

**Bradenton Herald**  
Aug. 20, 2014  
Miscellaneous Notices

**NOTICE OF  
ZONING/DRI/LOCAL  
DEVELOPMENT AGREEMENT IN UNINCORPORATED  
MANATEE COUNTY**

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Manatee County will conduct a Public Hearing on Thursday, September 4, 2014, at 9:00 a.m., at the Manatee County Government Administrative Center, 1st Floor Chambers, to consider and act upon the following matters:

**PDR-14-04(Z)(P) - CONE & GRAHAM, INC / WILLOW WALK (DTS #20140038)**

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 272.36 acres on the southeast corner of Experimental Farm Road (49th Street East) and Ellenton Gillette Road, West of I-75 and north of Mendoza Road at 4110 41st Street East, Palmetto from A-1 (Suburban Agriculture) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 718 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.

**PDR-14-09(Z)(P) - MERITAGE HOMES OF FLORIDA, INC. (CONTRACT PURCHASER)/ SCHROEDER MANATEE RANCH, INC.(OWNER)/RIVER SANDS / (DTS #20140072/MEPS #00000288)**

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 304.39 acres on the south side of SR 64, approximately 800 feet east of the intersection of SR 64 and Rye Road at 4810, 4820 and 4850 Lorraine Road, Bradenton from A (General Agriculture - 1 dwelling unit per 5 acres) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 475 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.

**PDMU-13-37(Z)(P) - PARRISH HOLDINGS, LLC; SOUTHERN LAND PARRISH, LLC; SOUTHERN HEMISPHERE MANATEE, LLC; AND NORTH MANATEE INVESTMENT, LLC/THE VILLAGES OF AMAZON SOUTH (DTS #20130374; BUZZSAW #B00000234)**

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 1,203.83 acres northwest of the intersection of Moccasin Wallow Road and U.S. 301 North, at 12420 U.S. 301 North, Parrish from PDR/NCO (Planned Development Residential/North Central Overlay) to the PDMU/NCO (Planned Development Mixed Use/North Central Overlay) zoning district; retaining the North Central Overlay District; approving a Preliminary Site Plan for 1,999 residential units (including 1,385 lots for single-family detached, 280 lots for single-family semi-detached, and 334 lots for single-family attached residential units), 40,000 square feet of commercial, and 20,000 square feet of office; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

**Z-14-02 - MANATEE COUNTY SCHOOL BOARD REZONE (MEPS00000313, DTS20140244)**

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 the rezoning of approximately 10 acres on the northeast corner of Caruso Road and S.R. 70 East at 6545 S.R. 70, Bradenton from A (General Agriculture, one

dwelling unit per five acres) to GC (General Commercial) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDMU-12-04(P) - THE PRESERVE AT WALDEN LAKE dba ROYAL PALM TOWNHOUSES  
(DTS#20140115)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 216 multi-family units, a clubhouse, gym, garage, maintenance and storage buildings, and a mail kiosk building on approximately 38.49 acres zoned PDMU (Planned Development Mixed Use). The site is on the east side of US 301, and west side of 33rd Street East, approximately 1,008 feet south of S.R.70, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

If approved, this request will supersede all previous Final Site Plan approvals.

PDR-14-11(P) - MAGNOLIA RIDGE AT MOTE RANCH  
(DTS #20140113)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 14 residential lots for single-family detached residences on approximately 8.96 acres zoned PDR/WP-E/ST (Planned Development Residential/Watershed Protection/Special Treatment Overlay). The site is on the south side of Honore Avenue, approximately one mile east of Lockwood Ridge Road, at 6375 Old Farm Road, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

ORD-14-37/HERITAGE  
HARBOUR -  
(DRI #24)/DTS20120376

Request: 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 Heritage Harbour Development of Regional Impact (Ordinance 14-37); A/K/A TBRPC DRI #240; to approve the following changes to Map H and the Ordinance (f/k/a Ordinance 11-31):

- 1) Update Phasing and Buildout dates to reflect previously authorized legislative extensions;
- 2) Remove the 12.0 acre marina and designate the parcel for residential use;
- 3) Update the conditions to reflect compliance with requirements contained therein; and
- 4) Extend the frequency of reporting to biennial.

This DRI was originally approved in two phases for 5,000 residential units, 851,900 square feet of retail space, 170,000 square feet of office space, 300 hotel rooms, 600 Assisted Living Facility Beds, a 462 slip marina (wet and dry slips), and 45 golf course holes.

The ordinance amends, replaces, and supersedes Ordinance 11-31, DRI #24; as amended, providing for severability, and an effective date.

The Heritage Harbour DRI is northeast of the intersection of I-75 and State Road 64 and extends northward to the Manatee River. A section is located south of the Waterlefe development and extends eastward to Upper Manatee River Road. A small portion of the project is located west of I-75, at the southeast intersection of I-75 and Kay Road. The present zoning is PDMU/CH (Planned Development Mixed Use/Coastal High Hazard Overlay (Total Project: 2,784.7 ñ acres).

PDMU-98-08(G)(R6) -  
HERITAGE HARBOUR /  
(DTS #20120375)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, approving a revised Zoning Ordinance and General Development Plan to:

1. Update Phasing and Buildout dates to reflect previously authorized legislative extensions;

2. Remove the 12.0 acre marina and designate the parcel for residential use;
3. Update conditions to reflect compliance with requirements contained therein; and
4. Modify certain design conditions.

Subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

The Heritage Harbour DRI is generally located at the intersection of I-75 and SR 64, south of the Manatee River, and west of Upper Manatee River Road (2,784.7 + acres).

LDA-08-08(R) - AMENDED AND RESTATED LOCAL DEVELOPMENT AGREEMENT FOR  
HERITAGE HARBOUR -  
DTS# 20110275

Request: Approval of an Amended and Restated Local Development Agreement for the Heritage Harbour Development of Regional Impact (DRI) and the Heritage Harbour PDMU (Planned Development Mixed Use) development. The Amended and Restated Development Agreement provides for i) a change in the provisions of the proportionate fair share mitigation; ii) provisions regarding the design construction and timing of the proportionate fair share mitigation project; iii) provisions regarding impact fee credits and reimbursement for the construction of the fair share mitigation project; iv) settlement of lawsuits relative to the Heritage Harbour; iv) recognition of future development of sites and changes thereto within the project; v) provisions relative to the use of development rights among the parcels within the project; and vi) general provisions related to the above changes. The development rights and provisions described in this amended and restated LDA shall not include, nor affect, any residential units which may be approved for Parcels 19 and 20 through the Land Use Exchange Mechanism.

PDR-14-14(P) - SUMMER WOODS (DTS #20140052)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, providing for an approval of a Preliminary Site Plan for 562 single family units (376 single-family detached, and 186 single-family semi-detached) on approximately 268.14 + acres, zoned PDR (Planned Development Residential), located south of Moccasin Wallow Road and west of U.S. 301 N. in Manatee County; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

LDA-09-04(R2) - AMENDMENT TO THE AMENDED AND  
RESTATED LOCAL DEVELOPMENT AGREEMENT FOR SUMMER WOODS - DTS20140240 -  
MEPS00000286

Request: Approval of a First Amendment to the Amended and Restated Local Development Agreement to allow a change in the unit types from five hundred sixty two (562) single family detached units to 562 total residential units, including single family detached residential units, and single family semi-detached residential units; and to update the property owners. The First Amendment to the Amended and Restated Local Development Agreement applies to that project known as Summer Woods for which a new Preliminary Site Plan is sought for 562 residential units, each with a maximum height of 35 feet, pursuant to pending application known as PDR-14-14(P) on 268.14 ñ acres zoned PDR (Planned Development Residential) located south of Moccasin Wallow Road and west of U.S. 301 N. in Manatee County.

PDO-14-14(Z)(G) - SHRIYOG CORPORATION/DR. PARIKH (DTS #20140166, MEPS 00000300)

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 2.23ñ acres located on the north side of University Parkway approximately 1,150 feet east of Lockwood Ridge Road at 3425 University Parkway, Sarasota (Manatee County), from A-1/WP-E/ST (Suburban Agriculture/Watershed Protection/Special Treatment Overlay Districts) to the PDO/WP-E/ST (Planned Development Office/ Watershed Protection/Special Treatment Overlay Districts) zoning district, retaining the Watershed Protection & Special Treatment Overlay Districts; approving a General Development Plan for 13,800 square feet of non-residential uses to include: a 7,500 square foot building for medical offices, a 6,300 square foot building for retail uses, eating establishment, and offices; subject to stipulations as

conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

ORDINANCE NO. 14-33 -  
CONSTRUCTION TRADES BOARD

An Ordinance of Manatee County, Florida, establishing Rules and Regulations for Building and Construction Trades Licensing and Discipline; providing for the Powers and Duties of the Manatee County Construction Trades Board; providing the Board's intent and purpose; providing qualifications, Adoption of Rules, Compensation, and Ordinance review; providing for violation and grounds for disciplinary action, fines and penalties against licensed contractors; providing for investigation, enforcement, and pre-hearing procedures, notice to persons subject to proceedings, hearings and recommendations as to further state action and rehearings, reinstatement and reissuance of a certificate, and appeal of a Final Order of the Board; addressing conflicts with other Ordinances; providing for severability; repealing prior related Resolutions and Ordinances; and providing for an effective date.

ORDINANCES NO. 14-08 -  
LICENSING OF LOCAL  
CONTRACTORS AND  
JOURNEYMEN

An Ordinance of Manatee County, Florida, establishing Rules and Regulations for Licensing local Contractors and Journeymen, to include Masonry and Concrete Contractors, Masonry Contractors, Concrete Contractors, Journeymen Plumbers, Journeymen Electricians, and Garage Door Specialty Contractors; establishing Rules and Regulations for granting a Certificate of Competency through Reciprocity; providing for necessary minimum qualifications; repealing prior related Resolutions and Ordinances; and providing for an effective date.

PDMU/PDC-98-04(P)(R7) - THE WOODS OF MOCCASIN  
WALLOW, LLC (DTS #20140299)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving an amended Zoning Ordinance and Revised Preliminary Site Plan reducing a 50 foot wide tree preservation and landscape easement to 25 feet for Lots 1 thru 14, 18, 125, and 126 of Residential Phases 1 & 2 in the Woods of Moccasin Wallow development on approximately 200.1 acres located at 4219 and 5205 Moccasin Wallow Road and 4610 81st St. E. in the PDMU (Planned Development Mixed Use) zoning district; 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)

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  
08/20/2014