

## NOTICE OF PUBLIC HEARING

### NOTICE OF DEVELOPMENT OF REGIONAL IMPACT 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 **June 15, 2023, at 1:30 p.m., or as soon thereafter as same may be heard at the Manatee County Government Administration Building, 1<sup>st</sup> Floor Patricia M. Glass Chambers, 1112 Manatee Avenue West, Bradenton, Florida**, to consider and act upon 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.

#### **PDMU-98-08(G)(R13) – Heritage Harbour (f.k.a Heritage Sound) GDP Amendment PLN 2301-0073**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending Ordinance No. PDMU-98-08(G)(R12) to approve changes to the General Development Plan and Zoning Ordinance specific to Parcel 35 of the Heritage Harbour development as follows: 1) amend the General Development Plan in order to reference the development standards for Parcel 35 of Heritage Harbour in the Zoning Ordinance; 2) amend the Zoning Ordinance to reflect development standards for Parcel 35 of Heritage Harbour; subject to stipulations as conditions of approval; providing legal description; providing for severability and 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 and 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-22-13(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 85<sup>th</sup> 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-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 (Residential Multi Family-16 Units Per Acre) zoning district, retaining the Coastal High Hazard Overlay District, where applicable; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

**Z-23-02 – Car Wash Rezone/Bennett Group & North River Investment Group / 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 57<sup>th</sup> 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 350 feet south of the intersection of 26<sup>th</sup> Avenue East and 9<sup>th</sup> Street East on the east side of 9<sup>th</sup> Street East at 2709 9<sup>th</sup> 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-warehouses/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 14<sup>th</sup> Street West, one parcel with frontage on 53<sup>rd</sup> Avenue West and one parcel adjacent to the north, commonly known as 5224 14<sup>th</sup> 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.

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, 4<sup>th</sup> Floor, Bradenton, Florida; telephone number (941) 748-4501 x6878; e-mail to: [planning.agenda@mymanatee.org](mailto: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, 4<sup>th</sup> Floor  
Bradenton, FL 34205  
[Planning.agenda@mymanatee.org](mailto: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](mailto: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: June 1, 2023