

## NOTICE OF PUBLIC HEARING

### NOTICE OF COUNTY INITIATED 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, 1<sup>st</sup> Floor Patricia M. Glass Chambers, 1112 Manatee Avenue West, Bradenton, Florida,** to consider the following matters:

#### **Z-23-11 – R/OS (Recreation/Open Space) zoning district Rezone Manatee County (Owner) PLN2303-0128**

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 1,012.07 acres from CON (CONSERVATION), A (General Agriculture), A-1 (AGRICULTURAL SUBURBAN), VIL (VILLAGE), RSF-2 (RESIDENTIAL SINGLE FAMILY), RSF-3 (Residential Single Family), RSF-4.5 (Residential Single Family), RDD-6 (RESIDENTIAL DUPLEX) and PR-M (Professional Medium Office) to the R/OS (Recreation/Open Space) zoning district; the area subject to rezone is located on multiple properties throughout the county (Manatee County); setting forth findings; providing for severability, and providing an effective date.

#### **Z-23-21 – R/OS (Recreation/Open Space) zoning district rezone State of Florida (TIIITF (Rec & Parks)) (Owner) PLN2303-0128**

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 3,914.32 acres from unassigned, CON (Conservation), RSF-4.5 (Residential Single Family) AND NC-M (Neighborhood Commercial Medium) to the R/OS (Recreation/Open Space) zoning district; the area subject to rezone is located on multiple properties throughout the county (Manatee County); setting forth findings; providing for severability, and providing an effective date.

#### **Z-23-10 – CON (Conservation) zoning district rezone Manatee County (Owner) PLN2303-0127**

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 6,898.58 acres from A (General Agriculture), A-1 (Agricultural Suburban), RSF-4.5 (Residential Single Family), RSF-6 (Residential Single Family), RDD-4.5 (Residential Duplex), RDD-6 (Residential Duplex) and EX (Extraction) to the CON (Conservation) zoning district; the area subject to rezone is located on multiple properties throughout the county (Manatee County); setting forth findings; providing for severability, and providing an effective date.

#### **Z-23-15 – CON (Conservation) zoning district rezone State of Florida (Tiiitf (Rec & Parks)) (Owner) PLN2303-0127**

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 2,565.11 acres from A (General Agriculture), A-1 (Agricultural Suburban), RSF-1 (Residential Single Family), RSF-2 (Residential Single Family), RSF-3 (Residential Single Family), EX

(Extraction), PDR (Planned Development Residential) and PDRV (Planned Development Recreational Vehicle) to the CON (Conservation) zoning district; the area subject to rezone is located on multiple properties throughout the county (manatee county); setting forth findings; providing for severability, and providing an effective date.

**Z-23-16 – CON (Conservation) zoning district rezone United States OF America (Owner) PLN2303-0127**

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 5.9 acres from unassigned and RSF-3 (Residential Single Family) to the CON (Conservation) zoning district; the area subject to rezone is located on multiple properties throughout the county (manatee county); setting forth findings; providing for severability, and providing an effective date.

**Z-23-17 – CON (Conservation) zoning district rezone Southwest Florida Water Management District (SWFWMD) (Owner) PLN2303-0127**

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 13,331.43 acres from A (General Agriculture), A-1 (Agricultural Suburban), RSF-1 (Residential Single Family), PDMH (Planned Development Mobile Home) and PDR (Planned Development Residential) to the CON (Conservation) zoning district; the area subject to rezone is located on multiple properties throughout the county (Manatee County); setting forth findings; providing for severability, and providing an effective date.

**Z-23-18 – CON (Conservation) zoning district rezone Florida Institute of Saltwater Heritage Inc. (F.I.S.H.) (Owner) PLN2303-0127**

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 95.3 acres from A-1 (Agricultural Suburban) and RSF-4.5 (Residential Single Family) to the CON (Conservation) zoning district; the area subject to rezone is located at 4435 114<sup>TH</sup> Street West and 4404 116<sup>TH</sup> Street West (Manatee County); setting forth findings; providing for severability, and providing an effective date.

**Z-23-19 – CON (Conservation) zoning district rezone Manatee County Audubon Society Inc. (Owner) PLN2303-0127**

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 27.81 acres from A-1 (Agricultural Suburban) to the CON (Conservation) zoning district; the area subject to rezone is located at 4600 24<sup>TH</sup> Avenue East (Manatee County); setting forth findings; providing for severability, and providing an effective date.

**Z-23-20 – CON (Conservation) zoning district rezone New College Foundation Inc. (Owner) PLN2303-0127**

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 180 acres from A (General Agriculture) to the CON (Conservation) zoning district; the area subject to rezone is located off Tidy Island Boulevard (Manatee County); setting forth findings; providing for severability, and providing an effective date.

Interested parties may examine the proposed Ordinances and related documents and may obtain assistance regarding this matter from the Manatee County Development Services Department, 1112 Manatee Avenue West, 4<sup>th</sup> Floor, Bradenton, Florida; telephone number (941) 748-4501 x6878; e-mail to: [planning.agenda@mymanatee.org](mailto: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, 4<sup>th</sup> Floor  
Bradenton, FL 34205  
[Planning.agenda@mymanatee.org](mailto: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](mailto: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

# MANATEE COUNTY

