

Manatee County Government Administrative Building  
First Floor, Chambers  
December 8, 2016 - 9:00 AM

December 8, 2016 - Planning Commission  
Agenda Item #4

Subject

PA-16-04/Ordinance 16-39 - County Initiated Text Amendment for Large Projects - Legislative - Kathleen Thompson, AICP, Planning Manager

Briefings

None

Contact and/or Presenter Information

**RECOMMENDED** in Open Session by  
Manatee County Planning Commission  
December 8, 2016

Presenter:

Kathleen Thompson, AICP, Planning Manager,

941-748-4501 ext. 6841

Contact:

Bobbi Roy, Planning Coordinator, 941-748-4501 ext. 6878

Action Requested

RECOMMENDED MOTION:

Based upon the evidence presented, comments made at the public hearing, the technical support documents, and finding the request to be consistent with the Community Planning Act, as codified in applicable portions of Chapter 163, Part II, Florida Statutes, and the Manatee County Comprehensive Plan, I move to recommend **Transmittal** of Plan Amendment PA-16-04, as recommended by staff.

Enabling/Regulating Authority

Manatee County Comprehensive Plan

Manatee County Land Development Code

Background Discussion

- In 2016, projects presumed to be a development of regional impact no longer have to go through the DRI process if consistent with the Comprehensive Plan.

- Existing DRI's continue to require county, regional and state review.
- Existing DRIs have been allowed to request a Certificate of Level of Service (CLOS) for Concurrency with a General Development Plan (GDP).
- Projects slightly less than a Development of Regional Impact are deemed a "large project" and have to meet all large project standards but are not eligible to request a Certificate of Level of Service with the associated General Development Plan.
- With no more DRI reviews for proposed development that are consistent with the Comprehensive Plan, staff is proposing a General Development Plan that meets "large project" standards be allowed to apply for a CLOS.
- Various department names have been corrected throughout the sections.
- Staff recommends transmittal.

County Attorney Review

Other (Requires explanation in field below)

Explanation of Other

Sarah Schenk reviewed and responded by email to Matter 2016-0785 on November 17, 2016.

Reviewing Attorney

Schenk

Instructions to Board Records

Sarah Schenk reviewed and responded by email on November 21, 2016.

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A

Attachment: [Staff Report - PA Large Projects - PA-16-04 - Ordinance 16-39.pdf](#)

Attachment: [Newspaper Advertising.pdf](#)

**P.C. 12/8/2016**

**PA-16-04 / ORDINANCE 16-39**  
**COUNTY INITIATED TEXT AMENDMENT FOR LARGE PROJECTS**

An Ordinance of the Board of County Commissioners of Manatee County; regarding Comprehensive Planning; amending Manatee County Ordinance No. 89-01, as amended, the Manatee County Comprehensive Plan; providing for a Text Amendment to the Future Land Use and Traffic Sub-Elements to allow General Development Plans meeting “large project” standards the option to request a Certificate of Level of Service for Concurrency and to amend department names; providing for a purpose and intent; providing findings; amending provisions of the Comprehensive Plan to preserve internal consistency; providing for severability; and providing for an effective date.

**P.C.:** 12/8/2016  
**B.O.C.C.:** Transmittal  
**B.O.C.C.:** 1/5/2017

**App.Rec.:** County Initiated

**Type of Amendment:** Text

**RECOMMENDED MOTION:**

Based upon the evidence presented, comments made at the public hearing, the technical support documents, and finding the request to be consistent with the Community Planning Act, as codified in applicable portions of Chapter 163, Part II, Florida Statutes, and the Manatee County Comprehensive Plan, I move to recommend Transmittal of Plan Amendment PA-16-04, as recommended by staff.

## **PLAN AMENDMENT SUMMARY SHEET**

**Name:** County Initiated Text Amendment

**File Number:** PA-16-04/Ordinance-16-39

**REQUEST:** Transmittal of a Text Amendment

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### **BACKGROUND**

During the 2016 Florida Legislative Session, effective July 1 2016, a provision of the law amended § Section 380.06(30) Development of Regional Impact (DRI) that removed the requirement for projects presumed to be a development of regional impact from having to go through the DRI process. Existing DRI's continue to require county, regional and state review.

Existing DRIs have been allowed to request a Certificate of Level of Service (CLOS) for Concurrency with a General Development Plan (GDP). The DRI review process was the most in-depth and detailed. Projects that were slightly less than a Development of Regional Impact were deemed a "large project". The LDC Section 349.1 currently lists criteria to determine if a project is considered a "large project". The criteria was typically based on 80% - 120% of the DRI thresholds. Today, a development considered a "large project" has to meet all large project standards but is not eligible to request a Certificate of Level of Service with the associated General Development Plan.

