

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 **April 13, 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-22-04(Z)(P) – AAA Self-Storage US41 - Manatee / Charles K. Trace JR and Kay Trace (Owner) – PLN2202-0013

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; rezoning of approximately 5.59 acres generally located on the southeast corner of U.S. Highway 41 and 85th Street East, commonly known as 2419 85th Street E., Palmetto (Manatee County) from A-1 (Agricultural Suburban) to the PDC (Planned Development Commercial) zoning district and subject to Entranceway requirements; approving a Preliminary Site Plan for the construction of six (6) single-story storage buildings with a gross floor area (GFA) of approximately 95,510 square feet for mini-warehouse / self-storage uses and associated parking, utilities, and stormwater management infrastructure; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDMU-22-14(P) – Ellenton Springhill Suites – Rocky Bluffs Lodging, LLC (Owner) – PLN2205-0120

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan located on real property zoned PDMU/CHH (Planned Development Mixed Use/Coastal High Hazard) to allow development with a 119-room, 85,116.5 square foot 6-story (5-stories over parking) hotel with associated infrastructure and amenities, on 2.10 acres, generally located on the south side of 18th Street East, approximately 300 feet south of US 301 and 125 feet east of 60th Avenue East, and commonly known as 6115 18th Street East, Ellenton (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-22-11(Z)(P) – The Paddocks Rezone-with Preliminary Site Plan-Paddocks Land Venture/John Thomson Airfield, Inc. – (Paddocks Land Venture) – PLN2203-0171

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 approximately 5.43 acres part of an approximately 85.91 acres site (80.48 are zoned PDR) generally located on the southwest corner of 37th Street East (Mendoza Road) and 36th Avenue East (Ellenton-Gillette Road) and extending south a half (1/2) mile to 29th Street East commonly known as, 2920 and 2904 29th St E, Palmetto (Manatee County) from RSF-4.5 (Residential Single Family – 4.5) (2.05 acres) and A-1 (Agricultural Suburban) (3.3 acres) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 264 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-22-13(Z)(G) – Heron Glen – Kenneth Davis (Owner) / KB Homes – PLN2205-0039

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 34 acres generally located approximately 1,400 feet west of Ellenton-Gillette Road on 85th Street E and commonly known as 3120 E 85th Street, Palmetto (Manatee County) from A-1 (Agricultural Suburban) to the PDR (Planned Development Residential) zoning district; approving a General

Development Plan for 130 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-22-18(Z)(P) – Oneco Living Apartments/ Sharon Sharaby – Sharon Sharaby (Owner) – PLN2205-0148

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 5.35 acres generally located south of 51st Avenue E, west of US 301 and immediately east of the CSX railroads tracks, and commonly known as 5108 E 18th Street Ct, Bradenton (Manatee County) from RSF-4.5 (Residential Single Family-4.5) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for a residential development containing ninety four (94) multi-family residential units with at least twenty-five percent (25%) of the units designated as affordable housing; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDR-22-29(Z)(G) – Reagan Ranch/E L Reagan Residual Trust & Ferguson, Esther R Real Estate Trust – E L Reagan Residual Trust Under Will of Estell L R (Owner) – Pulte Home Company LLC (Contract Purchaser) – PLN2209-0033

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); related to zoning within the unincorporated area; providing for a rezone of an approximately 223 acres, generally located on the west side of Rye Road and south side of Upper Manatee River Road approximately 2.85 miles east of Fort Hamer Road and 2.16 miles northeast of SR64, and commonly known as 16000 Upper Manatee River Road, Bradenton (Manatee County) from A (General Agriculture) to the PD-R (Planned Development-Residential) zoning district; approving a General Development Plan for a maximum of 500 of single family residential dwelling units and amenity center; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

ZL-23-01 – Sweet berries Rezone/Sweetberries III Inc (Owner) – PLN2210-0035

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 0.33 acres generally located 130± feet north of the intersection of Manatee Avenue West and 46th Street West on the east side of 46th Street West at 419 46th Street West, Bradenton (Manatee County) from RSF-4.5 (Residential Single Family) to the GC/L (General Commercial/Limited) zoning district; 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.

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