

## Copy of Newspaper Advertising

### Bradenton Herald

#### NOTICE OF ZONING/EPMP IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Manatee County will conduct a Public Hearing on Thursday, October 3, 2013, at 9:00 A.M. at the Manatee County Government Administrative Center, 1st Floor Chambers, to consider and act upon the following matters:

#### PDR-13-22(Z)(P) - PARK

##### PLACE INVESTMENTS/PARK PLACE ESTATES

(DTS #20130142; B00000195) 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 rezoning of approximately 16.6 acres, located north of 53rd Avenue East and approximately 590 feet east of 9th Street East, specifically at 1221, 1015, 1025 and 1035 53rd Avenue East, Bradenton, from RSF-6 (Residential Single Family, 6 dwelling units per acre) and PR-M (Professional - Medium) to the PDR (Planned Development Residential) zoning district; approve a Preliminary Site Plan for 58 single family detached units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

#### ORDINANCE 13-28 LAKEWOOD CENTRE DRI (DRI #27) (DTS#20130244)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380.06, Florida Statutes, for the Lakewood Centre Development of Regional Impact (Ordinance 12-28) (DRI #27); A/K/A Tampa Bay Regional Planning Council (TBRC) DRI #265;

Modifying Map H and the Development Order with the following changes:

- 1) Update Phasing and Build out dates to reflect legislatively approved extensions;
- 2) Update Conditions to reflect

compliance with conditions contained therein;  
3) Clarify procedures for a Land Use Exchange; and,  
4) Other amendments for internal consistency.

This DRI is approved in three phases. Specific Approval was approved for Phase 1 for 900 residential units, 460,000 square feet of retail space, 458,000 square feet of office space, a 300 room hotel, and 36.8 + acres of parks. Conceptual approval was approved for Phase 2 and 3 and in the future. Specific Approval of Phases 2 and 3 will be contingent upon submittal further transportation and air quality analyses in accordance with Section 380.06, F.S.

The ordinance amends, replaces, and supersedes Ordinance 12-28, DRI #27, as amended; providing for severability, and an effective date.

The Lakewood Centre DRI is generally east of Lakewood Ranch Boulevard, south of Malachite Drive, west of Pope Road; and north of S.R. 70. Present zoning is PDMU/WP-E/ST (Planned Development Mixed Use/Evers Reservoir Watershed Protection Overlay District/Special Treatment Overlay District) (697.4 ± acres).

#### PDMU-06-30(G)(R2) - LAKEWOOD CENTRE (DTS #20130245)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending Ordinance PDMU-30(G)(R) and the General Development Plan to:

- Update the phasing and build out dates to reflect legislatively approved extensions;
- Update conditions to reflect compliance with requirements contained therein;
- Exchange 100,000 square feet of commercial and 100,000 square feet of office for 1,008 single family units in Phase I in accordance with the approved land use exchange mechanism;
- Amend stipulations to facilitate these changes; and
- Modify certain conditions consistent with current departmental practices and other amendments for internal consistency

Subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date. The project is generally east of Lakewood Ranch Boulevard, south of Malachite Drive, west of Pope Road; and north of S.R. 70, and contains 697.4 ± acres.

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, 2nd Floor, Bradenton, Florida; telephone number (941) 748-4501 x6878; e-mail to: [planning.agenda@mymanatee.org](mailto: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  
09/14/2013

### 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: September 18, 2013

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