

NOTICE OF PUBLIC HEARING

NOTICE DEVELOPMENT OF REGIONAL IMPACT AND ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the **Planning Commission of Manatee County** will conduct a Public Hearing on **February 8, 2024, 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:

DRI#22 ORDINANCE 24-26 – University Lakes DRI Amendment – Schroeder-Manatee, Inc. (Owner) – PLN2309-0064

An Ordinance of the Board of County Commissioners of Manatee County, Florida, rendering an amended and restated Development Order pursuant to Chapter 380.06, Florida Statutes, for the University Lakes Development of Regional Impact (Ordinance 17-06); A/K/A TBRPC DRI 216; to approve the following changes to Map H and the Development Order: 1) Amend Tables 1 and 2 to reflect an increase of General Commercial, Hospital (150 beds) in Phase II, resulting in a total of 300 beds; 2) Update Development Order to be consistent with previous approvals; and 3) other minor amendments and amendments for internal consistency; codifying and restating the existing Development Order for DRI #22; providing for severability; and providing for an effective date.

The University Lakes DRI is east of the intersection of I-75 and University Parkway and located on the north side of University Parkway. The DRI is currently zoned PDMU (Planned Development Mixed Use) and contains approximately 4,117.2 acres.

PDMU-92-01(G)(R19) - University Lakes General Development Plan Amendment – Schroeder-Manatee, Inc (Owner) – PLN2309-0063

An Ordinance of the Board of County Commissioners of Manatee County, Florida, relating to land development, approving an amendment to the Official Zoning Atlas (Ordinance 15-17, as amended, the Manatee County Land Development Code), amendment to the Zoning Ordinance and a revised General Development Plan including the following revisions: 1) increase entitlement on Parcel 14 from 150 hospital beds to 300 hospital beds; 2) amend General Note (2) of the General Development Plan clarifying that the ten-story height maximum also applies to Hospital use; 3) revise Land Condition Q.(9) regarding floor area ratio; 4) update Zoning Ordinance to be consistent with previous approvals; (5) add note to Land Use Schedule of General Development Plan to clarify allocation of units; (6) other minor amendments and amendments for internal consistency; providing for severability; setting forth finding; and providing an effective date.

The University Lakes DRI is generally located east of intersection with I-75 and University Parkway and located on the north side of University Parkway. The DRI is currently zoned PDMU (Planned Development Mixed Use) and contains approximately 4,117.2 acres.

PDMU-23-24(Z)(G) - Avid On Parkway – Khoury Professional Offices, LLC; Palm-Aire Plaza Partnership, LTD.; Khoury Enterprises, LLC.; Suhail A. Khoury and Janet K. Khoury (Owners) – 3rd Wave Development, LLC.; Avanti Insieme, LLC. (Contract Purchasers)- PLN2306-0368

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 seven (7) parcels some of which have addresses of 5901 Whitfield Avenue, 5899 Whitfield Avenue, and 5805 Whitfield Avenue while the remaining parcels are without complete addresses; the combined acreage for these parcels contain approximately 12.765 acres and are generally located at the northeast corner of Whitfield Avenue and University Parkway, Sarasota (Unincorporated Manatee County) from PDC/WPE (Planned Development Commercial/Watershed Protection-Evers Overlay) and RMF-6 (Residential, Multi-family) to PDMU/WPE (Planned Mixed-Use/Watershed Protection-Evers Overlay) zoning district; approving a General Development Plan for 210 multi-family residential units and 70,100 square feet of commercial and office uses; approving a Schedule of Permitted and Prohibited uses as voluntarily proffered by the Applicant (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-23-30(Z)(G) – Buchanan Rezone/1099 Management Co LLC – 1099 Management Co LLC (Owner) – PLN2303-0123

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 21.29 acres generally located North of 21st Street Court E, approximately 1,000 feet west from the intersection with Ellenton Gillette Road, and commonly known as 3000 21st Street Court East, Palmetto (Manatee County) from A-1 (Agriculture Suburban)/CPA (Coastal Planning Area) to PDR (Planned Development Residential) Zoning District, retaining the CPA (Coastal Planning Area) Overlay District; approving a General Development Plan for a residential subdivision of up to 191 dwelling units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDC-23-50(P) – University Carwash – BW University Shade, LLC. (Owner) – PLN2310-0025

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for a carwash facility approximately 3,825 square feet on approximately 0.82 acres; the site is currently zoned PDC/AI (Planned Development Commercial / Airport Impact Overlay) and lies within the University at 301 Entranceway Special District, and the MU (Mixed-Use) Future Land Use Category; generally located at the northwest corner of University Parkway and Shade Avenue, approximately 0.5 miles east of U.S. Highway 301, Bradenton (unincorporated Manatee County) having an address commonly known as 8490 Shade Avenue, Sarasota (Manatee County); 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: January 25, 2024