

## NOTICE OF PUBLIC HEARING

### NOTICE OF ZONING AND LOCAL DEVELOPMENT AGREEMENT CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN that the **Board of County Commissioners of Manatee County** will conduct a Public Hearing on **February 2, 2023, at 9:00 a.m., or as soon thereafter as same may be heard at the Manatee County Government Administration Building, 1<sup>st</sup> Floor Patricia M. Glass Chambers, 1112 Manatee Avenue West, Bradenton, Florida**, to consider and act upon the following matters:

#### **LDA-22-01 - Local Development Agreement for Lake Flores - PLN2112-0033**

Request for approval of a Local Development Agreement relating to future projects within an 1,170.49-acre area identified as Lake Flores to establish the terms under which the applicant/developer shall provide transportation concurrency under a unified plan approach per a Build-out Study and this agreement, the construction of planned thoroughfares to include an internal multi-modal mobility trail, proportionate fair-share mitigation to satisfy the transportation concurrency requirement, and the County shall provide an extension of transportation concurrency approval, and impact fee credits.

The applicants, LF Manatee, LCC, Cortez75W Investors, LCC, and Pen Bay 1, LCC, have an approved Large Project Application - Planned Development Mixed Use project, which is generally located south of Cortez Road (S.R. 684), east and west of 75<sup>th</sup> Street West, and northeasterly along El Conquistador Parkway to its intersection with 75<sup>th</sup> Street West, Bradenton (Manatee County). The approved development was approved as PDMU-14-20(Z)(G) and includes 6,500 residential units, 3,000,000 square feet of retail/office/industrial uses, and 500-room hotel/motel, with maximum building heights not to exceed those established in the Lake Flores General Development Plan Design Requirements and approved as part of PDMU-14-20(Z)(G).

#### **PDC-19-25(Z)(P) – Holiday Inn Express Ellenton – Signature Hotel Ellenton LLC – PLN1911-0031**

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 2.93 acres, generally located on the south side of 18<sup>th</sup> Street East, approximately 550 feet south of US 301 and 1,375 feet east of I-75, and commonly known as 5911 and 6015 18<sup>th</sup> Street East, Ellenton (Manatee County) from A-1 (Agricultural Suburban); A-1/CH (Agricultural Suburban/Coastal High Hazard Overlay District) and PD-W (Planned Development Waterfront); and (PD-W/CH (Planned Development Waterfront/Coastal High Hazard Overlay District) to PDC (Planned Development Commercial) and PD-C/CH (Planned Development Commercial/ Coastal High Hazard Overlay District); approving a Preliminary Site Plan for a 67,764 square foot, 6-story 92 room hotel; and a 2-story, 2,080 square foot detached restaurant, totaling 69,844 square feet; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

**PDMU-16-05(G)(R) – Stonegate Preserve GDP Amendment - DRP FL 6, LLC (Owners) PLN2204-0004**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending and restating Zoning Ordinance No. PDMU-16-05(G) to revise the General Development Plan and the Ordinance to reduce side yard setbacks from 7.5 feet to 5 feet for single-family detached dwellings and drainage/utility easements to the rear of the lots from 10 feet to 5 feet for all single-family dwellings (single-family attached and single-family detached) for a previously approved development that includes a total of 791 residential units on approximately 414.9± acres zoned PDMU (Planned Development Mixed Use), and generally located northwest of the I-75 and Moccasin Wallow Road interchange, Palmetto (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-19-23(G)(R) – Star Farms (Lakewood Ranch Northeast 700) GDP Modification – Forestar (USA) Real Estate Group Inc. (Owner) – PLN2206-0125**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending and restating Zoning Ordinance No. PDR-19-23(Z)(G) to revise the General Development Plan (Large Project) to allow an additional access point on the northeast portion of the site along Bourneside Boulevard for a previously approved development of 1500 residential units (single-family detached, single-family semi-detached, single-family attached and multi-family); the approximately 699.47 acre site is zoned PDR (Planned Development Residential), located approximately 650 feet south of SR 64 East on the west side of Bourneside Boulevard, east of Uihlein Road, and north of 44th Avenue East, Bradenton (Manatee County); subject to stipulations as conditions of approval; setting forth findings; repealing ordinance in conflict; providing a legal description; providing for severability, and providing an effective date.

