

# 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 **July 13, 2023, at 9:00 a.m. or as soon thereafter as same may be heard at the Manatee County Government Administrative Center, 1<sup>st</sup> 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:

**PDR-05-64(Z)(G)(R2) - Hillwood Expansion Revised General Development Plan with Rezone- Victoria Ellis (owner) – Sand Branch, LLC (contract purchaser) - PLN2212-0010**

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 County Land Development Code), relating to the zoning within the unincorporated area; together with amending and restating Ordinance PDR-05-64(Z)(G)(R) to add 19.43 acres (expansion parcels); providing for the rezoning of 19.43 acres on the northeast portion of a 97.4-acre site (77.91-acres already zoned PDR) located on the north side of Waterline Road and approximately 2,500 feet west of the westernmost end of the Lake Manatee Reservoir dam structure, in Bradenton (Manatee County) from A (General Agriculture) to the PDR (Planned Development Residential) zoning district; approving a revised General Development Plan for the entire 97.4 acre site for a residential project consisting of 252 residential dwelling units inclusive of the previously approved development of 195 residential dwelling units, subject to amended stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; providing a legal description, and providing an effective date.

**PDR-22-05(Z)(P) – Linger Lodge Road Rezone And Preliminary Site Plan – White Oak Development LTD (owner) D.R. HORTON, INC. (contract purchaser) – PLN2202-0119**

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 17.8 acres (7.0 acres zoned PDMU and 10.8 acres zoned A-1) of a 34.5 acre project site, generally located at the southeast corner of I-75 and Linger Lodge Road, and commonly known as 8240 Linger Lodge Road, from PDMU/ST/WP-E (Planned Development Mixed Use/Special Treatment/Watershed Protection Evers) and A-1/ST/WP-E (Agricultural Suburban/Special Treatment/Watershed Protection Evers) to PDR/ST/WP-E (Planned Development Residential/Special Treatment/Watershed Protection Evers); approving a Preliminary Site Plan for a 99 single-family attached residential unit development; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

**Z-23-07 – O’Reilly Auto Parts Parrish – William K. Marsh (Owner) – O’Reilly’s Auto Parts – PLN2301-0012**

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 1.61 acres generally located 300 feet southeast of U.S. 301 N on the north side of Fort Hamer Road and commonly known as 5851 Bella Road, Parrish (Manatee County) from Agricultural Suburban (A-1) to Neighborhood Commercial – Medium (NC-M) 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, 4<sup>th</sup> Floor, Bradenton, Florida, telephone number (941) 748-4501x6878; e-mail to [planning.agenda@mymanatee.org](mailto: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 4<sup>th</sup> Floor Bradenton, FL 34205

[Planning.agenda@mymanatee.org](mailto: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](mailto: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

Date Published: June 30, 2023