

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 **January 18, 2024, at 9:00 a.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:

PDC-22-19(P) – Take 5 Car Wash – Boing US Holdco Inc. (Owner) - PLN2207-0029

APPLICATION WITHDRAWN BY THE APPLICANT.

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development; approving a Preliminary Site Plan for a 3,335 square foot car wash currently zoned PDC (Planned Development Commercial); the property is approximately 0.83 acres and generally located at the southwest corner of 53rd Avenue East and 33rd Street East and commonly known as 3270 53rd Avenue East, Bradenton (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.

PDMU-16-16(G)(R2) - Parrish Lakes General Development Plan Amendment - PLN2208-0086

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending Ordinance No. PDMU-16-16(G)(R) to approve a land use exchange and a revised General Development Plan and Ordinance, with the following changes: 1) increase the total number of residential units from 3,300 units to 3,401 units; 2) modify the composition of the residential product types, decreasing the number of multi-family units from 1,100 to 400, and increasing the number of single-family units from 2,200 units to 3,001 units; 3) reduce the commercial entitlements from 400,000 square feet to 260,000 square feet; 4) reduce the office entitlements from 50,000 square feet to 35,000 square feet; 5) remove the North Central Overlay standards; 6) increase the maximum height of commercial buildings from 35 feet (two stories) to 45 feet (three stories); 7) reduce the landscape buffer width from 50 feet to 30 feet adjacent to the thoroughfares; 8) adjust access points to match current planned access points; 9) modify certain conditions consistent with current Department practices and other amendments for internal consistency, subject to stipulations as conditions of approval; settings forth findings; providing a legal description; providing for severability, and providing an effective date.

The Parrish Lakes DRI consist of approximately 1,155 acres, is zoned PDMU (Planned Development Mixed Use), and is generally located on the south side of Moccasin Wallow Road, approximately 0.74 miles east of I-75, and north side of Erie Road, at 7205 and 8505 Moccasin Wallow Road, and 7400, 7205, 7707, and 7800 Sawgrass Road, extending from Moccasin Wallow Road to Erie Road, Palmetto and Parrish (Manatee County).

PDMU-22-27(P) – Gettel Genesis of Lakewood – Gettel Bradenton, Inc. (Owner) – PLN2209-0001

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a PSP (Preliminary Site Plan) for Vehicle Sales, Rental, and Leasing; the property is zoned PDMU/CHHA (Planned Development Mixed Use/Coastal High Hazard Area) and approximately 3.61 acres; generally located on the north side of State Road 64 East approximately 650 feet east of 57th St E (Morgan Johnson Rd), Bradenton (Manatee County); 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.

PDO-23-41(Z)(P) – Pace Center for Girls Bradenton/Pace-THC INC. - Pace-THC, Inc. (Owners) - PLN2306-0286

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 the rezoning of approximately 0.66 acres on the northern portion of a 1.66-acre site (1.00-acre already zoned PDO), located on the south side of 35th Avenue West and west of 26th Street West, commonly known as 3508 26th Street West, Bradenton (Manatee County) from RSF-6 (Residential Single-Family-6) to the PDO (Planned Development Office) Zoning District; approving a Preliminary Site Plan for a 16,680 square foot facility for private school use and associated infrastructure; subject to stipulations of approval as voluntarily proffered by the Applicant; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDR-22-26(Z)(G) Lazy C Ranch / Lazy C Ranch Holdings, LLLP - PLN2208-0121

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 495.45 acres from A (General Agriculture) to the PDR (Planned Development Residential) Zoning District to be developed in accordance with Policy 2.1.2.8 of the Comprehensive Plan as a component of a Larger Project located west of the Future Development Area Boundary; and generally located along the north side of County Road 675, and north of Rye Road and County Road 675 intersection, Parrish (Manatee County); approving a General Development Plan (Large Project) for 1,100 residential units (single-family detached and single-family semi-detached), subject to stipulations of approval as voluntarily proffered by the Applicant; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-23-05(Z)(P) – Eden Ellenton – MJ Squared, LLC, McAllen Holding Company, LLC & Diane M. Bennett SD IRA; Frederick J. Francis; Robert Vissa & Rebecca Ross Vissa; and Evan & Amanda Rome (Owners) – Eden Living Development Services, LLC (Contract Purchaser) – PLN2210-0069

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 30.24 acres, from PDMU (Planned Development Mixed Use) (4.38 acres) and A-1 (Suburban Agricultural) (25.86 acres) to the PDR (Planned Development Residential) Zoning District; approving a Preliminary Site Plan for a 259-unit project consisting of Multi-Family residential units (Townhomes and Cottages); generally located at the northeast corner of I-75 and 29th Street East, and commonly known as 5210, 5310, 5512 and 5750 29th Street East, and 3015 56th Avenue East, Ellenton (Manatee County); subject to stipulations of approval as voluntarily proffered by the Applicant; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDR-23-29(Z)(G) – Amara – Marion Springer (Owner) – WB Companies, LLC- (Contract Purchaser) – PLN2305-0063

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development; providing for a rezone of approximately 20.20 acres generally located east of I-75, west of Lena Road, and approximately 1-mile south of State Road 64 East, and commonly known as 3308 Lena Road, Bradenton (Manatee County) from A-1 (Agricultural Suburban) to the PDR (Planned Development-Residential) Zoning District; approving a General Development Plan for 606 multi-family residential units with at least twenty five percent (25%) of the units designated as affordable housing; 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.

ZL-23-14 – Cahill 37th St E Rezone – Christine L Todd (Owner) – Mark Cahill (Contract Purchaser)
– PLN2305-0052

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 2.55 acres generally located approximately 700 feet north of the intersection of Florida State Road 70 and 37th Street East, on the west side of 37th Street East and commonly known as 5120 37th St E, Bradenton (Manatee County) from A-1 (Agricultural Suburban) to the GC/L (General Commercial/Limited) Zoning District; subject to stipulations of approval voluntarily proffered by the Applicant and including a Schedule of Permitted and Prohibited Uses attached as Exhibit B; 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 Kimberly Middleton, ADA Compliance Coordinator, at (941)792-4501 ext. 6012 or Kimberly.middleton@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: