

NOTICE OF PUBLIC HEARING

NOTICE OF 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 **August 24, 2023, at 9:00 a.m., or as soon thereafter as same may be heard at the Manatee County Government Administration Building, 1st Floor Patricia M. Glass Chambers, 1112 Manatee Avenue West, Bradenton, Florida**, to consider and act upon the following matters:

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 146 actual parking spaces, with credits for 154 parking spaces noted on an approved as-built plan for a jointly developed restaurant and hotel project on two separate parcels, of which 89 parking spaces are located on the restaurant parcel, (there's a reciprocal parking easement with neighboring hotel parcel) the restaurant parcel is on approximately 2.14 acres of land; the subject property is 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.

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 acres generally located at the northeast corner of 44th Avenue East and 45th Street East intersection, Bradenton (Manatee County) 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-22-25(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.

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, 4th Floor, Bradenton, Florida; telephone number (941) 748-4501 x6878; e-mail to: 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, 4th Floor
Bradenton, FL 34205
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 Kimberly Middleton 941-792-8774 ext. 6012 or Kimberly.middleton@mymanatee.org; or TTY 711.

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: August 11, 2023