

## NOTICE OF PUBLIC HEARING

### NOTICE OF ZONING, DEVELOPMENT OF REGIONAL IMPACT 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 16, 2023, at 1:30 p.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).

#### **Ordinance 23-35 (f/k/a 19-13) - Tara DRI #11 - PLN2206-0019**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, approving an amendment and restatement of a Development Order pursuant to Chapter 380, Florida Statutes, for the Tara Development of Regional Impact Development Order, as amended; amending Map H to allow passive and low intensity recreational uses on Parcel III-S; and other minor updates to include previously granted legislative extensions, terminology changes and departmental references formatting, clarification changes, and to denote stipulations that have been complied with or requirements that have been completed; codifying and restating the existing development order for DRI #11; providing for severability; and providing for an effective date on a total acreage of 1,124.21± acres. The Tara DRI is located at the southwest corner of SR 70 and I-75, extending westward to Braden River Road; Bradenton (Manatee County) (±1,124.21 acres).

#### **PDR/PDC-96-03(G)(R12) – Tara Manatee, Inc.– PLN2206-0018**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, approving an amendment to the Zoning Ordinance and General Development Plan; amending Map H to allow passive and low intensity recreational uses on Parcel III-S; and other minor updates to include previously granted legislative extensions, terminology changes and departmental references, and other changes for internal consistency; codifying and restating the existing Zoning Ordinance; providing for severability; and providing for an effective date. The Tara DRI is located at the southwest corner of SR 70 and I-75, extending westward to Braden River Road; Bradenton (Manatee County) (±1,124.21 acres).

**PDMU/PDR-23-01(P) – Legends Cove Preliminary Site Plan (Fka Sarabay) – Palmetto Town Centre, LLC – PLN2209-0095**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for the development of 189 single-family detached units (Phase I already built) on 84.49 acres zoned PDR (Planned Development Residential) and 60 multi-family units in 15 quadraplex buildings (Phase II) on 11.61 acres zoned PDMU (Planned Development Mixed Use); the approximately 96.1 acres property is generally located north of Sarasota Bay, north and south of El Conquistador Parkway and 1.0 mile west of the intersection with 34th Street W, 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.

**PDMU-09-04(G)(R) – SR 62 RV Park – River Woods LLC (Owner) - PLN2111-0040**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving an amendment to Zoning Ordinance PDMU-09-04(Z)(G) to approve an amended General Development Plan for a Recreational Vehicle Park with 580 RV Sites and associated amenities, on 48.46 acres and commercial uses of up to 166,181 square feet (Option 1) or an additional 91 RV Sites (Option 2) on the 7.63 acre site located at the northeast corner of the project; on a site of a total of approximately 56.09 acres and generally located South of SR 62, approximately 2 miles east of the intersection of US 301 N and SR 62 and is commonly known as 15471 SR 62, Parrish (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-18-27(P)(R) – Whitfield Preserve II - PLN2211-0082**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development; amending Zoning Ordinance PDR-18-27(P) that was previously approved for 64 multifamily dwelling units on approximately 8.95 acre site zoned PDR; to revise the Preliminary Site Plan to 192 half dwelling multifamily residential units (equivalent to 96 dwelling units) on approximately 10.05 acres of property located south of Whitfield Avenue and west of 301 Boulevard East, Bradenton (Manatee County) within the PDR (Planned Development Residential) zoning district; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, repealing ordinances in conflict; and providing an effective date.

**PDR-22-10(Z)(G) – Gagne General Development Plan with Rezone – Robert H. Gagne Revocable Trust 2008 and CSR Acquisition Company 1, LLC – PLN2203-0165**

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 123.6 acres generally located north of SR 62 and approximately 1.5 miles east of US 301, and commonly known as 14730 SR 62, Parrish (Manatee County) from A (General Agriculture) to the PDR (Planned Development Residential) zoning district; approving a General Development Plan for a residential development of 288 residential units; 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 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