

NOTICE OF PUBLIC HEARING

NOTICE OF DEVELOPMENT OF REGIONAL IMPACT AND 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 **October 26, 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:

The following items are scheduled to be continued from the October 26, 2023 Land Use Meeting to the November 2, 2023, Board of County Commissioners Land Use Meeting at 9:00 a.m., or as soon thereafter as same may be heard.

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 (±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± 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 (±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± 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-23-17(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.

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. 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 BOARD OF COUNTY COMMISSIONERS
Manatee County Development Services Department
Manatee County, Florida
Date Published: October 12, 2023