

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 **April 20, 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:

MOD-21-02-2209 LLC- 2209 Whitfield Park Loop Industrial– Modification of Standards PLN2109-0181

An Ordinance of the Board of County Commissioners of Manatee County, Florida; regarding land development, providing for a front yard setback modification of standards to the setback requirements established in the Light Manufacturing (LM) zoning district, to reduce the front yard setback from 25-feet to 20-feet, on approximately 1.16 acres; located at 2209 Whitfield Park Loop, Sarasota, (Manatee County), setting forth findings; providing a legal description; providing for severability and providing an effective date.

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; providing for a rezone 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.

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) approving 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-21-07(Z)(G)(R) –Twin Rivers Estates (Aka Estates At Rivers Edge) – Alan Ward Reasoner (Owner) – PLN2209-0078

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 the zoning within the unincorporated area; providing for a rezone (as the result of a mandatory dispute resolution process), of approximately forty-two (42) acres generally located at the southwest corner of Twin Rivers Trail and Mulholland Road, and commonly known as 2401 Twin Rivers Trail, Parrish (Manatee County) from the A (General Agriculture) to the PDR (Planned Development Residential) zoning district and approving an amended General Development Plan (also as the result of a mandatory statutory dispute resolution process) to: (1) delete the residential support use on the 1.79 acre outparcel, (2) provide for a total of 126 single-family detached residential units over 42 acres; subject to stipulations and adding an additional request for specific approval, as conditions of approval; setting forth findings; providing for severability, providing a legal description; 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 PDRr) 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 at 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 Street 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-22-31(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.

Interested parties may examine the proposed Ordinances, Agreement 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