

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 **March 14, 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:

PDMU-11-12(G)(R2) – Shops at Harrison Ranch/HC Properties, LLC – PLN 2306-0119

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending Ordinance No. PDMU-11-12(G)(R) and the General Development Plan to: (1) allow the multi-family use up to 320 units and a free-standing emergency department, and retaining the 300,000 square feet of non-residential uses previously approved; (2) establish a Land Use Equivalency Matrix for the conversion of the commercial entitlements to the multifamily use and the free standing emergency department; and, (3) approving a revised Schedule of Permitted and Prohibited Uses as voluntarily proffered by the applicant attached as Exhibit “B”, on approximately 30.14 acres located at the northwest and northeast corners of U.S. 301 North and Harrison Ranch Boulevard, at 4605 and 4606 Harrison Ranch Boulevard, Parrish (Manatee County); subject to stipulations as conditions of approval voluntarily proffered by the Applicant; setting forth findings; providing for a legal description; providing for severability; repealing ordinances in conflict; and providing an effective date.

PDO-23-31(Z)(G) – Gattuso Rezone – Gattuso, Joseph (Owner) – PLN2303-0087

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance 15-17, the Manatee Land Development Code), relating to the zoning within the unincorporated area; providing for a rezone of approximately 0.88 acres generally located west of North Tamiami Trail (US 41), east of the intercoastal waterway, and approximately $\frac{3}{4}$ miles south of Tallevast Road, and commonly known as 365 Braden Avenue, Sarasota (Manatee County) from RDD-3/WR/AI (Residential Duplex District-3/Whitfield Residential/Airport Impact) to the PDO (Planned Development Office) Zoning District, retaining the Whitfield Residential and Airport Impact Overlay Districts; approving a General Development Plan that: 1) adds 5,522± square feet to the first floor and 2) a new 2,922± square foot two story addition to the existing 4,685± foot feet single story building to total a 13,130± square foot residential support facility; 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-23-15(Z)(G) – Mia Bella Palmetto – 1955 Palmetto BTR LLC (Owner) – PLN2301-0064

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 9.1 acres generally located along the south side of 49th Street East and east of 16th Avenue East, and commonly known as 1955 49th St. East, Palmetto (Manatee County) from RSF-2 (Residential Single Family-2) (approximately 8.81 acres) and RSF-6 (Residential Single-Family-6) (approximately 0.29 acres) to the PDR (Planned Development Residential) Zoning District; approving a General Development Plan for thirty (30) single-family detached residential units; 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-23-28(Z)(P)– Palm View-PCRAWL, LLC Rezone/Tamlake LLC. PLN2305-0124

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 20.6 acres generally located at the northwest corner of the intersection of US Highway 41 N and 16th Avenue East (a/k/a Canal Road), and commonly known as 5901 16th Ave. E., Palmetto (Manatee County) from A-1/CPA (Agricultural Suburban/Coastal Planning Area Overlay District) to PDR/CPA (Planned Development Residential) Zoning District, retaining the Coastal Planning Area Overlay District; approving a Preliminary Site Plan for a 264 multi-family attached residential unit development; 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-23-36(Z)(G) – Hine Rutland Road PDR/Manatee Property LTD – Manatee Property LTD (Owner) – PLN2307-0121

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 on approximately 5.00-acres, from A (General Agriculture) to the PDR (Planned Development Residential) Zoning District, generally located approximately 1.25 miles east of Highway 301, south of Rutland Road (CR 675) and east of 136th Terrace East, commonly known as 13755 CR 675, Parrish (Manatee County); approving a General Development Plan for a maximum of fifteen (15) single-family residential detached, attached, and semi-detached dwelling units; 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.

Z-23-12 – Saltsman Distribution Substation/Peace River Electric Cooperative Inc (Owner) – PLN2303-0159

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 5.00 acres generally located 3600± feet north of the intersection of Moccasin Wallow Rd and US 301 N on the west side of US 301 N, Parrish (Manatee County) from PD-R (Planned Development Residential) to the A-1 (Suburban Agriculture) Zoning District; providing a legal description; providing for severability, and providing an effective date.

ZL-23-28 – Jones 301 Parrish Rezone/Jones Potato Farm Inc. – Alan E. Jones (Owner) – PLN2310-0040

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 4.68 acres from A-1/PCV (Agricultural Suburban/Parrish Commercial Village Overlay) to VIL/L/PCV (Village/Limited/Parrish Commercial Village Overlay) Zoning District on the eastern portion of a 10.69-acre parcel (6.01 acres are already zoned VIL) and generally located along the east side of U.S. 301 North, south of State Road 62, and 1,050 feet north of County Road 675 (Rutland Road) commonly known as 12245 U.S. 301 North, Parrish (Manatee County); approving a Schedule of Permitted and Prohibited Uses as voluntarily proffered by the Applicant and attached as Exhibit B; 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 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 PLANNING COMMISSION

Manatee County Development Services Department

Manatee County, Florida

Date Published: March 1, 2024