

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 **April 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:

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 1.18-acre eating and drinking establishment with associated infrastructure, and 1.26 acres for additional parking facilities for a total development of 2.44± 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-23-52(Z)(P)– Lorraine Crossings West/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 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.

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
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