

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 **March 21, 2024, at 1:30 p.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-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.

SSP-23-01 – RESOLUTION 24-052 NORTH COUNTY MIDDLE SCHOOL SCHOOL SITE PLAN PLN2312-0016

A Resolution of the Board of County Commissioners of Manatee County, Florida, regarding land development; allowing for the construction of a middle school in the UF-3 (Urban Fringe – 3 DU/AC) Future Land Use Category; approving a School Site Plan which includes a 163,300-square foot middle school facility with a 2,625-square foot chiller yard / maintenance building, 6,495-square foot covered play area, 4,552-square foot support buildings and related infrastructure.; all on approximately 30.0 acres within the PDMU (Planned Development – Mixed Use) zoning district; generally located within the Haval Farms development within the unincorporated area of Manatee County; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

SSP-23-02 – RESOLUTION 24-054 MTC SHOOTING RANGE SCHOOL SITE PLAN - PLN2312-0005

A Resolution of the Board of County Commissioners of Manatee County, Florida, regarding land development; allowing for the construction of a law enforcement training facility in the AG/R (Agricultural/Rural) Future Land Use Category; approving a School Site Plan which includes a 3,487-square-foot range house with a 1,665-square foot canopy area, a 1,000-square foot shoot house, firing ranges, a driver awareness pad and related infrastructure; all on approximately 24.78 acres of land located within the EX (Extraction) zoning district; generally located off Taylor Road within the unincorporated area of Manatee County; subject to stipulations as conditions of approval, setting forth findings; providing a legal description; providing for severability, and providing an effective date.

SSP-23-03 – RESOLUTION 24-053 EAST COUNTY K-8 PROTOTYPE SCHOOL SITE PLAN - PLN2312-0003

A Resolution of the Board of County Commissioners of Manatee County, Florida, regarding land development; allowing for the construction of a school serving kindergarten to 8th grade in the MU-C/AC-1 (Mixed Use – Community / Activity Center Level 1) Future Land Use Category; approving a School Site

Plan which includes a 227,404 square foot K-8 public school facility with a 24,025 square foot gym and related infrastructure; all on approximately 40.0 acres within the A (General Agriculture) zoning district; generally located at 17210 Academic Avenue within the unincorporated area of Manatee County; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

**SSP-24-01 – RESOLUTION 24-055 PARRISH COMMUNITY HIGH SCHOOL MODIFICATION
SCHOOL SITE PLAN – PLN2401-0073**

A Resolution of the Board of County Commissioners of Manatee County, Florida, regarding land development; allowing for the expansion to an existing high school (Parrish Community) in the UF-3 (Urban Fringe – 3 DU/AC) Future Land Use Category; approving a School Site Plan, which includes a 24,000-square foot, 1-story building with eight (8) classrooms and related infrastructure; all on approximately 95.62 acres of land located within the A-1 (Agricultural Suburban) zoning district; generally located at 7505 Fort Hamer Road within the unincorporated area of Manatee County; 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, 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: March 7, 2024