

NOTICE OF PUBLIC HEARING

NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the **Planning Commission of Manatee County** will conduct a Public Hearing on **March 9, 2023, 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:

PDC-21-24(Z)(P) - Park It Premium Outdoor Storage - Blue Iguana Investment Group - PLN2110-0073

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (as amended, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 4.49 acres generally located on the north side of SR-70 E between Verna Bethany Road and Verna Road, and commonly known as 26635 SR-70 E, Myakka (Manatee County) from A (General Agriculture) to the PDC (Planned Development Commercial) zoning district; approving a Preliminary Site Plan for an outdoor storage as a principle use to allow Recreational Vehicle (RV) and boat storage; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDMU-22-17(Z)(G) – East River Ranch/East River Ranch 1400, LLC (Owner) – PLN2205-0106

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 1,381.63 acres from A/WP-E/WP-M/ST (General Agriculture/Watershed Protection Evers /Watershed Protection Lake Manatee/Special Treatment Overlays) to the PDMU/WP-E/WP-M/ST (Planned Development Mixed Use) zoning district, retaining the Watershed Protection Evers/Watershed Protection Lake Manatee and Special Treatment Overlay Districts; generally located at the southwest corner of SR 64 East and CR 675, at 21100 SR 64 East, Bradenton (Manatee County); approving a General Development Plan (Large Project) for up to 5,378 residential units (single-family detached, single-family semi-detached, single-family attached and multi-family); 900,000 square feet of commercial/retail uses; 300,000 square feet of office uses; 300,000 square feet of mini-warehouse uses; a future potential charter school grades K-12; and a future potential fire station facility; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDR-16-03(P)(R) – Southpointe (F/K/A Vorbeck Moccasin Wallow/The Vorbeck Family Limited Partnership PLN2202-0032

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving an amendment to Zoning Ordinance PDR-16-03(Z)(P) to approve an amended Preliminary Site Plan on a PDR (Planned Development Residential) zoned project for 524 Single Family Residential Units; the property is approximately 136.95 acres of land on the south side of Moccasin Wallow Road and north of Amlong Road and more commonly known as 4105 Moccasin Wallow Road, Palmetto (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-19-09(P)(R)- Rye Crossing / Hirsch PSP Amendment – Forestar (USA) Real Estate Group, Inc. (Owner) – PLN2206-0140

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending and restating Zoning Ordinance Number PDR-19-09(Z)(P) to approve the following changes to the PSP (Preliminary Site Plan): 1) adding one 40-foot, reduced-width right-of-way providing connectivity and cross-access adjacent to the parcel south of the project boundary; 2) modifying all internal roadways from public to private roadways in accordance with Land Development Code (LDC) requirements; 3) reducing the overall number of residential lots from 118 to 116; and 4) removing the buffer plantings required by the NC (North Central) Overlay District and provide plantings in accordance with LDC requirements; for a property that is zoned PDR (Planned Development Residential) within the UF-3 (Urban Fringe) Future Land Use Category (FLUC), on approximately 39.65 acres, generally located 0.25 miles north of Upper Manatee River Road having road frontage along the east side of Rye Road North, and with the address of 1234 North Rye Road, Parrish, (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-22-01(Z)(P) – Rye Road Residential – 16th Drive Associates, LLC – PLN2111-0064

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 36.62 ± acres from A (General Agriculture) to the PDR (Planned Development Residential) zoning district and being generally located on the east side of Rye Road between SR-64 E and Waterline Road, commonly known as 14857 16th Drive East, Bradenton (Manatee County); approving a Preliminary Site Plan for 73 single-family detached residential units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-22-09(Z)(G) - Crosswind Ranch Rezone PLN2203-0072

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 440.9 acres of which approximately 32.40 acres are east of the Future Development Area Boundary (FDAB); from A (General Agriculture) to PD-R (Planned Development-Residential) zoning district; and generally located approximately 2.25 miles east of U.S. 301 along the north side of S.R. 62, Parrish (Manatee County); approving a General Development Plan for a maximum of 1,322 single-family detached residential dwellings and associated amenities; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDR-22-15(G) – Bay Drive Townhomes – Blue Side Up, LLC – PLN2205-0011

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a General Development Plan for the development of 8- multi-family units (2 units are already built); on approximately 1.39 acres zoned PDR/CHH (Planned Development Residential/Coastal High Hazard) and is generally located 0.63 miles west of US-41 on the south side of Bay Drive, Bradenton (Manatee County); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; providing an effective date.

PDR-22-31(P) – Duncan-Jubilee – Neal Signature Homes LLC – PLN2209-0047

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for a 29-lot single family detached subdivision currently zoned PDR (Planned Development Residential) and PDR/CHHA (Planned Development Residential /Coastal High Hazard Area); the property is approximately 29.50 acres and is generally located directly north of Palma Sola South Loop Road, approximately 660 feet east of 99th Street Northwest and commonly known as 9400 9th Avenue Northwest, 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.

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