

NOTICE OF PUBLIC HEARING

NOTICE OF ZONING AND DEVELOPMENT OF REGIONAL IMPACT CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the **Planning Commission of Manatee County** will conduct a Public Hearing on **December 8, 2022, at 9:00 a.m. or as soon thereafter as same may be heard at the Manatee County Government Administrative Center, 1st Floor, Patricia M. Glass Chambers, 1112 Manatee Avenue West, Bradenton Florida** to consider, act upon, and forward a recommendation to the Board of County Commissioners on the following matters:

[ORDINANCE 22-39/ Robinson Gateway – DRI #29 PLN2203-0021](#)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, rendering an amended and restated Development Order pursuant to Chapter 380.06, Florida Statutes, on an application for an amended approval for a Development of Regional Impact (Ordinance 15-14); A/K/A TBRPC DRI 271; to approve the following changes to Map H and the Development Order: 1) add 1,778 multi-family residential units; 2) remove 320 single-family attached residential units; 3) remove 500,000 square feet of commercial retail uses; 4) remove 525,000 square feet of medical or professional office uses; 5) add 170,000 square feet of medical office uses; 6) add 52,361 square foot surgical center (clinic); 7) decrease hotel rooms from 350 to 250; 8) remove 1,750 movie theatre seats; 9) add 120,000 square feet of mini warehouse / self-storage uses; 10) add a 207-bed hospital with helipad; 11) Modify certain conditions consistent with current departmental practices and other amendments for internal consistency; providing for development conditions and obligations; providing for severability; and providing an effective date.

The Robinson Gateway DRI is on the north side of Moccasin Wallow Road, east side of I-75 and west side of Carter Road at 6730 and 7350 Moccasin Wallow Road, Palmetto, on a 288± acre site in the MU (Mixed Use), UF-3 (Urban Fringe-three dwelling units per acre) and P/SP-1 (Public/Semi-Public-1) Future Land Use Categories; current zoning is PDMU (Planned Development Mixed Use); filed by MW Gateway Development, LLC; providing for development rights, conditions, and obligations; providing for severability; and providing an effective date.

[PDMU-15-04\(G\)\(R\) / Robinson Gateway General Development Plan Amendment PLN2203-0022](#)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending Ordinance PDMU-15-04(Z)(G) to approve changes to the GDP (General Development Plan) and Ordinance as follows: 1) add 1,778 multi-family residential units; 2) remove 320 single-family attached residential units; 3) decrease the maximum square footage of commercial space from 900,000 square feet to 400,000; 4) decrease the maximum office space from 600,000 square feet to 245,000 square feet for medical and/or professional office uses; 5) add 52,361 square foot surgical center (hospital); 6) add 207-bed hospital and helipad; 7) remove 1,750 seat movie theatre; 8) decrease the number of hotel rooms from 350 to 250 hotel rooms; 9) add 120,000 square feet of mini warehouse/self-storage uses; 10) add a Land Use Equivalency Matrix (LUEM) for a project known as Robinson Gateway; 11) remove Affordable Housing from Section 3 of the Zoning Ordinance; 12) remove on-site community open space/park and connection to Manatee County Greenways trail program (i.e. Ellenton Willow Trail) from Section 3 of the Zoning Ordinance; 13) add and/or revise development standards for residential and non-residential development in Section 3 of the Zoning Ordinance; 14) relocate Florida Power and Light Company utility transmission corridor and easement area; 15) update phasing and build-out dates to reflect previously granted legislative extensions and the Schedule of Permitted and Prohibited uses voluntarily proffered by the applicant attached as Exhibit "B"; 16) relocate access point along Moccasin Wallow Road; providing for severability; and providing for an effective date.

The Robinson Gateway GDP is on the north side of Moccasin Wallow Road, east side of I-75 and west side of Carter Road at 6730 and 7350 Moccasin Wallow Road, Palmetto (Manatee County), on a 288± acre site in the MU (Mixed Use), UF-3 (Urban Fringe-three dwelling units per acre) and P/SP-1 (Public/Semi-Public-1) Future Land Use Categories; current zoning is PDMU (Planned Development Mixed Use) and is within the Entranceway overlay district .

