

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 12, 2023, at 9:00 a.m., and September 26, 2023, at 9:00 a.m.**, or as soon thereafter as same may be heard **at the Manatee County Government Administration Building, 1st Floor Patricia M. Glass Chambers, 1112 Manatee Avenue West, Bradenton, Florida**, to consider and act upon the following matter:

LDA-23-01 - LOCAL DEVELOPMENT AGREEMENT / SMR TAYLOR RANCH, LLC - PLN2305-0049

Request for approval of a Local Development Agreement relating to future projects within an area identified as Taylor Ranch to establish the terms under which the Applicant shall commit to design, engineer, permit and construct, its proportionate share mitigation of required improvements to the public facilities in the vicinity of the Project Site, the developer shall dedicate or convey certain lands for the right-of-way for the Mitigation Improvements intended to serve the needs of, and address the traffic impacts created by, the Development sufficient to accomplish one or more mobility improvements that will benefit a regionally significant transportation facility, the County shall provide an extension of concurrency approval, and the County shall provide multi-modal impact fee credits.

SMR Taylor Ranch, LLC, owner and developer of the 2,307.57-acre parcel, has is an approved Large Project Application - Planned Development Residential project. It was approved as PDR-21-27(Z)(G), generally located at the southeast corner of SR 64 East and Bourneside Boulevard, at 18900 SR 64 East, Bradenton, (Manatee County). The approved development includes 4,500 residential units, (including single-family detached, single-family semi-detached, single family attached and multifamily), a PWSF (Personal Wireless Service Facility) in the form of a monopole tower up to 150-feet in height, and up to a 20-acre future/potential school site. The maximum permitted heights of any single-family residential dwelling unit is three (3) stories and any multifamily residential building is four (4) stories. A copy of the draft agreement can be obtained at 1112 Manatee Avenue West, 4th 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, 4th Floor, Bradenton, Florida; telephone number (941) 748-4501 x6878; e-mail to: 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 Building and Development Services Department
Attn: Planning Coordinator
1112 Manatee Avenue West, 4th Floor
Bradenton, FL 34205
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: August 30, 2023 and September 6, 2023