Since there are no more DRI reviews for proposed development that is consistent with the Comprehensive Plan, staff is proposing a GDP that meets "large project" standards be allowed to apply for a CLOS. Water, sewer and educational facilities components of the CLOS will still be issued at the final development stage - not at the general development stage. A Local Developer Agreement (LDA) could be executed to extend the life of the CLOS if necessary.

Various department names have been corrected throughout the sections.

Staff recommends transmittal.

The proposed Comprehensive Plan Amendments are shown in ~~strike-through~~ and underline format as follows:

## **FUTURE LAND USE ELEMENT**

Objective: 2.4.1

**Level of Service And Concurrency:** Require the issuance of a Certificate of Level of Service for all development to ensure that required public facilities and services are available concurrent with development.

Policy 2.4.1.1

As may be permitted by the Land Development Code, the following development orders or approvals may have an option to obtain a Certificate of Level of Service for traffic, mass transit, drainage, solid waste and parks facilities:

- 1) Development of Regional Impact development order, ~~or~~ Florida Quality Development, General Development Plans meeting Large Project standards of the Land Development Code or subsequent amendments thereto.
- 2) Preliminary subdivision plat approval, or equivalent development order.
- 3) Preliminary development plan, or equivalent development order.
- 4) Preliminary site plan, or equivalent development order.

The potable water, educational facilities and sanitary sewer components of concurrency will be reserved according to Policy 2.4.1.2.

Any development order that is applied for and that may be issued prior to requesting one or more development orders for the activities listed above (1 through 4) may be approved (where consistent with the goals/objectives/policies of this Comprehensive Plan and where consistent with all other applicable development regulations) without the simultaneous issuance of a Certificate of Level of Service Compliance.

The educational facilities component of concurrency may be valid a maximum of five years unless an extended term is granted pursuant to a Development Agreement. In no instance shall the term of the educational facilities component exceed the Certificate of Level of Service Issued by affected local government.

## **TRAFFIC SUB-ELEMENT**

Policy: 5.1.2.3

Implement the "current year" level of service (infrastructure)

standard, or policy, for each functionally-classified roadway segment currently existing or scheduled for completion during the first year of the capital improvement program within the Capital Improvements Element of this Comprehensive Plan. These infrastructure standards may be revised annually to reflect the impact of improvements programmed for the current fiscal year, or be revised to reflect a change in the development character of an area from rural to urban. Where a project constituting a Development of Regional Impact, a Florida Quality Development (FQD) or a General Development Plan meeting Large Project standards of the Land Development Code is proposed, Manatee County may permit the use of a peak hour Level of Service Standard of "D" for traffic impact studies associated with the DRI, FQD or GDP meeting large project standards of the Land Development Code, on a roadway whose current year standard is (peak hour) "C", if the approval of the project constitutes a rural to urban change in land uses, and if a plan amendment changing the peak hour standard from "C" to "D" is approved simultaneous with the adoption of a DRI, FQD or GDP meeting large project standards development order.

- a) Implementation of Policies 5.1.2.1, 5.1.2.2, and 5.1.2.3 in a manner consistent with this policy.
- a) Level of Service Compliance review, and issuance of a Certificate of Level of Service Compliance by the Planning Public Works Department, where appropriate.

Policy: 5.2.3.2

Permit consideration of local development agreements that define and schedule specific roadway facilities to be improved by the developer of a project approved as a Development of Regional Impact (DRI), FQD, or General Development Plan meeting large project standards of the Land Development Code pursuant to Ch. 380, F.S. ~~As used in this policy the term local development agreements may include a DRI development order issued pursuant to s.380.06(15), F.S.~~ Where traffic impacts analyzed during review of the Development of Regional Impact, FQD or General Development Plan meeting large project standards of the Land Development Code, also:

cause the violation of adopted Level of Service Standards on certain roadways not to be improved under a local development agreement, or cause increased traffic volumes on roadways not to be improved under a local development agreement, and already in violation of adopted Level of Service Standards, then any local development agreement providing for improvements funded by a developer shall also contain best possible guarantees that necessary improvements are scheduled to all other roadways on which

the DRIs, FQDs or GDP's meeting large project standards of the Land Development Code impacts are analyzed, and that are projected to exhibit a violation of adopted Level of Service Standards. Best possible guarantees for funding these other scheduled improvements shall also be identified in the local development agreement.

