



**NOTICE OF DEVELOPMENT OF REGIONAL IMPACT AND 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 June 20, 2019, at 1:30 p.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:

**PDC-18-212(P) SAWGRASS STORAGE/FLM, INC. (OWNER)/FRANK AGNELLI (CONTRACT PURCHASER) PLN1810-0065**

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 rezoning of approximately 14.74 acres on the south side of Moccasin Wallow Road, approximately 0.8 miles east of Carter Road, commonly known as 8419 Moccasin Wallow Rd, Parrish (Manatee County), from ANCO (General Agriculture/North Central Overlay) to the PD-C/NCO (Planned Development Commercial) zoning district, retaining the North Central Overlay District; approving a Preliminary Site Plan for a mini-warehouse and outdoor boat and recreational storage project; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

**PDC-18-262(P) - CONVENIENCE STORE & GAS STATION @ US 301 & FT HAMER ROAD/ROBERT A. YOUNGBLOOD PLN1811-0010**

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 the zoning within the unincorporated area; providing for the rezoning of approximately 2.99 acres from A-1/NCO (Suburban Agriculture/North Central Overlay) to the PDC/NCO (Planned Development Commercial) zoning district, retaining the North Central Overlay District; and approving a Preliminary Site Plan for a ±4,649 square foot convenience store, 18 fuel pump stations and 980 square feet of free-standing car wash and associated infrastructure; within the UF-3 (Urban Fringe - 3) Future Land Use Category; and is generally located at the northwest corner of US 301 & Ft. Hamer Road, Parrish (Manatee County); subject to stipulations as conditions of approval; providing a legal description; providing for severability and providing an effective date.

**PDMU-06-80(G)(R3) - LAKEWOOD RANCH COMMERCE PARK PLN1812-0024**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending Zoning Ordinance No. PDMU-06-80(G)(R2) to amend a General Development Plan to remove 30.07 ± acres from the boundaries of the project for a total development area of 250.54± acres maintaining previously approved entitlements (248,000 sq. ft. of commercial space, 228,300 sq. ft. of office space, and 882,000 sq. ft. of industrial spaces) and a Schedule of Uses (voluntarily proffered by the Applicant and attached as Exhibit B); generally located south of SR 84 East on the east and west sides of Lakewood Ranch Boulevard and north and south of Gatewood Drive, Bradenton (Manatee County); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability and providing an effective date.

**ORDINANCE 19-11 / LAKEWOOD CENTRE - DRI #27 PLN1812-0025**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, rendering an amended and restated Development Order pursuant to Chapter 380.06, Florida Statutes, for the Lakewood Centre Development of Regional Impact (DRI #27)(Ordinance 17-16), to approve the following changes to Map H and the Development Order: 1) Addition of ±30.07 acres to the DRI and allocate existing residential entitlements to the land; 2) Modify use of lands previously designated as park; 3) Update multi-family and single-family entitlement numbers to reflect changes made through an administrative exchange; 4) Update phasing and build-out dates to reflect previously granted legislative extensions; and 5) Other amendments for internal consistency; providing for development rights, conditions and obligations; providing for severability; and providing an effective date.

This DRI was originally approved on August 5, 2008 and consisted of three phases of 4,883 residences; 1,574,000 square feet of commercial space; 1,463,000 square feet of office space; 250,000 square feet of industrial space, and 300 hotel rooms.

The Lakewood Centre DRI northern portion is generally located north of 44th Avenue East, east of Lakewood Ranch Boulevard, west of White Eagle Boulevard, and south of SR 64 East. The southern portion is generally located north of SR 70 East, east of Lakewood Ranch Boulevard, west of White Eagle Boulevard, and south of Malachite Drive, Bradenton (Manatee County). The present zoning is PDMU and PDMU/WP/ST (Planned Development Mixed Use and Planned Development Mixed Use/Watershed Protection Evers/Special Treatment) [Total Project Area: 1,525.44 ± acres (1,493.61 ± acres under current DRI area plus 30.07 ± acres proposed addition)].

**PDMU-06-30(G)(R5) - LAKEWOOD CENTRE GENERAL DEVELOPMENT PLAN (PLN1812-0026)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending Ordinance PDMU-06-30(G)(R4) to approve changes to the General Development Plan and Ordinance as follows: 1) Addition of 30.07 acres and allocate existing residential entitlements to the land; 2) Modify use of lands previously designated as park; 3) Update residential entitlements to reflect changes made through an administrative exchange; 4) True up parcel entitlements based upon internal transfers; 5) Revise parcel boundaries for certain residential and retail parcels; 6) Update phasing and build-out dates to reflect previously granted legislative extensions; 7) Amend stipulations to facilitate these changes; and 8) Modify certain conditions consistent with current department practices and other amendments for internal consistency; providing for severability; and providing for an effective date.

The Lakewood Centre DRI southern portion is generally located north of State Road 70 East, south of Malachite Drive, east of Lakewood Ranch Boulevard, and west of the White Eagle Boulevard and the northern portion is generally located north of 44th Avenue East, south of State Road 64 East, east of Lakewood Ranch Boulevard and west of White Eagle Boulevard, Bradenton (Manatee County) (1523.7 ± acres).

**PDMU-19-052(XG) - SPRINGS AT ELLENTON/IMG ENTERPRISES, INC. PLN1902-0194**

An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, 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 6.88 acres on the eastern portion of a 37.17± acre site (30.29± acres are zoned PDMU) from the A-1 (Suburban Agriculture) to the PDMU (Planned Development Mixed Use) zoning district; approving a General Development Plan for a 292 unit multi-family residential development and a 200,000 square foot non-residential development and a Schedule of Uses as voluntarily proffered by the Applicant and attached as Exhibit B; the property is generally located on the southwest corner of 80th Avenue East and 29th

Street East, Ellenton (Manatee County); subject to stipulations as conditions of approval; 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](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 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](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, 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: June 5, 2019

## **Bradenton Herald**

June 5, 2019

Miscellaneous Notices

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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](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 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](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; 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