

NOTICE OF PUBLIC HEARING

NOTICE OF LOCAL DEVELOPMENT AGREEMENT AND 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 27, 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 matter:

LDA-22-02 - LOCAL DEVELOPMENT AGREEMENT FOR ROBINSON GATEWAY - PLN2209-0021

Request for approval of a Local Development Agreement relating to future development of a ±285.95-acre area identified as Robinson Gateway to establish the terms under which the applicant/developer shall be required to pay for or construct proportionate share mitigations of required improvements to satisfy the transportation concurrency requirement - improvements that are intended to serve the needs of and address the impacts created by the Project and sufficient to accomplish one or more mobility improvements that will benefit a regionally significant transportation facility; the County shall provide an extension of transportation concurrency approval, and the County shall provide for impact fee credits.

The Project is a Development of Regional Impact (DRI #29), which has received approval pursuant to Ordinance 15-14, dated April 2, 2015, and amended Ordinance 22-39, dated December 15, 2022, - an area which is generally bounded by Moccasin Wallow Road to the south, Carter Road to the east, vacant property to the north, and Interstate 75 to the west, Palmetto (Manatee County). The applicant, MW Gateway Development, LLC, has an approved development pursuant to PDMU-15-04(Z)(G), later amended pursuant to PDMU-15-04(G)(R), which allows for a variety of uses including a 207-bed, 6-story hospital facility, a 52,361 square foot surgery center, 170,000 square feet of medical office, 400,000 square feet of commercial/retail uses, 75,000 square feet of general office, a 250-room hotel, 120,000 square feet of self-storage, and 2,000 multi-family residential units.

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.

Interested parties may examine the proposed Ordinance 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
Date Published: April 14, 2023