**PDR-21-02(P)(R) – Palm Grove Preliminary Site Plan (fka SR 64 North Property) – SMR Northeast LLC – Ranchland Investors, LLC (Contract Purchaser) - PLN2207-0012**

**This item is to be continued to March 23, 2023, at 9:00 am or as soon thereafter as same may be heard.**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending and restating Zoning Ordinance No. PDMU-21-02(Z)(P) to revise the Preliminary Site Plan by adding 224 units for a total of 930 single family detached, attached and semi-detached residential units, and removing 17,750 square feet of medical office use, for a property zoned PDR (Planned Development Residential) on approximately 310.25 acres generally located north of State Road 64 East, south and west of Waterline/Dam Road, and east of 172<sup>nd</sup> Street East, and commonly known as 18121 State Road 64 East, Bradenton (Manatee County); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

**PDR-21-27(Z)(G) – Taylor Ranch / SMR Taylor Ranch, LLC (Owner) – PLN2111-0047**

**This item is to be continued to March 23, 2023, at 9:00 am or as soon thereafter as same may be heard.**

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 2,307.57 acres from A/WP-E/WP-M/ST (General Agriculture/Watershed Protection Evers /Watershed Protection Lake Manatee/Special Treatment Overlays) to the PDR/WP-E/WP-M/ST (Planned Development Residential) zoning district, retaining the Watershed Protection Evers/Watershed Protection Lake Manatee and Special Treatment Overlay Districts; generally located at the southeast corner of SR 64 East and Bourneside Boulevard, at 18900 SR 64 East, Bradenton, (Manatee County);

approving a General Development Plan (Large Project) for 4,500 residential units (single-family detached, single-family semi-detached, single-family attached and multi-family), a Personal Wireless Service Facility, and up to 20 acres for a possible school site; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

**PDR-22-16(P) - Mariposa Property Preliminary Site Plan - Dune FL Land I Sub, LLC (Owner) - PLN2205-0119**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan on a PDR (Planned Development Residential) zoned project for 146-Single Family Attached Residential Units; the property is approximately 21.1 acres and is generally located in the northwest corner of US 41 and Bayshore Road and is commonly known as 5121 US 41 North, Palmetto (Manatee County); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

**Z-21-05 – K2C2 Holdings, LLC Rezone (Owner) - PLN2106-0095**

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 34.08 acres from RSF-1/CHH (Residential Single-Family-1 Dwelling Unit Per Acre/Coastal High Hazard) to A-1/CHH (Agricultural Suburban/ Coastal High Hazard) zoning district; located at the southwest corner of US 19 and Ken Hubbard Road, and approximately 370 feet north of Terra Ceia Bay, with approximately 0.47 acres of the project lying east of US 19, commonly known as 6713 and 6831 US 19, and 579 Ken Hubbard Road, Terra Ceia (Manatee County); setting forth findings; providing a legal description; providing for severability, and providing an effective date.

Interested parties may examine the proposed Ordinances and related documents and may obtain assistance regarding this matter from the Manatee County Development Services Department, 1112 Manatee Avenue West, 4<sup>th</sup> Floor, Bradenton, Florida; telephone number (941) 748-4501 x6878; e-mail to: [planning.agenda@mymanatee.org](mailto:planning.agenda@mymanatee.org).

All interested parties may appear and be heard at the meeting with respect to the proposed Ordinances. 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 22-051. A copy of this Resolution is available for review or purchase from the Development Services Department (see address below).

Please send comments to: Manatee County Development Services Department  
Attn: Planning Coordinator  
1112 Manatee Avenue West, 4<sup>th</sup> Floor  
Bradenton, FL 34205  
[Planning.agenda@mymanatee.org](mailto: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](mailto: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 Development Services Department  
Manatee County, Florida