Best possible scheduling and funding guarantees may include Florida Department of Transportation commitments to the improvements within the first three years of the adopted 5-year work program, other local government programming of construction of the improvements within the first three years of the adopted 5-year capital improvements program, Manatee County's inclusion of construction of the improvements in the first three years of the adopted 5-year capital improvements program, or completion of improvements pursuant to another local development agreement.

The sole intent of this policy is to facilitate and provide incentives for appropriate development to occur as a Development of Regional Impact, Florida Quality Development or General Development Plan meeting large project standards of the Land Development Code where such development has paid for a fair share of needed infrastructure within Manatee County.

Implementation Mechanism:

- a) Local development agreements negotiated ~~as part of~~ to provide mitigation required pursuant to a development order issued for a Development of Regional Impact, a Florida Quality Development or a General Development Plan meeting large project standards of the Land Development Code, ~~pursuant to s.380.06(15), F.S.~~

#####

## CORRECT DEPARTMENT NAME

Policy: 2.4.1.6

Implementation Mechanism:

- a) Building and Development Services Department review of all applications for building permits to verify the existence of a valid Certificate of Level of Service Compliance for that

Policy: 5.1.1.1

Implementation Mechanism:

- a) Manatee County Planning and Development Services and Building and Public Works

Departments maintenance of the Future Traffic Circulation Map Series pursuant to this policy and implementation of the map series requirements through adoption and implementation of land development regulations consistent with this policy.

Policy: 5.1.1.3

Implementation Mechanism:

- a) Coordination between Manatee County Planning Building and Development Services and Public Works Departments to effectuate this policy.

Policy: 5.1.1.4

Permit the update of the Existing Roadway Functional Classification Map, when appropriate, through an administrative procedure established by, and administered by authorized personnel within the Manatee County Planning Building and Development Services Department. The administrative procedure shall include the notification of, and approval by, the Board of County Commissioners of the updated functional classification of a roadway to the Board of County Commissioners.

# # #

Implementation Mechanism(s):

- a) Manatee County Planning Building and Development Services Department procedures consistent with this policy.
- b) Manatee County Public Works Department participation in any administrative procedure established under this policy.

Policy: 5.1.1.5

Implementation Mechanism:

- (a) Manatee County Planning Building and Development Services Department review of proposed projects for compliance with this policy.

Policy: 5.1.1.8

Implementation Mechanism:

- a) Manatee County Planning Building and Development Services Department coordination with the MPO, FDOT, and Public Works Department to review or prepare proposed amendments to the Future Traffic Circulation Maps, including review for consistency with the Comprehensive Plan Elements.

Policy: 5.1.2.4

- b) Manatee County Planning Building and Development Services Department use of Florida



Department of Transportation Level of Service software and/or tables to derive peak hour maximum service traffic volumes for maintaining adopted level of service.

Policy: 5.2.1.2

Implementation Mechanism:

- a) Planning Building and Development Services and Public Works Departments study and proposal of amendments to the Traffic Circulation Map Series consistent with this policy.

Policy: 5.2.1.5

Implementation Mechanism(s):

- a) Update as needed, by the Manatee County Planning Building and Development Department and Public Works Departments, of the Future Traffic Circulation: Rights of Way Needs Map (Map 5C), a Rights-of Way Needs Table (Table 5.1), Existing Roadway Functional Classification Map (Map 5A), and land development regulations consistent with this policy.

Policy: 5.2.1.6

Implementation Mechanism:

- a) Manatee County Planning Building and Development Services and Public Works Departments maintenance of land development regulations consistent with this policy.

Policy: 5.2.2.1

Implementation Mechanism:

- a) Manatee County Planning Building and Development Services Department and Public Works Departments review of all proposed projects for compliance with the location and right-of-way requirements referenced in this policy, where applicable.

Policy: 5.2.2.3

Implementation Mechanism(s):

- a) Coordination between the Manatee County Public Works, Building and Development Services ~~Department and the Planning Department~~, and the Florida Department of Transportation to recommend, as necessary,

Policy: 5.2.2.5

Implementation Mechanism:

- a) Coordination between the ~~Planning Department~~ Building and Development Services and Public Works Departments to recommend development

order conditions addressing access to ensure compliance with this policy.

Policy: 5.2.2.6

- b) Issuance of negative recommendations by the ~~Planning Department or~~ Building and Development Services Department for either:

Policy: 5.2.2.8

Implementation Mechanism:

- a) Review by the Manatee County Public Works and the ~~Planning~~ Building and Development Services Departments to ensure consistency with this policy, and recommendations to the Board of County Commissioners, as required by this policy.

