

NOTICE OF PUBLIC HEARING

NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the **Planning Commission of Manatee County** will conduct a Public Hearing on **October 12, 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:

PDC-13-30(P)(R2) – Gershoni Outparcel – 95 FLRPT LLC – PLN2208-0053

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving an amended Preliminary Site Plan to allow the construction of an approximately 8,100-square foot restaurant on approximately 1.58 acres zoned PDC (Planned Development Commercial), generally located at the northeast quadrant of U.S. 301 and I-75, approximately 650 feet west of 60th Avenue East, and commonly known as 5710 20th Street East, Ellenton (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.

PDC-22-20(Z)(P) – Commercial Shopping Center at SR 64 & Uihlein Road - Nap McEast LLC and SMR Northeast LLC (Owners) - PLN2207-0060

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 14.89 acres from A (General Agriculture) to the PDC (Planned Development Commercial) zoning district; approving a Preliminary Site Plan with a maximum square footage allowed for the entire development, including a main parcel, four (4) outparcels (Outparcel 1 through Outparcel 4), two (2) retail parcels (Retail A and Retail B) and associated infrastructure, being limited to 80,000 square feet of commercial/retail uses, the 14.89 acres is located within the MU-C/AC-1 (Mixed Use-Community Center Level 1) Future Land Use Category, and is generally located at the southwest corner of SR 64 East (Manatee Avenue East) and Uihlein Road, Bradenton (Manatee County); 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.

PDC-22-23(Z)(P) –Storage Now Parrish/ Storage Now Parrish LLC (Owner) - PLN2208-0031

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 1.48 acres from VIL (Village District – Parrish)/PCV (Parrish Commercial Village Overlay) and 5.13 acres from VIL (Village District – Parrish) to the PDC (Planned Development Commercial) zoning district totaling 6.61 acres, retaining the PCV (Parrish Commercial Village Overlay District) on 1.48 acres in the northwest portion of the site; approving a Preliminary Site Plan for up to 137,550 square feet of mini-warehouse uses and 2,945 square feet of office uses for a total of 140,495 square feet; and generally located on the northeast quadrant of US 301 North and CR675, 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.

PDPI-15-06(Z)(G)(R) – Alum Dewatering Facility – Manatee County (Owner) – PLN2304-0352

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 County Land Development Code), relating to the zoning within the unincorporated area; together with amending and restating Ordinance PDPI-15-06(Z)(G) to add 9.93 acres; providing for the rezoning of 9.93 acres on the south portion of a 146.83-acre site (136.9-acres comprised of 123.59 acres of PDPI, 10.6 acres of A, and

2.71 acres of CON zoning districts) located on the south side of Waterline Road, Bradenton (Manatee County) from A (General Agriculture) to the PDPI (Planned Development Public Interest) zoning district; approving a revised General Development Plan for the entire 146.83-acre site for expansion of the existing Water Treatment Facility, inclusive of the previously approved uses on the GDP, subject to amended stipulations as conditions of approval; providing a legal description; providing for severability; and providing an effective date.

PDPI-23-11(Z)(G) – Rehab Hospital – Bradenton/Daughters of G&M, LLC (Owner) – PLN2209-0082

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 3.87 acres generally located on the south side of SR70 (53rd Avenue West), approximately one-half mile east of U.S. 41, and commonly known as 404 53rd Avenue West, Bradenton (unincorporated Manatee County) from PR-M (Professional Office – Medium) and RMF-6 (Residential-Multi-Family) to the PDPI (Planned Development Public Interest) zoning district; approving a General Development Plan for approximately 62,327 square feet of hospital/rehabilitation center; 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-23-17(Z)(P) – The Mitchell at Palmetto (Palmetto Plaza) – OHM Teerth Investment & Consulting LLC (Owner) – Defined Development Corp. (Contract Purchaser) – PLN2303-0142

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 9.16 acres generally located between Bayshore Rd, 89th St E, and US 41 N and commonly known as 9025 US 41 N, Palmetto (Manatee County) from PDC (Planned Development Commercial) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for a 183 unit multi-family project, with at least 25 percent of the units designated as affordable housing; 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 does not discriminate upon the basis of any individual's disability. Manatee County is committed to providing full access to facilities, programs, and services to all, as well as supporting the employment of qualified individuals with disabilities in its workforce in accordance with federal and state laws and regulations, including the Americans with Disabilities Acts of 1990 (ADA) and as amended ("ADAA"), and 503 and 504 of the Rehabilitation Act of 1973. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act (ADA), or assistance with accessing any of these documents, should contact Kimberly Middleton, ADA Compliance Coordinator, at (941)792-4501 ext. 6012 or Kimberly.middleton@mymanatee.org, as least 3 business days prior to the scheduled meeting. If you are deaf/hard of hearing and require the services of an interpreter, please contact the Florida Relay Service at 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 28, 2023