

## 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 **February 1, 2024, at 9:00 a.m., or as soon thereafter as same may be heard at the Manatee County Government Administration Building, 1<sup>st</sup> Floor Patricia M. Glass Chambers, 1112 Manatee Avenue West, Bradenton, Florida**, to consider and act upon the following matters:

#### **PDMU-16-16(G)(R2) - Parrish Lakes General Development Plan Amendment - PLN2208-0086**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending Ordinance No. PDMU-16-16(G)(R) to approve a land use exchange and a revised General Development Plan and Ordinance, with the following changes: 1) increase the total number of residential units from 3,300 units to 3,401 units; 2) modify the composition of the residential product types, decreasing the number of multi-family units from 1,100 to 400, and increasing the number of single-family units from 2,200 units to 3,001 units; 3) reduce the commercial entitlements from 400,000 square feet to 260,000 square feet; 4) reduce the office entitlements from 50,000 square feet to 35,000 square feet; 5) remove the North Central Overlay standards; 6) increase the maximum height of commercial buildings from 35 feet (two stories) to 45 feet (three stories); 7) reduce the landscape buffer width from 50 feet to 30 feet adjacent to the thoroughfares; 8) adjust access points to match current planned access points; 9) modify certain conditions consistent with current Department practices and other amendments for internal consistency, subject to stipulations as conditions of approval; settings forth findings; providing a legal description; providing for severability, and providing an effective date.

The Parrish Lakes DRI consist of approximately 1,155 acres, is zoned PDMU (Planned Development Mixed Use), and is generally located on the south side of Moccasin Wallow Road, approximately 0.74 miles east of I-75, and north side of Erie Road, at 7205 and 8505 Moccasin Wallow Road, and 7400, 7205, 7707, and 7800 Sawgrass Road, extending from Moccasin Wallow Road to Erie Road, Palmetto and Parrish (Manatee County).

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#### **PDO-23-41(Z)(P) – Pace Center for Girls Bradenton/Pace-THC INC. - Pace-THC, Inc. (Owners) - PLN2306-0286**

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 the rezoning of approximately 0.66 acres on the northern portion of a 1.66-acre site (1.00-acre already zoned PDO), located on the south side of 35<sup>th</sup> Avenue West and west of 26<sup>th</sup> Street West, commonly known as 3508 26<sup>th</sup> Street West, Bradenton (Manatee County) from RSF-6 (Residential Single-Family-6) to the PDO (Planned Development Office) Zoning District; approving a Preliminary Site Plan for a 16,680 square foot facility for private school use and associated infrastructure; subject to stipulations of approval as voluntarily proffered by the Applicant; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

**PDR-23-10(Z)(P) – 18th Avenue East - Landsman/Yoder Land Holdings LLC – Yoder Land Holdings LLC/ Matthew Landsman and Paul Yoder – PLN2211-0076**

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 80.70 acres from A-1/ CPA (Agricultural Suburban/ Coastal Planning Area) to the PDR/CPA (Planned Development Residential) Zoning District, retaining the Coastal Planning Area Overlay District, generally located south of 18<sup>th</sup> Avenue E, east of 57th Street E and commonly known as 6218 E 18<sup>th</sup> Ave., E., Bradenton (Manatee County); approving a Preliminary Site Plan for 242 single-family detached units and associated infrastructure; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

**PDR-23-13(Z)(P) – Eastlyn/411 Rye Road Holdings LLC - 411 Rye Road Holdings LLC; Donald F. and Lynda Temple; Donna L. King; Donna L. King and Sharon A. Lanier– (Owners) – Weekley Homes, LLC (Contract Purchaser) - PLN2210-0026**

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 25 acres generally located on the southeast side of Rye Road, approximately 1.25 miles from the intersection of State Road 64 and Rye Road, and commonly known as 411 Rye Road, Bradenton, (Manatee County) from A (General Agriculture) to the PDR (Planned Development Residential) Zoning District; approving a Preliminary Site Plan for a proposed development of 75 single-family residential lots; subject to stipulations as voluntarily proffered by the Applicant; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

**ZL-23-24 – Solid Rock Construction Rezone/Solid Rock Construction Group LLC (Owner) – PLN2306-0428**

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 0.52 acres generally located on the south side of Cortez Road and west of Paradise Bay Mobile Home Park, Bradenton (Manatee County) from the PR-S (Professional Office-Small) to the PR-M/L (Professional Office-Medium/Limited) Zoning District; approving a Schedule of Permitted and Prohibited Uses as voluntarily proffered by the Applicant and attached as Exhibit B; subject to stipulations as voluntarily proffered by the Applicant; 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, 4<sup>th</sup> Floor, Bradenton, Florida; telephone number (941) 748-4501 x6878; e-mail to: [planning.agenda@mymanatee.org](mailto: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, 4<sup>th</sup> 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](mailto: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: January 19, 2024