Policy: 5.2.2.11

Implementation Mechanism:

- a) Review by the ~~Planning Department~~ Building and Development Services and ~~the~~ Public Works Departments of the proposed circulation patterns.

Policy: 5.2.2.12

Implementation Mechanisms:

- a) Coordinated review of development proposals by the ~~Planning~~ Building and Development Services and Public Works Departments.  
b) Amendment to the Land Development Code to implement policy.

Policy: 5.2.3.1

Implementation Mechanism:

- a) Level of Service Compliance review, and issuance of a Certificate of Level of Service Compliance by the ~~Planning~~ Public Works Department, where appropriate.

Policy: 5.2.3.3

Implementation Mechanism:

- a) ~~Planning,~~ Building and Development Services, Financial Management and Public Works Departments coordination to develop ordinance.

ATTACHMENTS:

- Consistency with Florida Statutes and State Comprehensive Plan
- Newspaper Advertising

## **ATTACHMENT 1**

### **CONSISTENCY OF THE LOCAL COMPREHENSIVE PLAN AMENDMENT WITH FLORIDA STATUTES**

#### **Plan Amendment PA-16-04 (Ordinance 16-39)**

The proposed amendment is consistent with  
Chapter 163, Part II, Florida Statutes

163.3184 Process for adoption of comprehensive plan or plan amendment states “in compliance” means consistent with the requirements of ss. 163.3177, 163.3178, 163.3180, 163.3191, 163.3245 and 163.3248

163.3177 Required and optional elements of comprehensive plan;  
studies and surveys

**This plan amendment request maintains the structure of the Comprehensive Plan.**

163.3178 Coastal Management

**This plan amendment request maintains the structure of the Comprehensive Plan.**

163.3180 Concurrency

**This plan amendment request maintains the structure of the Comprehensive Plan.**

163.3191 Evaluation and appraisal of comprehensive plan

**The county has determined there is no need to amend the Comprehensive Plan through the Evaluation and Appraisal process (December 2013).**

163.3245 Sector plans

**There are no sector plans established at this time.**

163.3248 Rural Land Stewardship areas

**There are no Rural Land Stewardship areas established at this time.**

**All State goals and policies taken from Section 187.201, Florida Statutes.**

The proposed amendment is consistent with the following goals and policies of the State Comprehensive Plan:

187.201 (25)(b)(1)

# BRADENTON HERALD

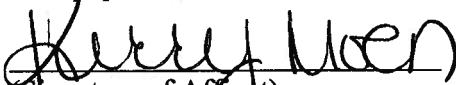
WWW.BRADENTON.COM  
P.O. Box 921  
Bradenton, FL 34206-0921  
1111 3rd Ave. W.  
Bradenton, FL 34205  
941-746-7077

Bradenton Herald  
Published Daily  
Bradenton, Manatee County, Florida

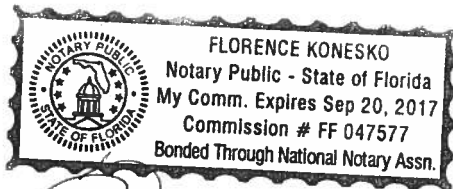
## STATE OF FLORIDA COUNTY OF MANATEE

Before the undersigned authority personally appeared Kerry Moen, 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 Land Use Change, Ordinance 17-03, 16-39, 16-41, Manatee County** was published in said newspaper in the issue(s) 11/23/16.

Affidavit 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 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.

  
(Signature of Affiant)

Sworn to and subscribed before me this  
23 Day of Nov, 2016



SEAL & Notary Public

Personally Known \_\_\_\_\_ OR Produced Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_

# NOTICE OF LAND USE CHANGE

## OFFICIAL ACTIONS AFFECTING OR REGULATING USE OR REAL PROPERTY IN UNINCORPORATED MANATEE COUNTY – NOTICE TO REAL PROPERTY OWNERS AND GENERAL PUBLIC

The Manatee County Planning Commission will hold a public hearing to consider amendments to the Manatee County Comprehensive Plan and changes to the restrictions affecting certain lands within the unincorporated area of Manatee County with the intent to make a recommendation to the Board of Manatee County Commissioners:

**Date:** Thursday, December 8, 2016  
**Time:** 9:00 A.M. or soon thereafter  
**Place:** Manatee County Government Administrative Center  
 1112 Manatee Ave. West; Board Chambers (1st Floor)

Additional amendments to the following may be necessary to implement these changes and ensure internal consistency.

