

## 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 **March 23, 2023, at 9:00 a.m., or as soon thereafter as same may be heard at the Manatee County Government Administration Building, 1<sup>st</sup> Floor Patricia M. Glass Chambers, 1112 Manatee Avenue West, Bradenton, Florida**, to consider and act upon 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.

#### **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-21-27(Z)(G) – Taylor Ranch / SMR Taylor Ranch, LLC (Owner) – PLN2111-0047**

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 2,307.57 acres from A/WP-E/WP-M/ST (General Agriculture/Watershed Protection Evers /Watershed Protection Lake Manatee/Special Treatment Overlays) to the PDR/WP-E/WP-M/ST (Planned Development Residential) zoning district, retaining the Watershed Protection Evers/Watershed Protection Lake Manatee and Special Treatment Overlay Districts; generally located at the southeast corner of SR 64 East and Bourneside Boulevard, at 18900 SR 64 East, Bradenton, (Manatee County); approving a General Development Plan (Large Project) for 4,500 residential units (single-family detached, single-family semi-detached, single-family attached and multi-family), a Personal Wireless Service Facility, and up to 20 acres for a possible school site; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

#### **PDR-21-02(P)(R) – Palm Grove Preliminary Site Plan (fka SR 64 North Property) – SMR Northeast LLC – Ranchland Investors, LLC (Contract Purchaser) - PLN2207-0012**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending and restating Zoning Ordinance No. PDR-21-02(Z)(P) to revise the Preliminary Site Plan by adding 224 units for a total of 930 single family detached, attached and semi-detached residential units, and removing 17,750 square feet of medical office use, for a property zoned PDR

(Planned Development Residential) on approximately 310.25 acres generally located north of State Road 64 East, south and west of Waterline/Dam Road, and east of 172<sup>nd</sup> Street East, and commonly known as 18121 State Road 64 East, 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-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 16<sup>th</sup> 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 the 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.

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, 4<sup>th</sup> Floor, Bradenton, Florida; telephone number (941) 748-4501 x6878; e-mail to: [planning.agenda@mymanatee.org](mailto: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, 4<sup>th</sup> Floor  
Bradenton, FL 34205  
[Planning.agenda@mymanatee.org](mailto: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](mailto: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