

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 28, 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:

PDI-23-12(Z)(G) - Titan Florida 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-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.

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.

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: September 13, 2023