### PA-16-09/ORDINANCE 17-03

#### AIRPORT IMPACT OVERLAY TEXT AND MAP AMENDMENT

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLANNING, AMENDING MANATEE COUNTY ORDINANCE NO. 89-01, AS AMENDED, THE MANATEE COUNTY COMPREHENSIVE PLAN; PROVIDING FOR PURPOSE AND INTENT; PROVIDING FINDINGS; AMENDING THE FUTURE LAND USE ELEMENT TO AMEND POLICIES 2.2.2.7, 2.2.2.7.1., 2.2.2.7.2, 2.2.2.7.3, 2.2.2.7.4 A1 AIRPORT IMPACT OVERLAY DISTRICT, UPDATING OBJECTIVE REFERENCES, ADDING REFERENCE TO THE PROPOSED AIRPORT ZONING STANDARDS IN THE LAND DEVELOPMENT CODE; AMENDING THE FUTURE LAND USE MAP SERIES TO REFLECT THE NEW AIRPORT IMPACT OVERLAY; PROVIDING FOR DEFINITIONS; SAID DEFINITIONS ARE AMENDED TO INCLUDE REVISED AND AMENDED DEFINITIONS; AND RELOCATING EXISTING DEFINITIONS WITHIN SIMILAR AIRPORT DEFINITIONS; AMENDING THE AVIATION SUB-ELEMENT IF THE TRANSPORTATION ELEMENT INCLUDING REFERENCES TO THE LAND DEVELOPMENT CODE AIRPORT ZONING, REMOVAL OF MAPS AND MAP REFERENCES IN LIEU OF THE LAND DEVELOPMENT CODE, INSERTING PROVISIONS FOR AMENDED MAP REFERENCES; AMENDING PROVISIONS OF THE COMPREHENSIVE PLAN TO PRESERVE INTERNAL CONSISTENCY; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

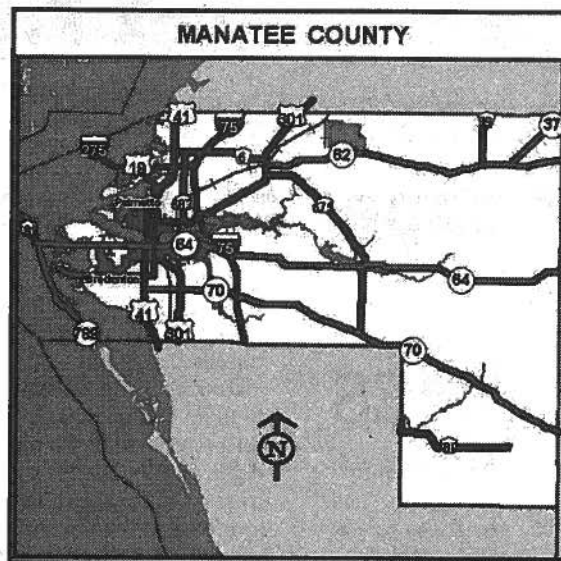
### PLAN AMENDMENT PA-16-04 / ORDINANCE 16-39 LARGE PROJECTS

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY; REGARDING COMPREHENSIVE PLANNING; AMENDING MANATEE COUNTY ORDINANCE NO. 89-01, AS AMENDED, THE MANATEE COUNTY COMPREHENSIVE PLAN; PROVIDING FOR A TEXT AMENDMENT TO THE FUTURE LAND USE AND TRAFFIC SUB-ELEMENTS TO ALLOW "GENERAL DEVELOPMENT PLANS MEETING "LARGE PROJECT" STANDARDS THE OPTION TO REQUEST A CERTIFICATE OF LEVEL OF SERVICE FOR CONCURRENCY AND TO AMEND DEPARTMENT NAMES; PROVIDING FOR A PURPOSE AND INTENT; PROVIDING FINDINGS; AMENDING PROVISIONS OF THE COMPREHENSIVE PLAN TO PRESERVE INTERNAL CONSISTENCY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

### PA-16-05/ ORDINANCE 16-41

#### COUNTY INITIATED TEXT AMENDMENT EDUCATIONAL FACILITIES (DTS# 20160488)

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY; REGARDING COMPREHENSIVE PLANNING; AMENDING MANATEE COUNTY ORDINANCE NO. 89-01, AS AMENDED, THE MANATEE COUNTY COMPREHENSIVE PLAN; PROVIDING FOR A TEXT AMENDMENT TO THE FUTURE LAND USE ELEMENT AND PUBLIC SCHOOL FACILITIES ELEMENT TO CLARIFY WHAT FUTURE LAND USE DESIGNATIONS PUBLIC SCHOOLS ARE ALLOWED TO BE LOCATED IN; PROVIDING FOR A PURPOSE AND INTENT; PROVIDING FINDINGS; AMENDING PROVISIONS OF THE COMPREHENSIVE PLAN TO PRESERVE INTERNAL CONSISTENCY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.



