

## NOTICE OF LAND USE CHANGE

### Official Actions Will Affect and Regulate Use of Real Property in Unincorporated Manatee County – Notice to Real Property Owners and General Public.

The Manatee County Board of County Commissioners will hold a public hearing to consider the adoption of the following amendments to the Manatee County Comprehensive Plan. The amendments pertain to the unincorporated area of Manatee County. At the conclusion of the public hearing the Board of County Commissioners shall determine whether to adopt, adopt with modifications or not adopt the amendments to the Manatee County Comprehensive Plan.

**Date:** March 21, 2024  
**Time:** 1:30 p.m., or soon thereafter as same may be heard  
**Place:** Manatee County Government Administrative Center  
1112 Manatee Ave. West; Patricia M. Glass Chambers (1st Floor)

**Additional amendments to the following may be necessary to implement these changes and ensure internal consistency.**

#### **PA-23-11 / Ordinance 24-11 Shops at Harrison Ranch – Small-Scale Comprehensive Plan Map And Text Amendment- PLN2306-0118**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, Regarding Comprehensive Planning; providing for a Purpose and intent; providing findings; providing for a Privately-Initiated Map Amendment to the Future Land Use Map of the Future Land Use Element to designate specific real property generally located at the northwest and northeast corners of U.S. 301 North and Harrison Ranch Boulevard, at 4605 and 4606 Harrison Ranch Boulevard, Parrish, FL (Manatee County) from the RES-3 (Residential- 3 dwelling units per gross acre) (29.13± acres) and UF-3 (Urban Fringe - 3 dwelling units per gross acre) (1.01± acres) Future Land Use classifications to the ROR (Retail/Office/Residential) (30.14± acres) Future Land Use Classification; Providing for a specific property development condition in the text of the Comprehensive Plan to limit the maximum density potential to 320 dwelling units inclusive of any density bonus provisions as voluntarily proffered by the applicant and; Providing for a specific property development condition in the text of Element 2, Future Land Use Element, Policy 2.14.1.23/D.5.23 to limit maximum non-residential intensity to 300,000 square feet as may be modified pursuant to an approved land use equivalency matrix that may allow for partial conversion to residential uses as voluntarily proffered by the applicant and; setting forth findings; providing for a legal description; providing for severability; and providing an effective date.



Interested parties may appear and be heard at the meeting with respect to the proposed Ordinance, subject to proper rules of conduct. The hearing may be continued from time to time to a date and time certain. The Public may also provide written comments for the Board of County Commissioners to consider.

Rules of Procedure for this public hearing are in effect pursuant to Resolution R-22-051. Copies of this Resolution may be obtained from the Development Services Department (see address below).

**Please Send Comments To:**           **Manatee County Development Services Department**  
**Attn: Agenda Coordinator**  
**1112 Manatee Ave. West, 4<sup>th</sup> Floor**  
**Bradenton, FL 34206**  
[planning.agenda@mymanatee.org](mailto:planning.agenda@mymanatee.org)

All written comments will be entered into the record.

**For More Information:** Copies of the proposed amendments will be available for review and copying at cost approximately seven (7) days prior to the public hearing. Information may also be obtained by calling **748-4501, Ext. 6878**, between 8:00 AM and 5:00 PM.

**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.

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/she will need a record of the proceedings, and for such purpose, he/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.

SAID 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: March 7, 2024