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Bradenton Herald

**NOTICE OF ZONING
CHANGES IN UNINCORPORATED
MANATEE COUNTY**

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, May 8, 2014 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:

**PDC-13-42(P) - S.R. 70 @
30TH STREET EAST / DTS #
20130472**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for commercial development on approximately 3.54 acres zoned PDC (Planned Development/Commercial) on the southeast corner of S.R. 70 and 30th Street East,

Bradenton to develop the parcel with a 6,000 square foot convenience store/market with 9 multi-pump dispensers (18 fueling stations) and a 10,000 square foot dispenser canopy; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

**PDR-13-44(Z)(P) - 117 INVEST-
MENTS, LLC/CADENCE PROP-
ERTY (DTS #20130504)**

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 13.83 acres generally located north of SR64, west of 117th Street East, Bradenton from A-1 (Suburban Agriculture, one dwelling unit per acre) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 38 single family detached residential units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

**PDR-13-38(Z)(G) - DEL WEBB
AT LAKEWOOD RANCH / DTS
#20130432**

An Ordinance of the Board of County Commissioners of Manatee County, Florida,

regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 643.35 acres, located south of S.R. 70, approximately 1.1 miles east of the intersection with Lorraine Road and bordered on the east by Bourneside Boulevard and on the south by The Masters Avenue, and east of Lakewood Ranch Country Club East in Bradenton, from A/WP-E/ST (General Agriculture/Watershed Protection - Evers Reservoir/Special Treatment) zoning district to the PDR/WP-E/ST (Planned Development Residential/Watershed Protection - Evers Reservoir/Special Treatment) zoning district; approve a General Development Plan for 1,300 residential units to be known as Del Webb at Lakewood Ranch; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

**PDI-14-01(Z)(P) - 2550 TR.
LLC / SRQ Technical Park,
Phase 2 (DTS #20140017)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 26.97 + acres located at the southeast corner of U.S. 301 and Tallevast Road, Bradenton, from LM (Light Manufacturing) and PDC (Planned Development Commercial) to the PDI (Planned Development Industrial) zoning district; approve a Preliminary Site Plan for 79,158 square feet of light industrial/warehouse space in addition to the previously approved 279,281 square feet currently under construction and approved with Phase I of SRQ Technical Park; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

**Z-13-02 - BUIKEMA MOBILE
HOME VENTURES, LLC (DTS #
20130500)**

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 a rezone of 0.47 ± acres (part of a 1.165 ± acre parcel) south of 53rd

Avenue West, and approximately 285 feet west of the intersection of 53rd Avenue West and US 41, Bradenton from the RSMH-6 (Residential Single-Family Manufactured Home District, 6 dwelling units per acre) to the GC (General Commercial) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

**PDR-13-36(Z)(P) - C-1 BANK
(FKA COMMUNITY BANK &
COMPANY) / LORRAINE
ESTATES (DTS #20130363)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 24.55 acres located approximately one mile north of SR 70 on the east side of Lorraine Road, at 5215 Lorraine Road, Bradenton from A/WP-E/ST (General Agriculture/Watershed Protection/Special Treatment Overlay Districts) to the PDR/WP-E/ST (Planned Development Residential/Watershed Protection/Special Treatment Overlay Districts) zoning district; approve a Preliminary Site Plan for 24 residential lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

**PDR-14-05(Z)(P) - JOHN I.
FOX AND EMILIE H. GOR-
SUCH/FOX / (DTS #20140048)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of 20.01 ± acres located on the west side of Lockwood Ridge Road approximately 950 feet south of Whitfield Avenue at 7030 and 7122 Lockwood Ridge Road, Bradenton, from A-1/WP-E/ST (Suburban Agriculture/Watershed Protection/Special Treatment Overlay Districts) to the PDR/WP-E/ST (Planned Development Residential/Watershed Protection/Special Treatment Overlay Districts) zoning district; approve a Preliminary Site Plan for 37 residential lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing 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, 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
04/25/2014

MANATEE PUBLIC NOTICES

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MANATEE COUNTY PLANNING COMMISSION
Manatee County Building and Development Services Department
Manatee County, Florida

Date of pub: April 25, 2014