Public is invited to speak at this hearing, subject to proper rules of conduct. The hearing may be continued from time to time to a date and time certain. The Public may also provide written comments for the Planning Commission to consider.

Rules of Procedure for this public hearing are in effect pursuant to Resolution 13-189(PC). Copies of this Resolution may be obtained from the Building and Development Services Department (See address below).

**Please Send Comments To:** Manatee County Building and Development Services Department  
 Attn: Planning Coordinator  
 1112 Manatee Ave. West, 4th Floor  
 Bradenton, FL 34206

[planning.agenda@mymanatee.org](mailto:planning.agenda@mymanatee.org)

All written comments will be entered into the record.

**For More Information:** Copies of the proposed amendments will be available for review and copying at cost approximately seven (7) days prior to the public hearing. Information may also be obtained by calling 748-4501, Ext. 6878, between 8:00 AM and 5:00 PM.

**Americans with Disabilities:** The Manatee County Planning Commission does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Commission'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 Kaycee Ellis at 742-5800; TDD ONLY 742-5802 and wait 60 second; FAX 745-3790.

According to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made with respect to any matters considered at such meetings or hearings, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record would include any testimony or evidence upon which the appeal is to be based.

162732

HERALD-TRIBUNE MEDIA GROUP  
PUBLISHED DAILY  
MANATEE COUNTY, FLORIDA

Bobbi Roy  
Manatee County Planning Dept.  
1112 Manatee Ave. W., 4th. flr.  
Bradenton, FL 34205

STATE OF FLORIDA  
COUNTY OF MANATEE

BEFORE THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED  
SHARI BRICKLEY, WHO ON OATH SAYS SHE IS ADVERTISING DIRECTOR  
OF THE SARASOTA HERALD-TRIBUNE, A DAILY NEWSPAPER PUBLISHED  
AT SARASOTA, IN SARASOTA COUNTY FLORIDA; AND CIRCULATED IN  
CHARLOTTE COUNTY DAILY; THAT THE ATTACHED COPY OF  
ADVERTISEMENT, BEING A NOTICE IN THE MATTER OF:

**Notice of Land Use Change**

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

November 23, 2016

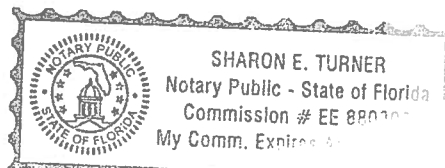
AFFIANT FURTHER SAYS THAT THE SAID SARASOTA HERALD-TRIBUNE  
IS A NEWSPAPER PUBLISHED AT SARASOTA, IN SAID SARASOTA COUNTY,  
FLORIDA, AND THAT THE SAID NEWSPAPER HAS THERETOFORE BEEN  
CONTINUOUSLY PUBLISHED IN SAID SARASOTA COUNTY, FLORIDA,  
EACH DAY, AND HAS BEEN ENTERED AS SECOND CLASS MAIL MATTER  
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 Shari Brickley

SWORN TO AND SUBSCRIBED BEFORE ME THIS 23 DAY OF NOVEMBER  
2016 A.D., BY SHARI BRICKLEY WHO IS PERSONALLY KNOWN TO ME.

(SEAL) Sharon E. Turner

NOTARY PUBLIC



Headline "M" | headlinetitle.com | Wednesday, November 23, 2016

NOTICE OF LAND USE CHANGE  
OFFICIAL ACTIONS AFFECTING OR REGULATING USE OR REAL PROPERTY IN  
UNINCORPORATED MANATEE COUNTY - NOTICE TO REAL PROPERTY OWNERS AND  
GENERAL PUBLIC

The Manatee County Planning Commission will hold a public hearing to consider amendments to the Manatee County Comprehensive Plan and changes to the restrictions affecting certain lands within the unincorporated area of Manatee County with the intent to make a recommendation to the Board of Manatee County Commissioners.

