

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 **May 24, 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:

PDC-22-12(Z)(P) – Store Space Ellenton PSP Rezone/Storage Cap Ellenton JV LP/ (Owner) – PLN2204-0006

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 3.62 acres generally located approximately 300 feet north of US Highway 301 and 72nd Avenue East (Victory Road) and commonly known as 2704 72nd Avenue East, Ellenton (Manatee County) from Neighborhood Commercial-Medium (NC-M) to Planned Development Commercial (PD-C) zoning district; approving a Preliminary Site Plan for a mini-warehouse/self-storage facility, limited to a maximum 120,600 square feet; 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.

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-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.

ZL-23-01 – Sweetberries 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 District) 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.

Z-23-04 - Desrosiers Excavating Rezone – Desrosiers Excavating Inc (Owner) - PLN2211-0083

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 13 acres from A-1 (Agriculture Suburban) to the LM (Light Manufacturing) zoning district part of a 15 acres site (2 acres are zoned LM) and being generally located north of Tallevast Road on the east side of 28th Street Court East, commonly known as 7325 28th Street Court East, Sarasota (Manatee County); 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 May 10, 2023