

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 **December 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:

PDC-22-19(P) – Take 5 Car Wash – Boing US Holdco Inc. (Owner) - PLN2207-0029

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development; approving a Preliminary Site Plan for a 3,769 square foot car wash currently zoned PDC (Planned Development Commercial); the property is approximately 0.83 acres and generally located at the southwest corner of 53rd Avenue East and 33rd Street East and commonly known as 3270 53rd Avenue East, Bradenton (Manatee County); subject to stipulations as voluntarily proffered by the applicant; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDMU-22-27(P)– Gettel Genesis of Lakewood – Gettel Bradenton, Inc. (Owner) – PLN2209-0001

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a PSP (Preliminary Site Plan) for Vehicle Sales, Rental, and Leasing; the property is zoned PDMU/ENT/CHHA (Planned Development Mixed Use/SR 64 Entranceway/Coastal High Hazard Area) and approximately 3.61 acres; generally located on the north side of State Road 64 East approximately 650 feet east of 57th St E (Morgan Johnson Rd) in unincorporated Manatee County subject to stipulations as conditions of approval voluntarily proffered by the applicant; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDR-23-05(Z)(P) – Eden Ellenton – MJ Squared, LLC, McAllen Holding Company, LLC & Diane M. Bennett SD IRA; Frederick J. Francis; Robert Vissa & Rebecca Ros Vissa; and Evan & Amanda Rome (Owners) – Eden Living Development Services, LLC (Contract Purchaser) – PLN2210-0069

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 30.24 acres, from PDMU (Planned Development Mixed Use) (4.38 acres) and A-1 (Suburban Agricultural) (25.86 acres) to the PD-R (Planned Development Residential) zoning district; approving a Preliminary Site Plan for a 259-unit project consisting of Multi-Family residential units (Townhomes and Cottages); generally located at the northeast corner of I-75 and 29th Street East, and commonly known as 5210, 5310, 5512 and 5750 29th Street East, and 3015 56th Avenue East, Ellenton (Manatee County); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDR-23-29(Z)(G) – Amara – Marion Springer (Owner) – (WB Companies, LLC- (Contract Purchaser) – PLN2305-0063

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development; providing for a rezone of approximately 20.20 acres generally located east of I-75, west of Lena Road, and approximately 1-mile south of State Road 64 East, and commonly known as 3308 Lena Road, Bradenton (Manatee County) from A-1 (Agricultural Suburban) to the PDR (Planned Development-Residential) zoning district; approving a General Development Plan for 606 multifamily residential units with at least twenty five percent (25%) of the units designated as affordable housing; subject to stipulations as conditions of approval voluntarily proffered by the Applicant; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

ZL-23-14 – Cahill 37th St E Rezone – Christine L Todd (Owner) – Mark Cahill (Contract Purchaser) – PLN2305-0052

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 2.55 acres generally located approximately 700 feet north of the intersection of Florida State Road 70 and 37th Street East, on the west side of 37th Street East and commonly known as 5120 37th St E, Bradenton (Manatee County) from A-1 (Agricultural Suburban District) to the GC/L (General Commercial/Limited) zoning district; subject to voluntarily proffered conditions of approval including a Schedule of Permitted and Prohibited Uses attached as Exhibit B; 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, at 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: December 1, 2023