

Bradenton Herald

June 11, 2020

Miscellaneous Notices

NOTICE OF ZONING AND DEVELOPMENT OF REGIONAL IMPACT 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 23, 2020, at 9:00 a.m., or as soon thereafter as same may be heard at the Bradenton Area Convention and Visitors Bureau, One Haben Boulevard, Palmetto, Florida, to consider and act upon the following matters:

ORDINANCE 20-08 / HERITAGE HARBOUR DRI #24 (PLN1911-0005) 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 Heritage Harbour Development of Regional Impact (Ordinance 16-16); A/K/A TBRPC DRI 240; to approve the following changes to Map H and the Development Order: 1) add access location from State Road 64 to Parcels 19 and 20; 2) reflect carry-over of all entitlements (rather than just residential) to Phase II in recognition of completion of transportation mitigation; 3) other minor updates, previously granted legislative extensions, terminology changes, and corrections to reflect previously approved changes and to provide consistency with other approved documents; providing for development rights, conditions and obligations; providing for severability; and providing an effective date. The Heritage Harbour DRI is generally located at the intersection of I-75 and State Road 64, South of Manatee River, and West of Upper Manatee River Road, Bradenton (Manatee County) (approximately 2,784.7 acres). This DRI was originally approved on March 21, 2000 and includes two phases of development for the following: 5,000 residences; 788,837 square feet of retail space; 170,000 square feet of office space; 300 hotel rooms; 600 Bed ALF; 45-hole Golf Course. PDMU-98-08(G)(R9) HERITAGE HARBOUR (F.K.A HERITAGE SOUND) GDP AMENDMENT (PLN1911-0004) An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending Ordinance No. PDMU-98-

08(G)(8) to approve changes to the General Development Plan and Ordinance as follows: 1) add access location from State Road 64 to Parcel 19 & 20; 2) impact additional wetlands on Parcels 19, 20 and 25; 3) remove stipulation requiring the preservation of temperate hardwood area for Parcel 20; 4) expand the list of uses for Parcel 25; 5) increase maximum hotel and multi-family height to 5 stories; 6) reflect carry-over of all entitlements (rather than just residential) to Phase II in recognition of completion of transportation mitigation; and 7) other minor updates, previously granted legislative extensions, terminology changes, and corrections to reflect previously approved changes and to provide consistency with other approved documents; subject to stipulations as conditions of approval; providing legal description; providing for severability and an effective date. The Heritage Harbour DRI is generally located at the intersection of I-75 and State Road 64, south of the Manatee River, and west of Upper Manatee River Road, Bradenton (Manatee County) (approximately 2,784.7 acres).

PDC-16-04(P)(R) GATEWAY COMMONS/GATEWAY COMMONS MANATEE, LLC AND GATEWAY COMMONS EAST, LLC (PLN1907-0121) An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, to amend Ordinance No. PDC-16-04(P) and the Preliminary Site Plan to: remove Hotel with 118 rooms (61,380 square feet) with a maximum building height of 60 feet and add 16,268 square feet of office/retail on Outparcel 2 with a maximum building height of 35 feet; the property is approximately 33.12 acres and is generally located south of Buffalo Road and east of I-75 and is commonly known as 9510, 9514, 9518, 9520, 9544, 9548, 9552, 9556, 9558, 9560, 9570, 9574, 9578, 9610, 9682 and 9697 Buffalo Rd, Palmetto (Manatee County); amending the Schedule of Permitted and Prohibited Uses to reflect the changes as described above, 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; repealing ordinances in conflict; and providing an effective date.

PDC-19-14(P) CONVENIENCE STORE, GAS PUMPS AND CAR WASH AT SR 64 AND 145TH STREET EAST - JAMES K. AND LORIANN M. TOOMEY AND COAST DEVELOPMENT OF BRADENTON, INC. (OWNERS) AND SERED 64 LR, LLC (CONTRACT PURCHASER) PLN1909-0021 An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for an approximately 4,634 square foot convenience store, 8 gas pumps (16 fueling stations) and a 980 square foot free-standing car wash and associated infrastructure; the property is approximately 3.4 acres and is generally located at the northwest corner of SR 64 and 145th Street East, and is commonly known as 14427 SR 64 East, Bradenton (Manatee County); subject to stipulations as conditions of approval; providing a legal description; providing for severability; and providing an effective date. PDR-04-39(G)(R3) THE CONCESSION PLN1910-0042 An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending Zoning Ordinance No. PDR-04-39(G)(R2) and approving an amended General Development Plan to: a) delete 16 single-family detached villas within Phase IV; and b) reallocate the remaining 22 single-family lots on approximately 17.02-acres for a total of the previously approved 255 single-family detached lots located in the PDR/WP-E/ST (Planned Development Residential/Evers Reservoir Watershed Protection/Special Treatment Overlay) Zoning District; the subject parcel is on the south side of State Road 70 East, and east of Lindrick Lane, Bradenton (Manatee County); subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description; and providing an effective date. PDR-19-17(Z)(P) LUNA LAKES SUBDIVISION RLG INVESTMENTS OF BRADENTON LLC (OWNER) PLN1909-0013 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 a rezone of approximately 23.97 acres generally located along 24th Avenue East, south of 28th Street Court East and north of 21st Street Court East, and commonly known as 2303 24th Avenue East and 2202 21st Street Court East, Palmetto (Manatee County) from A-1 (Agricultural Suburban) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for a 101 lot residential subdivision for single family detached dwellings; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date. PDR-19-23(Z)(G) LAKEWOOD RANCH NORTHEAST 700 SMR NORTHEAST LLC (OWNER) PLN1911-0050

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 699.47 acres generally located north of 44th Avenue East and approximately 650 feet south of SR 64 East, at 18580 SR 64 E, Bradenton (Manatee County), from A (General Agriculture) to the PDR (Planned Development Residential) zoning district; approving a General Development Plan (Large Project) for 1,500 residential units (single-family detached, single-family semi-detached, single-family attached, and multi-family); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date. Z-19-27 WILLIAM GALE REZONE PLN1909-0071

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 a rezone of approximately 26.74 acres generally located at the northwest corner of 33rd Street East and 16th Avenue East, and commonly known as 1210 33rd Street East, Palmetto (Manatee County) from A-1 (Agricultural Suburban) and RSF-2 (Residential Single Family Two Dwelling Units per Acre) to the RSF-6/H (Residential Single Family Six Dwelling Units per Acre with Affordable Housing Density Bonus) zoning district; setting forth findings; providing a legal description; providing for severability, and

providing an effective date. Z-19-28 SVMA, LLC REZONE SVMA, LLC PLN1910-0048 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; generally located 0.3 miles north of Cortez Road on 14th Street West, and commonly known as 3700 14th Street West, Bradenton (Manatee County); providing for a rezone of approximately 2.50 acres from Residential-Multi-Family Districts 9 dwelling units per acre (RMF-9) to the Residential-Multi-Family Districts 16 dwelling units per acre (RMF-16) zoning district and approximately 0.54 acres from Residential Single Family Mobile Home District 6 dwelling units per acre (RSMH-6) to the Residential-Multi-Family District 16 dwelling units per acre (RMF-16) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date. Interested parties may examine the proposed Ordinances, Resolution 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 Ordinances and Resolution. 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 Carmine DeMilio 941-792-8774 ext. 8303 or carmine.demilio@mymanatee.org; 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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MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS
Manatee County Building and Development Services Department
Manatee County, Florida
Date of pub: June 11, 2020