

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 **September 7, 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-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.

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; and 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 1,900 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.

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, Bradenton (Manatee County), 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) zoning district; 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-23-06 – 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.

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 941-792-6012 ext. 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 25, 2023