

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 **June 8, 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:

Ordinance 23-92 fka 22-108 / Heritage Harbour – DRI #24 - PLN 2208-0138

An Ordinance of the Board of County Commissioners of Manatee County, Florida, rendering an amended and restated Development Order pursuant to Chapter 380.06, Florida Statutes, for the Heritage Harbour Development of Regional Impact (Ordinance 22-51); A/K/A TBRPC DRI 240; to approve the following changes to Map H and the Development Order: 1) add 274 multi-family residential units and thirty (30) single-family detached residential units to Phase II of the existing entitlements within the boundaries of the Heritage Harbour DRI; 2) amend the Land Use Schedule Project Wide of Map H to include the additional 274 multi-family residential units and thirty (30) single-family residential units; 3) increase the total number of residential units from 5,076 to 5,380; 4) amend Notes** of the Land Use Schedule Project Wide and eliminate Note six (6) to reflect previous GDP approvals; 5) amend Exhibit 17 to reflect the elimination of minimum and maximum requirements which were previously removed from the General Development Plan; 6) extend Phase II to 2033 and extend the expiration date until November 20, 2034; 7) other minor updates, previously granted legislative extensions, terminology changes, and revisions to reflect consistency with prior approved changes and/or the LDA providing for development approval, conditions and obligations; providing for severability; and providing an effective date.

The Heritage Harbour DRI is generally located at the intersection of I-75 and State Road 64, South of Manatee River, and West of Upper Manatee River Road, Bradenton (Manatee County) approximately 2,784.7 acres.

This DRI was originally approved on March 21, 2000, that included two phases of development for the following: 5,000 residences; 788,837 square feet of retail space; 170,000 square feet of office space; 300 hotel rooms; 600 Bed ALF; 45-hole Golf Course.

PDR-22-26(Z)(G) - Lazy C Ranch / Lazy C Ranch Holdings, LLLP - PLN2208-0121

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development; amending the Official Zoning Atlas (Ordinance 15-17, the Manatee Land Development Code), relating to the zoning within the unincorporated area; providing for a rezone of approximately 495.45 acres from A (General Agriculture) to the PDR (Planned Development Residential) zoning district to be developed in accordance with Policy 2.1.2.8 of the Comprehensive Plan as a component of a Larger Project located west of the Future Development Area Boundary; and generally located along the north side of County Road 675, and north of Rye Road and County Road 675 intersection, Parrish (Manatee County); approving a General Development Plan (Large Project) for 1,100 residential units (single-family detached and single-family attached), subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-23-07(Z)(G) – Myakka Village – 536 Single RE LLC (Owner) – PLN2211-0030

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 537 acres generally located approximately 1.5 miles south of State Road 70 East, on the south side of Singletary Road, east of Rexrode Road, north of the Myakka River, and commonly known as 33730 Singletary Rd, Myakka City (Manatee County), from A (General Agriculture) to the PDR (Planned

Development Residential) zoning district; approving a General Development Plan for ninety three (93) single family dwelling units, golf course, 55,000 square feet of residential amenities including an accessory training facility, and up to fourteen (14) resort cottages that are accessory to the country club; 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-22-07– BTC Redevelopment – Bayside Holdings LLC – PLN2209-0069

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 6.72 acres generally located at the southeast corner of El Conquistador Parkway and Bay Club Drive and commonly known as 4511 Bay Club Drive, Bradenton (Manatee County) from RSF-3/CHH (Residential Single Family-3 Units Per Acre/Coastal High Hazard) and RSF-4.5/CHH (Residential Single Family-4.5 Units Per Acre/Coastal High Hazard) to the RMF-16/CHH (Residential Multi Family-16 Units Per Acre/Coastal High Hazard) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

Z-23-02 – Bennett Group & North River Investment Group Rezone (f.k.a Car Wash Rezone) / Bennett Group LLC (Owner); North River Investment Group LLLP (Owner); Tommy’s Express Holdings, Inc. (Contract Purchaser) – PLN2210-0095

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 2.51 acres generally located north of the intersection of State Road 64 East and 57th Street East (Morgan Johnson Road) and extended east approximately 290 feet, Bradenton (Manatee County) from A-1 (Suburban Agriculture) and A-1/CHH (Suburban Agriculture/Coastal High Hazard Overlay District) to the GC (General Commercial) zoning district, retaining the CHH (Coastal High Hazard) Overlay District; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

ZL-23-05 – Wilson Rezone – Wilson, William and Pamela (Owners) – PLN2211-0041

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 4.39 acres generally located approximately 450 feet south of the intersection of 26th Avenue East and 9th Street East on the east side of 9th Street East at 2709 9th Street East, Bradenton (Manatee County) from RSF-6 (Residential Single Family District 6) to the GC/L (General Commercial/Limited) zoning district; approving the sole permitted use of Outdoor Storage as voluntarily proffered by the applicant; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

ZL-23-08 – Vott Partners LLC Rezone- Vott Partners LLC (Owner) - PLN2301-0087

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 4.42 acres from Residential Multi-Family-16 (RMF-16) to the General Commercial/Limited (GC/L) zoning district; approving the primary permitted uses of mini-warehouse/self-storage and outdoor storage as voluntarily proffered by the applicant; the subject rezone property is generally located on the western portions of two (2) parcels located approximately 200 feet west of 14th Street West, one parcel with frontage on 53rd Avenue West and one parcel adjacent to the north, commonly known as 5224 14th Street West, 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.

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