Date: Thursday, December 8, 2016  
Time: 9:00 A.M. or soon thereafter  
Place: Manatee County Government Administrative Center  
1112 Manatee Ave. West, Board Chambers (1st Floor)

Additional amendments to the following may be necessary to implement these changes and ensure internal consistency:

**PA-16-04 / ORDINANCE 17-03**  
**AIRPORT IMPACT OVERLAY TEXT AND MAP AMENDMENT**

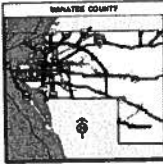
AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLANNING, AMENDING MANATEE COUNTY ORDINANCE NO. 89-01, AS AMENDED, THE MANATEE COUNTY COMPREHENSIVE PLAN; PROVIDING FOR PURPOSE AND INTENT; PROVIDING FINDINGS; AMENDING THE FUTURE LAND USE ELEMENT TO AMEND POLICIES 2.2.2.1, 2.2.2.1.1, 2.2.2.2, 2.2.2.3, 2.2.2.4 AND AIRPORT IMPACT OVERLAY DISTRICT, UPDATING OBJECTIVE REFERENCES, ADDING REFERENCE TO THE PROPOSED AIRPORT ZONING STANDARDS IN THE LAND DEVELOPMENT CODE; AMENDING THE FUTURE LAND USE MAP SERIES TO REFLECT THE NEW AIRPORT IMPACT OVERLAY; PROVIDING FOR DEFINITIONS; SAID DEFINITIONS ARE AMENDED TO INCLUDE REVISED AND AMENDED DEFINITIONS; AND RELOCATING EXISTING DEFINITIONS WITHIN SIMILAR AIRPORT DEFINITIONS; AMENDING THE AVIATION SUB-ELEMENT IF THE TRANSPORTATION ELEMENT INCLUDING REFERENCES TO THE LAND DEVELOPMENT CODE AIRPORT ZONING, REMOVAL OF MAPS AND MAP REFERENCES IN LIEU OF THE LAND DEVELOPMENT CODE, INSERTING PROVISIONS FOR AMENDED MAP REFERENCES; AMENDING PROVISIONS OF THE COMPREHENSIVE PLAN TO PRESERVE INTERNAL CONSISTENCY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

**PLAN AMENDMENT PA-16-04 / ORDINANCE 18-36**  
**LARGE PROJECTS**

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, REGARDING COMPREHENSIVE PLANNING; AMENDING MANATEE COUNTY ORDINANCE NO. 89-01, AS AMENDED, THE MANATEE COUNTY COMPREHENSIVE PLAN; PROVIDING FOR A TEXT AMENDMENT TO THE FUTURE LAND USE AND TRAFFIC SUB-ELEMENTS TO ALLOW GENERAL DEVELOPMENT PLANS MEETING "LARGE PROJECT" STANDARDS THE OPTION TO REQUEST A CERTIFICATE OF LEVEL OF SERVICE FOR CONCURRENCY AND TO AMEND DEPARTMENT NAMES; PROVIDING FOR A PURPOSE AND INTENT; PROVIDING FINDINGS; AMENDING PROVISIONS OF THE COMPREHENSIVE PLAN TO PRESERVE INTERNAL CONSISTENCY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

**PA-16-06 / ORDINANCE 18-41**  
**COUNTY-INITIATED TEXT AMENDMENT EDUCATIONAL FACILITIES**  
**(OTR 20160458)**

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, REGARDING COMPREHENSIVE PLANNING; AMENDING MANATEE COUNTY ORDINANCE NO. 89-01, AS AMENDED, THE MANATEE COUNTY COMPREHENSIVE PLAN; PROVIDING FOR A TEXT AMENDMENT TO THE FUTURE LAND USE ELEMENT AND PUBLIC SCHOOL FACILITIES ELEMENT TO CLARIFY WHAT FUTURE LAND USE DESIGNATIONS PUBLIC SCHOOLS ARE ALLOWED TO BE LOCATED IN; PROVIDING FOR A PURPOSE AND INTENT; PROVIDING FINDINGS; AMENDING PROVISIONS OF THE COMPREHENSIVE PLAN TO PRESERVE INTERNAL CONSISTENCY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.



Public is invited to speak at this hearing, subject to proper rules of conduct. The hearing may be continued from time to time to a date and time certain. The Public may also provide written comments for the Planning Commission to consider.

Rules of Procedure for this public hearing are in effect pursuant to Resolution 13-189(P-C). Copies of this Resolution may be obtained from the Building and Development Services Department (See address below).

Please Send Comments To: Manatee County Building and Development Services  
Department  
Attn: Planning Coordinator  
1112 Manatee Ave. West, 4th Floor  
Bradenton, FL 34208  
planning.agenda@mymanatee.org

All written comments will be entered into the record.

For More Information: Copies of the proposed amendments will be available for review and copying at cost approximately seven (7) days prior to the public hearing. Information may also be obtained by calling 748-4501, Ext. 6878, between 8:00 AM and 5:00 PM.

Americans with Disabilities: The Manatee County Planning Commission does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Commission'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 Kaylee Ellis at 742-8800; TDD Only 742-5802 and wait 60 seconds; FAX 748-3790.

