

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 **August 10, 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:

PDC-87-01(P)(R6) SR 70 FSED AKA “Parcel 1B Ranch Lake Plaza”– Mavard Trading, Ltd. – PLN2102-0113

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending Ordinance No. PDC-87-01(P)(R5), for Mavard Trading, Ltd to revise the Preliminary Site Plan in order to reflect the construction of a 10,820 square foot Freestanding Emergency Department (FSED); approving a Schedule of Permitted and Prohibited Uses as voluntarily proffered by the Applicant and attached as Exhibit B; the property is approximately 1.17 acres and is generally located at the southeast corner of State Road 70 East and Ranch Lake Boulevard and is commonly known as 8500 SR 70 East, 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.

PDC-23-22(G) – Anna Maria Oyster Bar – Lobotomy Wore Off, LLC (Owner) – PLN2303-0066

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a General Development Plan for an existing restaurant of approximately 8,471 square feet that includes 251 total seats and 154 parking spaces, of which 79 are located on-site (shared parking agreement with neighboring property) on approximately 2.14 acres; generally located at the southwest corner of 17th Street East and 51st Avenue East and is commonly known as 1525 51st Avenue 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.

PDI-23-03(Z)(P)– Project Silverado – McClure Properties Ltd.– PLN2210-0028

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 39 acres, generally located on the north side of 21st Street Court East, approximately 0.5 miles east of Canal Road, and commonly known as 2616 21st Street Court East, Palmetto (Manatee County) from A-1 (Agricultural Suburban) to the PD-I (Planned Development-Industrial) zoning district; approving a Preliminary Site Plan for a facility consisting of five (5) buildings totaling 230,250 square feet for Light Industrial/Warehouse/Office use and associated infrastructure; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDMU-21-16(G)(R) – McClure-Eisenhower – EPG Moccasin Wallow Development, LLC (Owner) – PLN2212-0051

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending and restating Zoning Ordinance No. PDMU-21-16(Z)(G) to revise the General Development Plan to add standards for multi-family and single-family attached development; to add a “master sign plan” for the project; to modify the LUEM (Land Use Equivalency Matrix) to allow exchange between single-family detached and single-family attached and multi-family units; for a previously approved development of 1900 dwelling units on 960.54 acres and 201,000 square feet of commercial/office uses on 28.14 acres; the 988.68 acre site is zoned PDMU (Planned Development Mixed Use), located north of Moccasin Wallow Road and south of Buckeye Road, Parrish (Manatee County); subject to stipulations as conditions of approval; setting forth findings; repealing ordinances in conflict; providing a legal description;

providing for severability, and providing an effective date.

PDMU-22-19(G) – Cone Ranch GDP – William L. Cone, Jr. – (Owner) – PLN2203-0166

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a new General Development Plan (Large Project) for a 2,048 residential unit (single-family detached, attached and semi-detached) and 6,550 square foot commercial project; the 1,175.8 acre site is zoned PDMU (Planned Development Mixed Use) and is generally located North of SR 62 and East of US 301 and is commonly known as 14305 Dickey Road, Parrish (Manatee County); repealing ordinances in conflict; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDMU-23-06(Z)(G) – Townhomes at Westbridge – 4007 Property, LLC (Owner) – Eastwind Acquisitions, LLC (Contract Purchaser) – PLN2210-0066

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 24.60 generally located at the northeast corner of 44th Avenue East and 45th Street East intersection from A-1 (Agricultural Suburban) to the PDMU (Planned Development-Mixed Use) zoning district; approving a General Development Plan for 220 multi-family residential units and 20,000 square feet of neighborhood commercial uses; 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.

PDR-22-21(Z)(G) – Firethorn Planned Development – Goodson Family Limited Liability Limited Partnership (Owner) – Taylor Morrison of Florida, Inc (Contract Purchaser) – PLN2205-0149

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 268 acres within the north and southeast portions of a 549.2-acre site from A (General Agriculture – approximately 240 acres) and PDMU (Planned Development Mixed Use – approximately 28 acres) to the PDR (Planned Development Residential – approximately 281 acres already zoned PDR); approval of a General Development Plan (Large Project) for 1,540 residential units (single-family detached, single-family attached, single-family semi-detached and multifamily units); generally located at the northwest corner of Buckeye Road and U.S. Highway 301, west of Gettis Lee Ro2d, Parrish (Manatee County); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; repealing ordinance PDMU/PDR-06-85(Z)(P) and providing an effective date.

PDR-22-25(P) – CNL Ellenton Erie, LLC (Owner) – Timberly Phase III – PLN2208-0108

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for five (5) multi-family buildings to include 217 multi-family residential units and associated infrastructure for property zoned PDR (Planned Development Residential) on approximately 13.62 acres, generally located on the south side of US 301 and west of 96th Avenue East (Foy Road), Parrish (Manatee County); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDR-23-02(Z)(P) – Oxford Landing PDR PSP/Ownbey-Beckett-Oxford-Anderson – Wayne Lamar Owenby and Frieda Mae Owenby, Geraleen M and Robert J Anderson and Geraleen M Revoc Living Trust (Owner) - Nick Gluckman (Contract Purchaser)- PLN2208-0122

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 the rezoning of an approximately ±25.19 acre site, generally located one mile east of Harrison Ranch Boulevard, at the intersection of Oxford Road and US 301 North, commonly known as 11601 US 301 North, 5110 Oxford Road, and 4920 Oxford Road, Parrish, (Manatee County); from A-1 (Agriculture Suburban) (±2.2 acres) and A (General Agriculture) (±22.9 acres) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 194 multi-family residential units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

Z-23-06 – Terra Ceia Bay Land Ventures II Rezone/Terra Ceia Bay Land Ventures II LLC, (Owner) - PLN2212-0067

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 five (5) acres from RSF-6 (Residential Single-Family-6 - ± 2.0 acres), A-1 (Agricultural Suburban- ± 1.10 acres) and NC-M (Neighborhood Commercial – Medium ± 2.0 acres) to the Residential Multi-Family-9 (RMF-9) zoning district; the area is located on the east side of US Highway 19, approximately a half mile north of the intersection of US 19 and US 41 commonly known as 5202 US 19 North, Palmetto (Manatee County); 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

Date Published: July 26, 2023