

**Bradenton Herald**  
Sept. 21, 2016  
Miscellaneous Notices

**NOTICE OF 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 Thursday, October 6, 2016, at 9:00 a.m., at the Manatee County Government Administrative Center, 1st Floor Chambers, 1112 Manatee Avenue West, Bradenton, Florida, to consider and act upon the following matters:

**PDMU-06-80(G)(R2) - LAKEWOOD RANCH COMMERCE PARK, LLC / LAKEWOOD RANCH  
COMMERCE PARK - DTS20160230 / MEPS559**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, revising a General Development Plan and stipulations as previously approved by Ordinance PDMU-06-80(G)(R); revising the General Development Plan to allow an additional 737,000 square feet of industrial uses within the Lakewood Ranch Commerce Park area designated for industrial development; revising stipulations to conform to current stipulation standards; adding stipulations as appropriate; approving a Schedule of Uses, as voluntarily proffered by the Applicant and attached as Exhibit B; Lakewood Ranch Commerce Park is located south of SR 64 East on the east and west sides of Lakewood Ranch Boulevard and north and south of Gatewood Drive; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

**PDMU-15-17(Z)(G) - PEN BAY I, LLC / PENINSULA BAY - DTS20150341 - MEPS483**

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 358.5 acres generally located north of Cortez Road (S.R. 684), east and west of 115th Street West, Bradenton (Manatee County) from PDR (Planned Development Residential) to the PDMU (Planned Development Mixed Use) zoning district; approving a General Development Plan for 1,950 residential units, 8 bed & breakfast rooms, 90,000 square feet of commercial/retail/office, dry boat storage for 200 boats, and boat ramp and marina basin to be known as Peninsula Bay; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

**PDMU-16-11(Z)(P) - CCSS ENTERPRISES, LLLP / UNIVERSITY ALF - DTS20160225**

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 zoning within the unincorporated area; providing for a rezone of approximately 8.5 acres on the north side of University Parkway, west of Shade Avenue, and commonly known as 2355 University Parkway, Sarasota (Manatee County) from A-1 (Suburban Agriculture) to the PDMU (Planned Development Mixed Use) zoning district; approving a Preliminary Site Plan for a 200 bed Assisted Living Facility and a commercial outparcel; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

**PDR-16-06(Z)(P) - NEAL COMMUNITIES OF SOUTHWEST FL LLC/TIDES END - DTS20160173 -  
MEPS 548**

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 zoning within the unincorporated area; providing for a rezone of approximately 19.6 acres generally located south of 17th Avenue NW, approximately 600 feet east of 99th Street NW, at the common address of 9523 17th Avenue NW, Bradenton (Manatee County) from A-1/CHHA/CEA (Suburban Agriculture/Coastal High Hazard Area/Coastal Evacuation Area) to the PDR/CHHA/CEA (Planned Development Residential/Coastal High Hazard Area/Coastal Evacuation Area) zoning district; approving a Preliminary Site Plan for 38 residential units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

**RESOLUTION R-16-143 - PDR-05-68(Z)(P)(CLOS-EXT3) - PARSON BROWN ORANGES, INC./HERON BAY - DTS20160247**

A Resolution of the Board of County Commissioners of Manatee County, Florida, regarding land development; authorizing the extension of the expiration date of CLOS 08-110, Parson Brown Oranges, Inc./Heron Bay, pursuant to Section 360.7 of the Land Development Code; authorizing and directing any and all actions necessary to implement such extension by the Department Director or his or her designee; providing an effective date.

**PDR-05-67(P)(EXT 3) - PARSON BROWN ORANGES, INC. / HERON BAY - DTS20160248** An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending Ordinance No. PDR-05-67(Z)(P) for Parson Brown Oranges, Inc./Heron Bay to extend the expiration date for a period of two (2) years from October 14, 2017 to October 14, 2019 for a Preliminary Site Plan; no other changes are being approved with this request; the site is located at 9100 and 9302 U.S. 41 North, Palmetto, in the PDR (Planned Development Residential) zoning district; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

**PDUI-16-05(G) - TROPICANA MANUFACTURING COMPANY, INC. / TROPICANA MASTER DEVELOPMENT PLAN - DTS20160154 - MEPS546**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Master Development Plan for a total of 4,000,000 square feet of manufacturing and accessory uses on 175.94 ñ acres (part of a 185.59ñ acre site) generally located north of US 301, east of 9th Street East, west of 15th Street East and south of 13th Avenue East at 1001 13th Avenue East (a/k/a location of the Tropicana Facility), Bradenton (Manatee County). The site is within the IU (Industrial Urban) Future Land Use Category (FLUC), the PDUI (Planned Development Urban Industrial) zoning district, and the boundaries of the MDO (Manufacturing Development Overlay District); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

**LOCAL DEVELOPMENT AGREEMENT FOR LONG BAR POINTE**

Termination of Local Development Agreement for Long Bar Pointe Development, Cargor Partners VIII-Long Bar Pointe L.L.L.P., SBC Developments, L.L.L.P. and Manatee County, Florida; applicable to the property commonly referred to as "Long Bar Pointe", located in southwest Manatee County, Florida, between Sarasota Bay and El Conquistador Parkway; northwest of the development known as Legends Bay and southeast of 86th Street West; which authorized development of a maximum of 1,658 multi-family residential units, for a gross density of 4.86 units per acre, with a maximum building height of 59 feet.

**PDR-03-32(P)(R3) - LONG BAR POINTE, PHASE I, PARCEL F**

An Ordinance of Manatee County, Florida, amending Ordinance PDR-03-32(P)(R2) pertaining to the property located south of El Conquistador Parkway, extended, ñ627 feet south of 53rd Avenue West on Sarasota Bay, in the PDR (Planned Development Residential) zoning district; deleting Stipulations 2.A, 2.B, and 2.C in their entirety and substituting new stipulations allowing the developers of the property to

satisfy concurrency requirements and to achieve concurrency approval for the overall property in accordance with the County's current regulations and practices and applicable law; preserving the entitlements afforded by existing Certificates of Level of Service compliance; allowing Cargor Partners to apply for impact fee credits in accordance with applicable law; and making such other amendments as necessary for internal consistency; setting forth findings; providing for severability; providing a legal description, and providing for 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)

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  
09/21/16

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**Sarasota Herald-Tribune**

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Manatee County Building and Development Services Department  
Manatee County, Florida

Date of pub: September 21, 2016