

## NOTICE OF PUBLIC HEARING

### NOTICE OF 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 **September 26, 2023, at 9:00 a.m., AND October 10, 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 matter:

#### **LDA-13-02 - LOCAL DEVELOPMENT AGREEMENT / AMAZON - PLN2305-0099**

Request for approval of a First Amendment to the Amended and Restated Local Development Agreement relating to future projects within an area identified as Villages of Amazon South to establish the terms under which the developer shall provide proportionate fair-share mitigation to satisfy the transportation concurrency requirement, the County shall provide an extension of the transportation concurrency approval, the developer shall provide certain public transportation and utility infrastructure improvements, and the County shall provide impact fee credits. Amendments include updates to entitlements, and recognition of the Land Use Equivalency Matrix, pursuant to Ordinance No. PDMU-18-06(G)(R).

The Villages of Amazon South is an approved 1,032.23± acres Planned Development Mixed Use project approved as PDMU-18-06(G), and it is generally bounded by Moccasin Wallow Road to the south, U.S. 301 to the east, Haval Farms to the north, and vacant property to the west. The approved development includes 2,497 residential units, 202,000 square feet of commercial uses, 247,000 square feet of medical office uses, 20,000 square feet of office uses, 150 Bed Hospital, and 326 Assisted Living Facility Beds. The maximum permitted height of any structure within the Project Site is four (4) stories except that the hospital is permitted at six (6) stories. A copy of the draft agreement can be obtained at 1112 Manatee Avenue West, 4<sup>th</sup> Floor, Building and Development Services, Bradenton, FL 34205.

Interested parties may examine the proposed Agreement and related documents and may obtain assistance regarding this matter from the Manatee County Building and 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 meetings with respect to the proposed Agreement. 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 Kimberly Middleton 941-792-8774 ext. 6012 or Kimberly.middleton@mymanatee.org; or TTY 711.

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

Date Published: September 13, 2023