

## NOTICE OF LAND USE CHANGE

### OFFICIAL ACTIONS AFFECTING OR REGULATING USE OR REAL PROPERTY IN UNINCORPORATED MANATEE COUNTY – NOTICE TO REAL PROPERTY OWNERS AND GENERAL PUBLIC

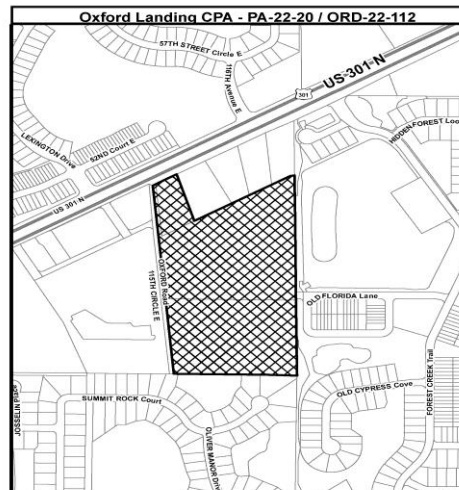
The Manatee County Planning Commission will hold a public hearing to consider amendments to the Manatee County Comprehensive Plan and changes to the restrictions affecting certain lands within the unincorporated area of Manatee County with the intent to make a recommendation to the Board of Manatee County Commissioners:

**Date:** August 10, 2023  
**Time:** 9:00 A.M. or soon thereafter  
**Place:** Manatee County Government Administration Building  
1<sup>st</sup> Floor Patricia M. Glass Chambers  
1112 Manatee Avenue West  
Bradenton, Florida

**Additional amendments to the following may be necessary to implement these changes and ensure internal consistency.**

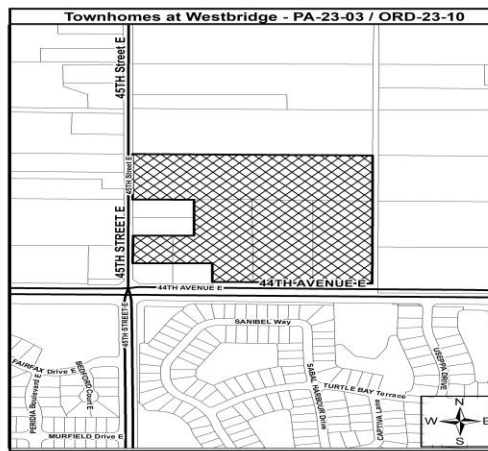
#### **PA-22-20/ORDINANCE 23-70 (fka 22-112) OXFORD LANDING – SMALL SCALE COMPREHENSIVE PLAN MAP AND TEXT AMENDMENT (PLN2208-0123)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding Comprehensive Planning, amending Manatee County Ordinance No. 89-01, as amended (The Manatee County Comprehensive Plan); providing a purpose and intent; providing findings; providing for a Privately-Initiated Map and Text Amendment to Element 2 - Future Land Use of the Comprehensive Plan amending the Future Land Use Classification (FLUC) of approximately 25.19± acres of real property generally located on the south side of US 301 North, 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 the UF-3 (Urban Fringe-3 Dwelling Units/Acre) FLUC to the RES-9 (Residential – 9 Dwelling Units/Acre) FLUC; adding a specific property development condition in the text of Element 2 – Future Land Use of the Comprehensive Plan limiting the use of the approximately 25.19± acres of real property to residential use only; providing for severability; and providing an effective date.



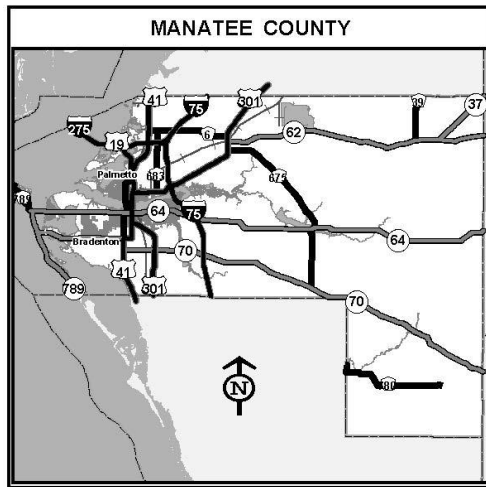
**PA-23-03 / ORDINANCE 23-10 TOWNHOMES AT WESTBRIDGE SMALL-SCALE COMPREHENSIVE PLAN MAP AMENDMENT PLN2210-0064**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding Comprehensive Planning, amending Manatee County Ordinance No. 89-01, as amended (the Manatee County Comprehensive Plan); providing a purpose and intent; providing findings; providing for a privately-initiated map amendment to the Future Land Use Map of the Future Land Use Element to designate specific real property generally located at the northeast corner of 44<sup>th</sup> Avenue East and 45<sup>th</sup> Street East, and commonly known as 4609 44<sup>th</sup> Avenue East, 4711 44<sup>th</sup> Avenue East, 4725 44<sup>th</sup> Avenue East, 4007 45<sup>th</sup> Street East and 4207 45<sup>th</sup> Street East, Bradenton, FL (Manatee County) from RES-1 (Residential – 1 dwelling unit/acre) (14.2± acres) and RES-3 (Residential – 3 dwelling units/acre) (10.4± acres) to the RES-6 (Residential – 6 dwelling units/acre) (24.6± acres) Future Land Use Classification; providing for severability and providing an effective date.



**PA-23-06 / Ordinance No. 23-66 Comprehensive Plan Text Amendment Wetlands Protection PLN2302-0091**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding comprehensive planning, amending Manatee County Ordinance No. 89-01, as amended (The Manatee County Comprehensive Plan); providing a purpose and intent; providing findings; providing for a text amendment to Comprehensive Plan Element 3 – Conservation, and Element 4 – Coastal Management, to amend the requirement for wetlands mitigation, making Manatee County Impact Mitigation consistent with state standards, and to amend wetland buffers requirements for isolated wetlands making Manatee County wetland buffer requirements for isolated wetlands consistent with state standards; providing for severability and providing an effective date.



The Public is invited to speak at this hearing, subject to proper rules of conduct. The hearing may be continued from time to time to a date and time certain. The Public may also provide written comments for the Board of County Commissioners to consider.

Rules of Procedure for this public hearing are in effect pursuant to Resolution 22-051. Copies of this Ordinance may be obtained from the Development Services Department (See address below).

**Please Send Comments To:**            **Manatee County Development Services Department**  
**Attn: Planning Coordinator**  
**1112 Manatee Ave West, 4<sup>th</sup> Floor**  
**Bradenton, FL 34206**  
[planning.agenda@mymanatee.org](mailto:planning.agenda@mymanatee.org)

All written comments will be entered into the record.

**For More Information:** Copies of the proposed amendments will be available for review and copying at cost approximately seven (7) days prior to the public hearing. Information may also be obtained by calling **748-4501, Ext. 6878**, between 8:00 AM and 5:00 PM.

**Americans with Disabilities:** The Manatee County 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 Commission'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.

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/she will need a record of the proceedings, and for such purpose, he/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.

Date Published July 26,2023.