

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 22, 2024, 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:

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 approximately 12.765 acres from PDC/WPE (Planned Development Commercial /Watershed Protection-Evers Overlay) and RMF-6 (Residential, Multi-family-6) to the PDMU/WPE (Planned Mixed-Use) Zoning District; retaining the Watershed Protection-Evers Overlay District; approving a General Development Plan for 210 multi-family residential units and 70,100 square feet of commercial and office uses; and approving a Schedule of Permitted and Prohibited uses as voluntarily proffered by the Applicant (Exhibit B); the seven (7) parcels are generally located at the northeast corner of Whitfield Avenue and University Parkway, and commonly known as 5901 Whitfield Avenue, 5899 Whitfield Avenue, and 5805 Whitfield Avenue with the remaining parcels unaddressed, Sarasota (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.

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 Carmine DeMilio, ADA Compliance Coordinator, at (941) 792-4501 ext. 6016 or carmine.demilio@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: February 8, 2024