East. from the Project to Fresh Meadows; Establishing Applicant's proportionate share of improvements to 69th Street East & Ellenton-Gillette Road turn lanes, 69th Street East & Buffalo Road/60th Avenue East turn lanes, and Ellenton-Gillette Road & Palm View Road signal; Allowing County to grant to Applicant proportionate share mitigation or impact fee credits for the design, permitting, construction and/or dedication of such transportation improvements in such amounts as authorized by ordinance; Providing for impact fee credits; Providing for the duration of the CLOS to be extended six years; and providing for severability, and providing for an effective date.

The Local Development Agreement applies to Trevesta development, for which approval was granted on January 8, 2015, pursuant to an application known as PDMU 14-22(Z)(P), (441.3± acres).

The proposed use of the property is mixed development. Trevesta was approved for a maximum of 803 detached residential units, a maximum of 300 multifamily residential units, and a maximum of 100,000 square feet of commercial uses, a maximum net residential gross density of 3.31 dwelling units per acre, and with a maximum height of 35 feet. The site is located in the Planned Development Mixed Use (PDMU) Zoning District and generally bounded by FPL railroad right of way on the south, I-75 on the west, 69th Street East on the north and Kew Gardens/Fresh Meadows on the east.

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

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.

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: May 22, 2015