

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 **May 2, 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-23-50(P) – University Carwash – BW University Shade, LLC, (Owner) – PLN2310-0025

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for a carwash facility approximately 3,825 square feet on approximately 0.82 acres; the site is currently zoned PDC/AI (Planned Development Commercial / Airport Impact Overlay) and lies within the University at 301 Entranceway Special District, and the MU (Mixed-Use) Future Land Use Category; generally located at the northwest corner of University Parkway and Shade Avenue, approximately 0.5 miles east of U.S. Highway 301, Bradenton (Manatee County) having an address commonly known as 8490 Shade Avenue, Sarasota (Manatee County); subject to stipulations as conditions of approval; 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.

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.

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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