

P.C. 01/10/02

**Z- 89-46 (R-6)-(UNIVERSITY COMMONS)**

Request: : Approval of a revised General Development Plan and Zoning Ordinance for the University Commons DRI to:

1. Modify 49.6 acres of the site plan at the northwest intersection of University Parkway and Tuttle Avenue to:
  - A. Delete 200,000 square feet of office space on 14.4 acres and a 110 unit Personal Care Facility and 68 unit Independent Living Units on 35.2 acres.
  - B. Add 35,000 square feet of commercial space and 250 multi-family units, 290 independent senior housing multi-family, and an 85 bed Group Care Facility (Assisted Living).
  - C. Provide for an additional right-in/right-out driveway on University Parkway, approximately 660 feet west of Tuttle Avenue.
  - D. Provide for an additional right-in/right-out driveway on the west side of Tuttle Avenue, approximately 1,600 feet north of University Parkway.
2. Include a land use exchange mechanism for the parcel west of Tuttle Avenue and north of future Broadway Avenue to allow an exchange of 290 Independent Senior Housing multi-family units and 85 bed Group Care (assisted living) facility (14.2 residential equivalent units) for 200 multi-family units;
3. Eliminate Access Point "1" (Between residential and commercial uses adjacent to Lockwood Ridge Road);
4. Amend the Development Order definitions, conditions, and terminology to reflect the above changes; and,
5. Amend the General Development Plan to reflect the above changes.

University Commons is located at the northeast and northwest intersections of University Parkway and Tuttle Avenue. Present zoning: PDMU (Planned Development-Mixed Use) (± 257.0 acres).

<u>App Received:</u>	09/25/01	<u>D.R.C.:</u>	N/A
<u>P.C.:</u>	01/10/02, 02/14/02	<u>B.O.C.C.:</u>	01/29/02, 02/26/02

**RECOMMENDED MOTION:**

**I move to CONTINUE the public hearing for Z-89-46(C)(R6) to February 14, 2002 at 9:00 a.m., or as soon thereafter as same may be heard at the Manatee County Government Administrative Center, 1<sup>st</sup> Floor Chambers.**

**BRADENTON HERALD**

www.bradenton.com  
P.O. Box 921  
Bradenton, FL 34206-0921  
102 Manatee Avenue West  
Bradenton, FL 34205-8894  
941/748-0411 ext. 7065

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Bradenton, Manatee, Florida

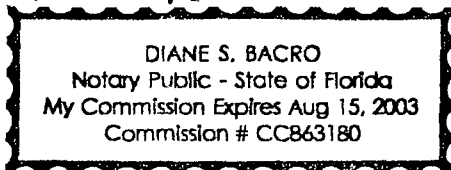
STATE OF FLORIDA  
COUNTY OF MANATEE;

Before the undersigned authority personally appeared Sheila Dalesio, who on oath says that she is a Legal Advertising Representative of the Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter of NOTICE OF ZONING/DRI CHANGE in the Court, was published in said newspaper in the issues of NOVEMBER 9, 2001.

Affiant further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office in Bradenton, in said Manatee County, Florida for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

*Sheila Dalesio*  
(Signature of Affiant)

Sworn to and subscribed before me this  
15th Day of November, 2001



*Diane S. Bacro*

SEAL & Notary Public  
Personally Known  OR Produced Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_

PLANNING  
NOV 23 2001  
DEPARTMENT

**NOTICE OF ZONING/DRI CHANGE IN UNINCORPORATED MANATEE COUNTY**

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, January 10, 2002, at 9:00 A.M., or as soon thereafter as same may be heard, and that the Board of County Commissioners will conduct a Public Hearing on Tuesday, January 29, 2002, or as soon thereafter as may be heard, in the Chambers of the Board of County Commissioners, located at the Manatee County Administrative Center, 1112 Manatee Avenue West, 1st Floor. The Planning Commission will consider, act upon and forward a recommendation to the Board of County Commissioners and the Board of County Commissioners will consider and act upon the following matters:

**Z-89-46(C)(R6) - UNIVERSITY COMMONS (DRI#19)**

Request: Amend the approved General Development Plan to:

1. Modify internal land use boundaries and totals to:
  - a. eliminate 200,000 square feet of office space on 14.4 acres;
  - b. eliminate the 110 unit personal care facility on 2.3 acres;
  - c. eliminate the 68 units of independent living use;
  - d. introduce 450 multi-family units;
  - e. increase the overall residential acreage by 8.6 acres (202.9 to 211.5 acres);
  - f. increase the commercial use by 35,000 square feet (400,000 to 435,000 square feet) of building area and 8.1 acres (58.8 to 66.9 acres);
2. Include a land use exchange mechanism to allow exchange of multi-family units for independent senior housing or assisted living units;
3. Eliminate Access Point "I" (Between the residential and commercial adjacent to Lockwood Ridge Road);

4. Provide for an additional right-in/right-out driveway on University Parkway, approximately 300 feet west of Tuttle Avenue;
5. Amend the Zoning Ordinance definitions, conditions, and terminology to reflect the above changes and companion changes in the DRI Development Order for this project; and,
6. Amend the GDP to reflect the above changes.

University Commons is located northeast and northwest of the intersection of University Parkway and Tuttle Avenue. Present zoning: PDMU (Planned Development-Mixed Use) (257± acres).