PDMU-21-14(Z)(P) – Elan Castro Net Lease Properties, LLC PLN2108-0008

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance 15-17, as amended, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for the rezone of 4.76 acres from A (General Agriculture) and 15.04 acres from PDC (Planned Development Commercial) to the PDMU (Planned Development Mixed Use) zoning district, part of a 19.8 acre site located at the southwest corner of SR 64 and Lorraine Road, commonly known as 14366 and 14410 SR 64 East, 2610 and 2710 Lorraine Road, in Bradenton (Manatee County), approving a Preliminary Site Plan for 64,000 square feet of commercial uses, and 240 residential multi-family units; approving a Schedule of Permitted and Prohibited Uses as voluntarily proffered by the Applicant and attached as Exhibit "B"; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDR-17-34(G)(R2) – Azario GDP Modification (f.k.a LWR 1000) – Taylor Morrison of Florida, Inc. (Owner) - PLN2201-0007

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending and restating Zoning Ordinance No. PDR-17-34(G)(R) to revise the General Development Plan (Large Project) as follows: 1) add 160 residential units to increase the overall residential entitlements from 1,825 dwelling units to 1,985 dwelling units (single-family residential detached, attached, semi-detached and multi-family) including a previously approved golf course and amenity centers; and 2) provide an additional access point along Uihlein Road to accommodate a residential neighborhood on the northeast portion of the project; the approximately 1,010.26 acre site is zoned PDR (Planned Development Residential), generally located south of State Road 64 East, and having frontage on the north side of 44th Avenue East, east side of Lorraine Road, and west side of Uihlein Road in the area known as the Northeast Quadrant, Bradenton (Manatee County); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDR-21-22(Z)(P) – Sanchez Condominiums – Jose Sanchez (Owner) – PLN2109-0178

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance 15-17, as amended, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 1.65 acres generally located 525 feet south of Orlando Avenue on the east side of 5th Street West at 4807 5th St W, Bradenton (Manatee County) from Professional Office – Medium (PR-M) to the Planned Development Residential (PDR) zoning district; approving a Preliminary Site Plan for twenty (20) Residential Multi-family units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

Z-22-01–MB Builders, Inc. Rezone-MB Builders Inc. (Owners) - PLN2112-0093

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance 15-17, as amended, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 2.7 acres from PD-R (Planned Development-Residential) to the PR-M (Professional Office-Medium) zoning district; the area subject to rezone is located on the south side of 39th Street E, approximately 900 feet south of the intersection of 53rd Avenue E (SR70) and 39th Street E., Bradenton (Manatee County); setting forth findings; providing a legal description; providing for severability, and providing an effective date.

Z-22-04–Jeffers Rezone-Jeffers Pamela J (Owners) - PLN2204-0026

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance 15-17, as amended, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 23.62 acres from PD-R (Planned Development-Residential) to the A-1 (Agricultural Suburban) zoning district; the area subject to rezone is located approximately a half a mile west of US HWY 41, at the intersection of 33rd Street West and 8th Avenue West and commonly known as 720 33rd Street West, Palmetto (Manatee County); setting forth findings; providing a legal description; providing for severability, and providing an effective date.

All interested parties may appear and be heard at the meeting with respect to the proposed Ordinances, subject to proper rules of conduct. Additionally, any written comments filed with the Director of the Development Services Department will be heard and considered by the Planning Commission.

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, Ordinances, the applications, related documents, and may obtain assistance regarding these matters from the Manatee County Development Services Department, 1112 Manatee Avenue West, 4th Floor, Bradenton, Florida, telephone number (941) 748-4501x6878; e-mail to planning.agenda@mymanatee.org.

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: Agenda Coordinator
1112 Manatee Ave. West 4th Floor
Bradenton, FL 34205 Planning.agenda@mymanatee.org

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 or she will need a record of the proceedings, and for such purpose, he or 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.

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 Carmine DeMilio 941-792-8784 ext. 8303 or carmine.demilio@mymanatee.org or FAX 745-3790.

THIS HEARING MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS.

MANATEE COUNTY PLANNING COMMISSION

Manatee County Development Services Department

Manatee County, Florida