

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 **November 2, 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:

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

This item is to be continued to December 7, 2023 at 9:00 a.m., or as soon thereafter as same may be heard.

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

This item is to be continued to December 7, 2023 at 9:00 a.m., or as soon thereafter as same may be heard.

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).

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 (Owners) - PLN2108-0031

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.

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.

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.

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.

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; 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](mailto: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 20, 2023