

## NOTICE OF PUBLIC HEARING

### NOTICE OF DEVELOPMENT OF REGIONAL IMPACT AND 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 **March 7, 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:

#### **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.

**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.

**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.

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 Carmine DeMilio, ADA Compliance Coordinator, at (941)792-4501 ext. 6016 or [carmine.demilio@mymanatee.org](mailto: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 23, 2024