

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 **December 15, 2022, 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:

ORDINANCE 22-39/ Robinson Gateway – DRI #29 PLN2203-0021

An Ordinance of the Board of County Commissioners of Manatee County, Florida, rendering an amended and restated Development Order pursuant to Chapter 380.06, Florida Statutes, on an application for an amended approval for a Development of Regional Impact (Ordinance 15-14); A/K/A TBRPC DRI 271; to approve the following changes to Map H and the Development Order: 1) add 1,778 multi-family residential units; 2) remove 320 single-family attached residential units; 3) remove 500,000 square feet of commercial retail uses; 4) remove 525,000 square feet of medical or professional office uses; 5) add 170,000 square feet of medical office uses; 6) add 52,361 square foot surgical center (clinic); 7) decrease hotel rooms from 350 to 250; 8) remove 1,750 movie theatre seats; 9) add 120,000 square feet of mini warehouse / self-storage uses; 10) add a 207-bed hospital with helipad; 11) Modify certain conditions consistent with current departmental practices and other amendments for internal consistency; providing for development conditions and obligations; providing for severability; and providing an effective date.

The Robinson Gateway DRI is on the north side of Moccasin Wallow Road, east side of I-75 and west side of Carter Road at 6730 and 7350 Moccasin Wallow Road, Palmetto, on a 288± acre site in the MU (Mixed Use), UF-3 (Urban Fringe-three dwelling units per acre) and P/SP-1 (Public/Semi-Public-1) Future Land Use Categories; current zoning is PDMU (Planned Development Mixed Use); filed by MW Gateway Development, LLC; providing for development rights, conditions, and obligations; providing for severability; and providing an effective date.

PDMU-15-04(G)(R) / Robinson Gateway General Development Plan Amendment PLN2203-0022

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending Ordinance PDMU-15-04(Z)(G) to approve changes to the GDP (General Development Plan) and Ordinance as follows: 1) add 1,778 multi-family residential units; 2) remove 320 single-family attached residential units; 3) decrease the maximum square footage of commercial space from 900,000 square feet to 400,000; 4) decrease the maximum office space from 600,000 square feet to 245,000 square feet for medical and/or professional office uses; 5) add 52,361 square foot surgical center (hospital); 6) add 207-bed hospital and helipad; 7) remove 1,750 seat movie theatre; 8) decrease the number of hotel rooms from 350 to 250 hotel rooms; 9) add 120,000 square feet of mini warehouse/self-storage uses; 10) add a Land Use Equivalency Matrix (LUEM) for a project known as Robinson Gateway; 11) remove Affordable Housing from Section 3 of the Zoning Ordinance; 12) remove on-site community open space/park and connection to Manatee County Greenways trail program (i.e. Ellenton Willow Trail) from Section 3 of the Zoning Ordinance; 13) add and/or revise development standards for residential and non-residential development in Section 3 of the Zoning Ordinance; 14) relocate Florida Power and Light Company utility transmission corridor and easement area; 15) update phasing and build-out dates to reflect previously granted legislative extensions and the Schedule of Permitted and Prohibited uses voluntarily proffered by the applicant attached as Exhibit "B"; 16) relocate access point along Moccasin Wallow Road; providing for severability; and providing for an effective date.

The Robinson Gateway GDP is on the north side of Moccasin Wallow Road, east side of I-75 and west side of Carter Road at 6730 and 7350 Moccasin Wallow Road, Palmetto (Manatee County), on a 288± acre site in the MU (Mixed Use), UF-3 (Urban Fringe-three dwelling units per acre) and P/SP-1 (Public/Semi-Public-1) Future Land Use Categories; current zoning is PDMU (Planned Development Mixed Use) and is within the Entranceway overlay district .

PDMU-11-13(G)(R2) – Cross Creek GDP Amendment – PLN2209-0093

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending and restating Zoning Ordinance No. PDMU-11-13(G)(R) to revise the General Development Plan to change the side yard setback for single-family semi-detached units from 0 feet/7.5 feet to 0 feet/5 feet and the rear yard setback for all single-family units from 15 feet to 10 feet for a previously approved development that includes a total of 1,426 residential units (single-family detached, single-family semi-detached, single-family attached, and multi-family units) on a total of approximately 671± acres zoned PDMU (Planned Development Mixed Use), located on the east side of Ft. Hamer Road, south side of Golf Course Road, and north of Mulholland Road, Parrish (Manatee County); subject to stipulations as conditions of approval; setting forth findings; repealing ordinances in conflict; providing a legal description; providing for severability, and providing an effective date.

PDMU-21-14(Z)(P) – Elan Castro Net Lease Properties, LLC PLN2108-0008

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 rezone of 4.76 acres from A (General Agriculture) and 15.04 acres from PDC (Planned Development Commercial) to the PDMU (Planned Development Mixed Use) zoning district, part of a 19.8 acre site located at the southwest corner of SR 64 and Lorraine Road, commonly known as 14366 and 14410 SR 64 East , 2610 and 2710 Lorraine Road, in Bradenton (Manatee County), approving a Preliminary Site Plan for 64,000 square feet of commercial uses, and 240 residential multi-family units; approving a Schedule of Permitted and Prohibited Uses as voluntarily proffered by the Applicant and attached as Exhibit “B”; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDR-21-07(Z)(G)(R) –Twin Rivers Estates (Aka Estates At Rivers Edge) – Alan Ward Reasoner (Owner) – PLN2209-0078

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 the zoning within the unincorporated area; providing for a rezone (as the result of a mandatory dispute resolution process), of approximately forty-two (42) acres generally located at the southwest corner of Twin Rivers Trail and Mulholland Road, and commonly known as 2401 Twin Rivers Trail, Parrish (Manatee County) from the A (General Agriculture) to the PDR (Planned Development Residential) zoning district and approving an amended General Development Plan (also as the result of a mandatory statutory dispute resolution process) to: (1) delete the residential support use on the 1.79 acre outparcel, (2) provide for a total of 126 single-family detached residential units over 42 acres; subject to stipulations and adding an additional request for specific approval, as conditions of approval; setting forth findings; providing for severability, providing a legal description; and providing an effective date.

Z-22-01–MB Builders, Inc. Rezone-MB Builders Inc. (Owners) - PLN2112-0093

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 2.7 acres from PD-R (Planned Development-Residential) to the PR-M (Professional Office-Medium) zoning district; the area subject to rezone is located on the south side of 39th Street E, approximately 900 feet south of the intersection of 53rd Avenue E (SR70) and 39th Street E., Bradenton (Manatee County); setting forth findings; providing a legal description; providing for severability, and providing an effective date.

Z-22-04-Jeffers Rezone-Jeffers Pamela J (Owners) - PLN2204-0026

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 23.62 acres from PD-R (Planned Development-Residential) to the A-1 (Agricultural Suburban) zoning district; the area subject to rezone is located approximately a half a mile west of US HWY 41, at the intersection of 33rd Street West and 8th Avenue West and commonly known as 720 33rd Street West, Palmetto (Manatee County); setting forth findings; providing a legal description; providing for severability, and providing an effective date.

Interested parties may examine the proposed Ordinances 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