

NOTICE OF PUBLIC HEARING

NOTICE OF DEVELOPMENT OF REGIONAL IMPACT AND ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the **Planning Commission of Manatee County** will conduct a Public Hearing on **September 14, 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:

ORDINANCE 23-71 (f/k/a 23-35) – TARA DRI #11 - PLN2302-0068

An Ordinance of the Board of County Commissioners of Manatee County, Florida, approving an amendment and restatement of a Development Order pursuant to Chapter 380, Florida Statutes, for the Tara Development of Regional Impact Development Order (Ordinance 23-35), as amended: 1) amending Map H to recognize the conversion from square footage of commercial uses to allow up to 156 multi-family units on a total of 7.48 acres that includes the Goodwill Parcel and Parcels III-V and III-Z; 2) increasing the maximum height for the Goodwill parcel and Parcels III-V and III-Z for the multifamily use; and other minor updates to include previously granted legislative extensions, terminology changes and departmental references formatting, clarification changes, and to denote stipulations that have been complied with or requirements that have been completed; codifying and restating the existing Development Order for DRI #11; providing for severability; and providing for an effective date. The Tara DRI is located at the southwest corner of SR 70 and I-75, extending westward to Braden River Road, Manatee County ($\pm 1,124.21$ acres).

The Tara DRI is currently approved for 2,719 residential dwelling units, 399,631 square feet for commercial, office, adult assisted living facility, mini warehouse space, 36 hole golf course space, hotel, two (2) clubhouses, and two (2) maintenance centers. Total acreage 1,124.21 \pm acres.

The site is in the ROR (Retail Office Residential), and PS-P-1 (Public/Semi-Public (1)) Future Land Use Categories (FLUCs). Present zoning is PDC/WP-E/ST (Planned Development Commercial/Evers Reservoir Watershed Protection/Special Treatment Overlay Districts).

PDR/PDC/PDMU-96-03(Z)(G)(R13) - TARA AMENDED GENERAL DEVELOPMENT PLAN - MICRON INVESTMENTS LLC/ GOODWILL INDUSTRIES MANASOTA INC (OWNERS) - PLN2302-0072

An Ordinance of the Board of County Commissioners of Manatee County, Florida, approving an amendment to the Zoning Ordinance and General Development Plan: 1) to rezone from PDC (Planned Development Commercial) to the PDMU (Planned Development Mixed Use) zoning district; approximately 7.48 acres that include the Goodwill Parcel commonly known as 7200 55th Avenue East, Bradenton, FL; Parcel III-V commonly known as 5550 Tara Professional Way, Bradenton, FL; and Parcel III-Z commonly known as 5505 Tara Professional Way, Bradenton FL; 2) to amend the General Development Plan (Exhibit B), and the Zoning Ordinance to allow the multi-family use up to 156 units with a maximum height of 4 stories/50-feet and the uses permitted in the Schedule of Permitted and Prohibited Uses as voluntarily proffered by the applicant (Exhibit D), on the Goodwill Parcel and Parcels III-V and III-Z; and other minor updates to include previously granted legislative extensions, terminology changes and departmental references, and other changes for internal consistency; codifying and restating the existing zoning ordinance; providing for severability; and providing for an effective date. The Tara DRI is located at the southwest corner of SR 70 and I-75, extending westward to Braden River Road, Manatee County ($\pm 1,124.21$ acres).

The Tara DRI is currently approved for 2,719 residential dwelling units, 399,631 square feet for commercial, office, adult assisted living facility, mini warehouse space, 36 hole golf course space, hotel, two (2) clubhouses, and two (2) maintenance centers. Total acreage 1,124.21 \pm acres.

The site to be rezoned is in the ROR (Retail Office Residential), and PS-P-1 (Public/Semi-Public (1)) Future Land Use Categories (FLUCs).

PDI-23-12(Z)(G) - Titan FL Rezone / Tarmac America, LLC (Owner) - PLN2301-0063

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 4.59 acres generally located one-half mile north of Whitfield Avenue along the west side of 33rd Street East, west of Prospect Road, and commonly known as 6520 33rd Street East, Sarasota (Manatee County) from LM/AI (Light Manufacturing/Airport Impact Overlay District) to the PDI (Planned Development Industrial) zoning district, retaining the AI (Airport Impact Overlay District); approving a General Development Plan for an asphalt/concrete processing, manufacturing or recycling plant, (Heavy Industrial); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDR-22-26(Z)(G) Lazy C Ranch / Lazy C Ranch Holdings, LLLP - PLN2208-0121

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development; amending the Official Zoning Atlas (Ordinance 15-17, the Manatee Land Development Code), relating to the zoning within the unincorporated area; providing for a rezone of approximately 495.45 acres from A (General Agriculture) to the PDR (Planned Development Residential) zoning district to be developed in accordance with Policy 2.1.2.8 of the Comprehensive Plan as a component of a Larger Project located west of the Future Development Area Boundary; and generally located along the north side of County Road 675, and north of Rye Road and County Road 675 intersection, Parrish (Manatee County); approving a General Development Plan (Large Project) for 1,100 residential units (single-family detached and single-family attached), subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-23-04(Z)(P) – The Legacy Project – SOZO Missions (Owner) – PLN2210-0018

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 0.78 acres generally located between 16th Street Court East and 17th Street East, along the north side of 32nd Ave East, and commonly known as 3124 17th Street East, Bradenton (Manatee County) from RSF-6 (Residential Single Family-6) to the PDR (Planned Development-Residential) zoning district; approving a Preliminary Site Plan for a 11,890 square foot Public Community Use; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDR-23-09(P) – Creekside Village – On The Creek LLC (Owner) – PLN2211-0052

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for one hundred ninety eight (198) multi-family residential units with at least twenty-five percent (25%) of the units designated as affordable housing on approximately 23.91 acres; the site is currently zoned PDR (Planned Development Residential) within the Future Land Use Category of RES-6 (Residential-6 dwelling units per acre) and partially located in the Coastal Planning Area (CPA), Coastal Evacuation Area (CEA), and Coastal High Hazard Area (CHHA) Overlay Districts; generally located on the north and south sides of 58th Avenue East, approximately 400 feet east of 33rd Street 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.

Z-23-09 – 4920 Jim Davis Rezone / Edwards– Payton Edwards and Brienne Edwards (Owners)– PLN2301-0054

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 2.40 acres from A (General Agriculture) to the RSF-2 (Residential Single-Family-2) zoning district; located approximately 1,300 feet north of Golf Course Road, on the east side of Jim Davis Road, commonly known as 4920 Jim Davis Road, Parrish, (Manatee County); setting forth findings; providing a legal description; providing for severability and providing an effective date.

ZL-22-07– BTC Redevelopment – Bayside Holdings LLC (Owner) – (PLN2209-0069)

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 6.72 acres generally located at the southeast corner of El Conquistador Parkway and Bay Club Drive and commonly known as 4511 Bay Club Drive, Bradenton (Manatee County) from RSF-3 (Residential Single Family-3 Units Per Acre), RSF-3/CHH (Residential Single Family-3 Units Per Acre/Coastal High Hazard), RSF-4.5 (Residential Single Family-4.5 Units Per Acre) and RSF-4.5/CHH (Residential Single Family-4.5 Units Per Acre/Coastal High Hazard) to the RMF-16/L (Residential Multi Family-16 Units Per Acre/Limited) zoning district, retaining the Coastal High Hazard Overlay District where applicable; subject to stipulations as conditions of approval; 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 Kimberly Middleton 941-792-8784 ext. 6012 or Kimberly.middleton@mymanatee.org or TTY 711.

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: September 1, 2023