

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 **April 11, 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-23-14(Z)(G) – Woody’s River Roo Pub & Grill/ Woody’s Riverfront Real Estate LLC; Randal Kassewitz; And Mark Vasturo (Owners) PLN2301-0010

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 Land Development Code), relating to the zoning within the unincorporated area; providing for a rezone of approximately 1.26 acres from A-1/CPA (Agricultural Suburban/Coastal Planning Area Overlay District) and A-1/CPA/CHHA (Agricultural Suburban/Coastal Planning Area/Coastal High Hazard Overlay Districts) to PDMU (Planned Development Mixed Use) retaining the Coastal Planning Area and Coastal High Hazard Overlay Districts where applicable; and approving a General Development Plan to include an existing 1.27-acre eating and drinking establishment with associated infrastructure, and 1.26 acres for additional parking facilities for a total development of 2.53± acres; the site is generally located at the southeast corner of I-75 and 18th Street East and north of the Manatee River, at 5711 19th Street East, 5805, 5809, and 5717 18th Street E, Ellenton (Manatee County); subject to stipulations as conditions of approval; providing a legal description; providing for severability; and providing an effective date.

PDMU-23-25(P) – Airport Commerce Park – AIRBC, LLC (Owner) – PLN2301-0043

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development; approving a Preliminary Site Plan for a 20,375 ± square foot light industrial warehouse facility on a 1.75 ± acre site currently zoned PDMU/AI (Planned Development Mixed Use/Airport Impact); the property is generally located at the southeast corner of Whitfield Avenue and 15th Street East and commonly known as 6907 15th Street East, 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.

PDR-23-26(Z)(G) – LWR Parcel J – SMR Northeast LLC – PLN2305-0050

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 84.5 acres generally located at the southeast corner of State Road 64 and Uihlein Road extending east to Lighterwood Trail, Bradenton (Manatee County), from A (General Agricultural) to PDR (Planned Development Residential) Zoning District; approving a General Development Plan for 759 residential units (600 multifamily, 62 single-family attached, 97 single-family detached); 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-23-52(Z)(P)– Lorraine Crossings West (FKA Lakewood Place Townhomes)/Lili Chiu – Chiu Lili, Chiu Lili Rev Living Trust (Owner) – Windham Development, Inc. (Contract Purchaser) - PLN2310-0135

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 9.64 acres from A (General Agriculture) to PDR (Planned Development Residential) Zoning District, generally located west of Lorraine Rd and south of SR 64, and commonly known as 3518 Lorraine Road, Bradenton (Manatee County); approving a Preliminary Site Plan for 66 single-family attached units with at least twenty-five percent (25%) of the units designated as Affordable Housing, subject to a proposed Land Use Restriction Agreement (LURA); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDR-23-53(Z)(G) – Villas at Elwood Park 4007 Property, LLC (Owner) – Eastwind Acquisitions, LLC (Contract Purchaser) - PLN2311-0043

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 23.8 acres generally located at the northeast corner of 44th Avenue East and 45th Street East intersection, Bradenton (Manatee County), from A-1 (Agricultural Suburban) to the PDR (Planned Development Residential) Zoning District; approving a General Development Plan for 202 multi-family residential units providing for a Land Use Restriction Agreement, as proffered by the Applicant, for at least twenty five (25%) percent of the units designated as “Affordable Housing”; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

Z-23-27 – 3012 Land Rezone – Julie S and Michael D Johnson – PLN2309-0015

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 5.04 acres generally located approximately 450 feet south of the intersection of Old Tampa Road and Phillips Road and commonly known as 3012 Phillips Road, Parrish (Manatee County) from A (General Agriculture) to A-1 (Agricultural Suburban) Zoning District; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

Z-23-34–Tibisay Josefina Perez De Osuna Rezone (Owner) - PLN2310-0084

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 0.15 acres from RSF-4.5/CPA (Residential Single-Family -4.5/Coastal Planning Area) to RSF-6/CPA (Residential Single-Family-6/ Coastal Planning Area) Zoning District; the site is generally located approximately a quarter mile north of the intersection of 26th Avenue East and 15th Street East, on the east side of 15th Street East, commonly known as 15th Street East, Bradenton (Manatee County); setting forth findings; providing a legal description; providing for severability, and providing an effective date.

Z-24-01 - Crooked River Preserve (County Owned Property) County-Initiated Rezone Manatee County (Owner) - PLN2401-0039

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 68 acres from A/CHHA/CPA (General Agriculture/Coastal High Hazard Area/Coastal Planning Area Overlay Districts) to CON/CHHA/CPA (Conservation) Zoning District; retaining the Coastal High Hazard Area and Coastal Planning Area Overlay Districts, where applicable; located at 10405 25th Street East, Parrish (Manatee County); 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 27, 2024