**ORD-01-63 UNIVERSITY COMMONS (DRI#19)**

Determination of whether the following proposed modifications to DRI #19 constitute a Substantial Deviation to the University Commons DRI Development Order, pursuant to Section 380.06, Florida Statutes:

1. Modify internal land use boundaries and totals to:
  - a. eliminate 200,000 square feet of office space on 14.4 acres;
  - b. eliminate the 110 unit personal care facility on 2.3 acres;
  - c. eliminate the 68 units of independent living use;
  - d. introduce 450 multi-family units;
  - e. increase the overall residential acreage by 8.6 acres (202.9 to 211.5 acres);
  - f. increase the commercial use by 35,000 square feet (400,000 to 435,000 square feet) of building area and 8.1 acres (58.8 to 66.9 acres);
2. Include a land use exchange mechanism to allow exchange of multi-family units for independent senior housing or assisted living units;
3. Eliminate Access Point "I" (Between the residential and commercial adjacent to Lockwood Ridge Road);
4. Provide for an additional right-in/right-out driveway on University Parkway, approximately 300 feet west of Tuttle Avenue;
5. Extend the date which the County may not down-zone or reduce the intensity of unit density permitted by the Development Order;
6. Amend the Development Order definitions, conditions, and terminology to reflect the above changes; and,
7. Amend Map H to reflect the above changes.

University Commons is located northeast and northwest of the intersection of University Parkway and Tuttle Avenue. Present zoning: PDMU (Planned Development-Mixed Use) (286.50± acres).

Rules of Procedure for these public hearings are in effect pursuant to Resolution 94-

104(PC) and Resolution 94-90. Copies of these Resolutions are available for review, or purchase at cost, from the Planning Department.

All interested parties are invited to appear at these Hearings and be heard, subject to proper rules of conduct. Additionally, any written comments filed with the Director of the Planning Department will be heard and considered by the Planning Commission and the Board of County Commissioners and entered into the record.

It is important that all parties present their concerns to the Planning Commission in as much detail as possible. The issues identified at the Planning Commission hearing will be the primary basis for the final decision by the Board of County Commissioners.

Interested parties may examine the Official Zoning Atlas, the application, and related documents, and may obtain assistance regarding these matters from the Manatee County Planning Department, 1112 Manatee Avenue West, 4th Floor, Bradenton, Florida, telephone number (941) 749-3070.

**Americans With Disabilities:** The Board of County Commissioners of Manatee County 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 Rita Dralus at 742-5800; TDD ONLY 742-5802 and wait 60 seconds, or FAX 745-3790.

**SAID HEARINGS MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS.**

MANATEE COUNTY PLANNING COMMISSION  
MANATEE BOARD OF COUNTY COMMISSIONERS  
Manatee County Planning Department  
Manatee County, Florida  
11/9/2001

AD NUMBER 0187BC0130

GRIMES GUEBEL & GRIMES  
1023 MANATEE AVENUE WEST

BRADENTON, FL 34205

STATE OF FLORIDA  
COUNTY OF MANATEE

BEFORE THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED MOYA NEVILLE, WHO ON OATH SAYS SHE IS THE ADVERTISING DIRECTOR OF THE SARASOTA HERALD-TRIBUNE, A DAILY NEWSPAPER PUBLISHED AT SARASOTA, IN SARASOTA COUNTY FLORIDA; AND CIRCULATED IN MANATEE COUNTY DAILY; THAT THE ATTACHED COPY OF ADVERTISEMENT, BEING A NOTICE IN THE MATTER OF: NOTICE OF ZONING/DRI CHA

IN THE COURT, WAS PUBLISHED IN MANATEE EDITION OF SAID NEWSPAPER IN THE ISSUES OF:

NOV 9, 2001

AFFIANT FURTHER SAYS THAT THE SAID SARASOTA HERALD-TRIBUNE IS A NEWSPAPER PUBLISHED AT SARASOTA, IN SAID SARASOTA COUNTY, FLORIDA, AND THAT THE SAID NEWSPAPER HAS THERETOFRE BEEN CONTINUOUSLY PUBLISHED IN SAID SARASOTA COUNTY, FLORIDA, EACH DAY, AND HAS BEEN ENTERED AS SECOND CLASS MAIL MATTER AT THE POST OFFICE IN BRADENTON, IN SAID MANATEE COUNTY, FLORIDA, FOR A PERIOD OF ONE YEAR NEXT PRECEDING THE FIRST PUBLICATION OF THE ATTACHED COPY OF ADVERTISEMENT; AND AFFIANT FURTHER SAYS THAT SHE HAS NEITHER PAID NOR PROMISED ANY PERSON, FIRM OR CORPORATION ANY DISCOUNT, REBATE, COMMISSION OR REFUND FOR THE PURPOSE OF SECURING THIS ADVERTISEMENT FOR PUBLICATION IN THE SAID NEWSPAPER.

SIGNED

*Moya Neville*

SWORN TO AND SUBSCRIBED BEFORE ME THIS 9TH DAY OF NOVEMBER A.D., 2001 BY MOYA NEVILLE WHO IS PERSONALLY KNOWN TO ME.

(SEAL)

OFFICIAL NOTARY SEAL  
MARIANN GUSBAR  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC972747  
MY COMMISSION EXP. NOV. 8, 2004

*Mariann Gusbar*  
NOTARY PUBLIC

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IN UNINCORPORATED MANATEE COUNTY  
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University Commons is located northeast and northwest of the intersection of University Parkway and Tuttle Avenue. Present zoning: PDMU (Planned Development-Mixed Use (266.50 acres).

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MANATEE COUNTY PLANNING COMMISSION  
Manatee County Planning Department  
Manatee County, Florida  
Publication Date: November 9, 2001

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DEPARTMENT