According to Section 286.0105, Chapter 286, F.S., if a person desires to appeal any decision made with respect to any matter considered at such meetings or hearings, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record would include any testimony or evidence upon which the appeal is to be based.

# NOTICE OF LAND USE CHANGE

OFFICIAL ACTIONS AFFECTING OR REGULATING USE OR REAL  
PROPERTY IN UNINCORPORATED MANATEE COUNTY – NOTICE TO  
REAL PROPERTY OWNERS AND GENERAL PUBLIC

The Manatee County Planning Commission will hold a public hearing to consider amendments to the Manatee County Comprehensive Plan and changes to the restrictions affecting certain lands within the unincorporated area of Manatee County with the intent to make a recommendation to the Board of Manatee County Commissioners:

Date: Thursday, December 8, 2016  
Time: 9:00 A.M. or soon thereafter  
Place: Manatee County Government Administrative Center  
1112 Manatee Ave. West, Board Chambers (1st Floor)

Additional amendments to the following may be necessary to implement these changes and ensure internal consistency.

## PA-16-09/ORDINANCE 17-03 AIRPORT IMPACT OVERLAY TEXT AND MAP AMENDMENT

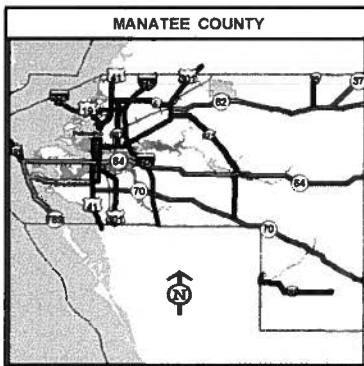
AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLANNING, AMENDING MANATEE COUNTY ORDINANCE NO. 89-01, AS AMENDED, THE MANATEE COUNTY COMPREHENSIVE PLAN; PROVIDING FOR PURPOSE AND INTENT; PROVIDING FINDINGS; AMENDING THE FUTURE LAND USE ELEMENT TO AMEND POLICIES 2.2.2.7, 2.2.2.7.1., 2.2.2.7.2, 2.2.2.7.3, 2.2.2.7.4 AI AIRPORT IMPACT OVERLAY DISTRICT, UPDATING OBJECTIVE REFERENCES, ADDING REFERENCE TO THE PROPOSED AIRPORT ZONING STANDARDS IN THE LAND DEVELOPMENT CODE; AMENDING THE FUTURE LAND USE MAP SERIES TO REFLECT THE NEW AIRPORT IMPACT OVERLAY; PROVIDING FOR DEFINITIONS; SAID DEFINITIONS ARE AMENDED TO INCLUDE REVISED AND AMENDED DEFINITIONS; AND RELOCATING EXISTING DEFINITIONS WITHIN SIMILAR AIRPORT DEFINITIONS; AMENDING THE AVIATION SUB-ELEMENT IF THE TRANSPORTATION ELEMENT INCLUDING REFERENCES TO THE LAND DEVELOPMENT CODE AIRPORT ZONING, REMOVAL OF MAPS AND MAP REFERENCES IN LIEU OF THE LAND DEVELOPMENT CODE, INSERTING PROVISIONS FOR AMENDED MAP REFERENCES; AMENDING PROVISIONS OF THE COMPREHENSIVE PLAN TO PRESERVE INTERNAL CONSISTENCY; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

## PLAN AMENDMENT PA-16-04 / ORDINANCE 18-39 LARGE PROJECTS

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY; REGARDING COMPREHENSIVE PLANNING; AMENDING MANATEE COUNTY ORDINANCE NO. 89-01, AS AMENDED, THE MANATEE COUNTY COMPREHENSIVE PLAN; PROVIDING FOR A TEXT AMENDMENT TO THE FUTURE LAND USE AND TRAFFIC SUB-ELEMENTS TO ALLOW GENERAL DEVELOPMENT PLANS MEETING "LARGE PROJECT" STANDARDS THE OPTION TO REQUEST A CERTIFICATE OF LEVEL OF SERVICE FOR CONCURRENCY AND TO AMEND DEPARTMENT NAMES; PROVIDING FOR A PURPOSE AND INTENT; PROVIDING FINDINGS; AMENDING PROVISIONS OF THE COMPREHENSIVE PLAN TO PRESERVE INTERNAL CONSISTENCY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

## PA-16-05 / ORDINANCE 16-41 COUNTY INITIATED TEXT AMENDMENT EDUCATIONAL FACILITIES (DTS# 20160488)

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