

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 **August 17, 2023, 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-22-19(G) – Cone Ranch GDP – William L. Cone, Jr. – (Owner) – PLN2203-0166

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a new General Development Plan (Large Project) for a 2,048 residential unit (single-family detached, attached and semi-detached) and 6,550 square foot commercial project; the 1,175.8 acre site is zoned PDMU (Planned Development Mixed Use) and is generally located North of SR 62 and East of US 301 and is commonly known as 14305 Dickey Road, Parrish (Manatee County); repealing ordinances in conflict; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDR-05-64(Z)(G)(R2) - Hillwood Expansion Revised General Development Plan with Rezone- Victoria Ellis, George and Susan Ellis (owner) – Sand Branch, LLC (contract purchaser) - PLN2212-0010

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 County Land Development Code), relating to the zoning within the unincorporated area; together with amending and restating Ordinance PDR-05-64(Z)(G)(R) to add 19.43 acres (expansion parcels); providing for the rezoning of 19.43 acres on the northeast portion of a 97.4-acre site (77.91-acres already zoned PDR) located on the north side of Waterline Road and approximately 2,500 feet west of the westernmost end of the Lake Manatee Reservoir dam structure, in Bradenton (Manatee County) from A (General Agriculture) to the PDR (Planned Development Residential) zoning district; approving a revised General Development Plan for the entire 97.4 acre site for a residential project consisting of 252 residential dwelling units inclusive of the previously approved development of 195 residential dwelling units, subject to amended stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; providing a legal description, and providing an effective date.

PDR-22-05(Z)(P) – Linger Lodge Road Rezone and Preliminary Site Plan – White Oak Development LTD (owner) D.R. HORTON, INC. (contract purchaser) – PLN2202-0119

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 17.8 acres (7.0 acres zoned PDMU and 10.8 acres zoned A-1) of a 34.5 acre project site, generally located at the southeast corner of I-75 and Linger Lodge Road, and commonly known as 8240 Linger Lodge Road, Bradenton (Manatee County), from PDMU/ST/WP-E (Planned Development Mixed Use/Special Treatment/Watershed Protection Evers) and A-1/ST/WP-E (Agricultural Suburban/Special Treatment/Watershed Protection Evers) to PDR/ST/WP-E (Planned Development Residential/Special Treatment/Watershed Protection Evers) zoning district; approving a Preliminary Site Plan for a 99 single-family attached residential unit development; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDR-22-21(Z)(G) – Firethorn Planned Development – Goodson Family Limited Liability Limited Partnership (Owner) – Taylor Morrison of Florida, Inc (Contract Purchaser) – PLN2205-0149

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 268 acres within the north and southeast portions of a 549.2-acre site from A (General Agriculture – approximately 240 acres) and PDMU (Planned Development Mixed Use – approximately 28 acres) to the PDR (Planned Development Residential – approximately 280 acres already zoned PDR) zoning district; approval of a General Development Plan (Large Project) for 1,540 residential units (single-family detached, single-family attached, single-family semi-detached and multifamily units); generally located at the northwest corner of Buckeye Road and U.S. Highway 301, west of Gettis Lee Road, Parrish (Manatee County); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; repealing ordinance PDMU/PDR-06-85(Z)(P) and providing an effective date.

PDR-23-02(Z)(P) – Oxford Landing PDR PSP/Ownbey-Beckett-Oxford-Anderson – Wayne Lamar Owenby and Frieda Mae Owenby, Geraleen M and Robert J Anderson and Geraleen M Revoc Living Trust (Owner) - Nick Gluckman (Contract Purchaser)- PLN2208-0122

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 an approximately ±25.19 acre site, generally located one mile east of Harrison Ranch Boulevard, at the intersection of Oxford Road and US 301 North, commonly known as 11601 US 301 North, 5110 Oxford Road, and 4920 Oxford Road, Parrish, (Manatee County); from A-1 (Agriculture Suburban) (±2.2 acres) and A (±22.9 acres) (General Agriculture) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 194 multi-family residential units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

Z-23-07 – O’Reilly Auto Parts Parrish – William K. and Katherine L. Marsh (Owner) – O’Reilly’s Auto Parts – PLN2301-0012

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 1.61 acres generally located 300 feet southeast of U.S. 301 N on the north side of Fort Hamer Road and commonly known as 5851 Bella Road, Parrish (Manatee County) from A-1 (Agricultural Suburban) to the NC-M (Neighborhood Commercial – Medium) zoning district; 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 status. This non-discrimination policy involves every aspect of the Board's functions including one's access to and participation in public hearings. Anyone requiring reasonable accommodation for this meeting as provided for in the ADA, should contact Carmine DeMilio 941-792-8774 ext. 8303 or carmine.demilio@mymanatee.org; or FAX 745-3790.

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: August 2, 2023.