

NOTICE OF PUBLIC HEARING

NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN that the **Board of County Commissioners of Manatee County** will conduct a Public Hearing on **January 19, 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 matters:

PDMU-17-04(Z)(G)(R2)– Florida International Tradeport (FIT) Revised General Development Plan with Rezone– ALPROP I LLC / 7978 CCB — PLN2209-0018

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; together with amending and restating Ordinance PDMU-17-04(G)(R) to add 114.69± acres; providing for the rezoning of approximately 114.69 acres on the north and south portions of a ±301.78-acre site (±187.09 acres are zoned PDMU) located in the northwest corner of US 301 and I-75, extending north up to 1± mile from 17th Street East (Memphis Road), and up to 0.9± miles from I-75, commonly known as 2151 E 51st Ave in Palmetto (Manatee County) for 77.09± acres from A-1 (Suburban Agricultural) and 37.6± acres from PDR (Planned Development Residential) to the PDMU (Planned Development Mixed Use) zoning district; approving a revised General Development Plan for the total ±307.78 acre site for a mixed used project consisting of 3,500,000 square feet of warehouse, light industrial, distribution, office and commercial and 600 multifamily units, inclusive of the previously approved development consisting of 2,500,000 square feet of non-residential uses; approving an amended Schedule of Permitted and Prohibited Uses as voluntarily proffered by the Applicant and attached as Exhibit B; subject to amended 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.

Interested parties may examine the proposed Ordinances 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 meeting with respect to the proposed Ordinances. 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 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 941-792-8774 ext. 8303 or carmine.demilio@mymanatee.org; or FAX 745-3790.

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