

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 **December 12, 2023, at 9:00 a.m., AND January 9, 2024, 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-23-03 –LOCAL DEVELOPMENT AGREEMENT / MANATEE LAND INVESTORS, LLC (WATERCOLOR PLACE) - PLN2310-0053

Request for approval of a Local Development Agreement relating to future projects within an area identified as Watercolor Place to establish the terms under which the parties agree that it is beneficial for the owner/developer to construct off-site transportation improvements that will benefit a regionally significant transportation facility, namely the UMRR Widening Project, in order to minimize public costs and create additional roadway capacity in the area of the Project; satisfaction of transportation concurrency requirements; mitigation for transportation impacts of future development projects in the area of the UMRR Widening Project; and eligibility for reimbursement.

Manatee Land Investors, LLC, owner/developer of the 288-acre parcel, generally located at the west side of the intersection of Port Harbour Parkway and Upper Manatee River Road, Bradenton, (Manatee County), commonly known as "Watercolor Place", which represents a portion of the project known as Heritage Harbour, which is currently approved pursuant to Ordinance No. 23-92 (the "DRI Ordinance"), and Ordinance No. PDMU-98-08(G)(R12). The approved development includes a maximum of 1,675 residential units (single-family detached, single-family attached, multi-family and assisted living facility), pursuant to a land use equivalency matrix, and the maximum permitted heights for any building within the Project Site is 5 stories, subject to the standards provided on the approved General Development Plan. A copy of the draft agreement can be obtained at 1112 Manatee Avenue West, 4th Floor, 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 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 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. Manatee County is committed to providing full access to facilities, programs, and services to all, as well as supporting the employment of qualified individuals with disabilities in its workforce in accordance with federal and state laws and regulations, including the Americans with Disabilities Acts of 1990 (ADA) and as amended ("ADAA"), and 503 and 504 of the Rehabilitation Act of 1973. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act (ADA), or assistance with accessing any of these documents, should contact Kimberly Middleton, ADA Compliance Coordinator, at (941)792-4501 ext. 6012 or Kimberly.middleton@mymanatee.org, as least 3 business days prior to the scheduled meeting. If you are deaf/hard of hearing and require the services of an interpreter, please contact the Florida Relay Service at 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: December 1, 2023