

## NOTICE OF PUBLIC HEARING

### NOTICE OF LAND DEVELOPMENT CODE CHANGES IN UNINCORPORATED MANATEE COUNTY

The Manatee County Planning Commission will hold a public hearing to consider amendments to certain provisions of the Manatee County Land Development Code (Ordinance 15-17, as amended) and make recommendations to the Board of County Commissioners as to the consistency of the proposed Ordinances with the Comprehensive Plan and as to whether the proposed ordinances should be adopted, adopted with modifications, or denied.

Date: April 13, 2023  
Time: 9:00 AM or soon thereafter as same may be heard  
Place: Manatee County Government Administrative Center  
1st Floor Honorable Patricia M. Glass Chambers  
1112 Manatee Avenue West

#### **LDCT-22-12/Ordinance 23-63 (fka 22-68) County Initiated Land Development Code Text Amendment Amenity Centers PLN2205-0095**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending the Manatee County Land Development Code; providing for purpose and intent; providing findings; amending the Land Development Code by adding the definition of “Amenity Center” to Chapter 2, Section 200, Definitions; adding an exemption for requiring a final site plan for amenity centers up to 2,000 square feet of climatized floor area under Chapter 3, Part IV, Section 320.2.c.7; adding standards for Amenity Centers under Chapter 5, Section 511.20; rephrasing and reorganizing Chapter 5, Section 531.41 – Recreation Uses and Facilities; modifying Section 1005. – Off-Street Parking, Section 1005.3 – Number of Vehicular Parking Spaces Required, Table 10-2: Parking Ratios adding amenity center with the low intensity recreational use, and adding “pickleball,” “handball,” “shuffleboard” to “tennis courts” under recreational uses; and correcting scrivener’s errors; modifying Section 1005. – Off-Street Parking, Section 1005.3 – Number of Vehicular Parking Spaces required, Table 10-2: Parking Ratios Table Note 6 requiring the calculation of each use of the property, when calculating the number of parking spaces, providing for codification; providing for applicability; providing for severability; and providing an effective date.

#### **LDCT-23-04/Ordinance 23-61 County Initiated Land Development Code Text Amendment Resort Cottages PLN2302-0057**

An Ordinance of the Board of County Commissioners of Manatee County, Florida amending the Manatee County Land Development Code; providing for purpose and intent; providing findings; amending the Land Development Code; adding the definitions of country club and resort cottage to Chapter 2, Section 2 – Definitions; adding Chapter 5, Section 511.19 providing for standards and limitations for resort cottages, as an accessory use; providing for other amendments as may be necessary for internal consistency; providing for codification; providing for applicability; providing for severability; and providing an effective date.

#### **LDCT-23-05/Ordinance 23-62 County Initiated Land Development Code Text Amendment to add Car Wash: Full-Service and Car Wash: Self-Service as Special Permit Uses in the Neighborhood Commercial Zoning District PLN2302-0060**

An Ordinance of the Board of County Commissioners of Manatee County, Florida amending the Manatee County Land Development Code; providing for purpose and intent; providing findings;

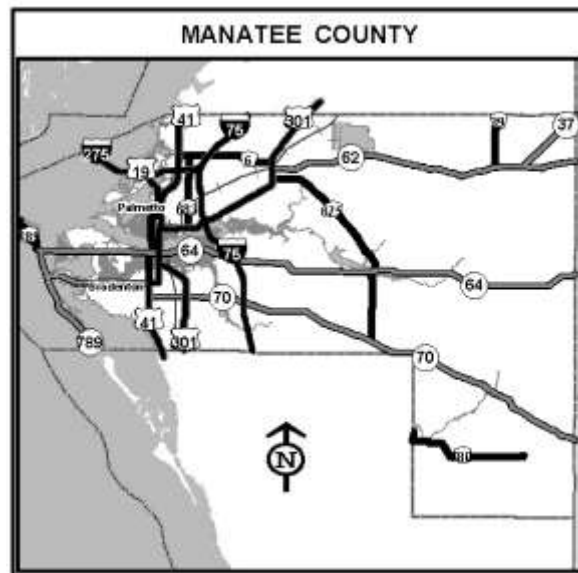
amending the Land Development Code Chapter 4, Section 401.2 Schedule of Uses by updating Table 4-3 allowing Car Wash: Full-Service and Car Wash: Self-Service in the Neighborhood Commercial zoning district through the special permit process; amending Chapter 5 - Standards for Accessory and Specific Uses and Structures, Part IV Standards for Specific Uses, Section 531.10 Car Wash adding a requirement regarding the location of a central vacuum unit; and providing for other amendments as may be necessary for internal consistency; providing for codification; providing for applicability; providing for severability; and providing an effective date.

**LDCT-23-06 / Ordinance No 23-64 County Initiated Land Development Code Text Amendment General Design Requirements for Planned Development Site Plans PLN2302-0087**

An Ordinance of the Board of County Commissioners of Manatee County, Florida; amending the Manatee County Land Development Code; providing for purpose and intent; providing findings; amending Land Development Code Chapter 4, Zoning, Section 402.6., General Design Requirements for all Planned Development Site Plans ; providing for other amendments as may be necessary for internal consistency; providing for codification; providing for applicability; providing for severability; and providing an effective date.

**LDCT-23-07/Ordinance 23-65 County Initiated Land Development Code Text Amendment Vehicle Use Area Landscaping PLN2302-0089**

An Ordinance of the Board of County Commissioners of Manatee County, Florida; amending the Manatee County Land Development Code; providing for purpose and intent; providing findings; amending the Land Development Code Chapter 7, Section 701.3.A.2, increasing the exemption for required landscaping in vehicle use areas from 1,000 to 2,000 square feet; amending Land Development Code Section 701.3A.4 increasing the number of consecutive parking spaces between internal parking islands, upon demonstration that an alternative design will be achieved; providing for other amendments as may be necessary for internal consistency; providing for codification; providing for applicability; providing for severability; and providing an effective date.



All interested parties may appear and be heard at the meeting with respect to the proposed Ordinance, subject to proper rules of conduct. Additionally, any written comments filed with the Director of the Development Services Department will be heard and considered by the Planning Commission.

It is important that all parties present their concerns to the Planning Commission in as much detail as possible. The issues identified at the Planning Commission hearing will be the primary basis for the final decision by the Board of County Commissioners. Interested parties may examine the Official Zoning Atlas, Ordinances, the applications, related documents, and may obtain assistance regarding these matters from the Manatee County Development Services Department, 1112 Manatee Avenue West, 4<sup>th</sup> Floor, Bradenton, Florida, telephone number (941) 748-4501x6878; e-mail to [planning.agenda@mymanatee.org](mailto:planning.agenda@mymanatee.org).

The hearing may be continued from time to time to a date and time certain or to no date certain and re-advertised. The public may also provide written comments for the Planning Commission to consider.

Rules of procedure for this public hearing are in effect pursuant to Resolution 13-189(PC). 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 Ave. West 4<sup>th</sup> Floor  
Bradenton, FL 34205  
941-748-4501 ext. 6878  
[Planning.agenda@mymanatee.org](mailto:Planning.agenda@mymanatee.org)

Interested parties may appear and be heard at the meeting with respect to the proposed ordinances.

Interested parties may examine the proposed Ordinances and related documents and may obtain assistance regarding these matters from the Manatee County Development Services Department, 1112 Manatee Avenue West, 4<sup>th</sup> Floor, Bradenton, Florida; telephone number (941) 748-4501 EXT. 6878; e-mail to: [planning.agenda@mymanatee.org](mailto:planning.agenda@mymanatee.org)

Americans With Disabilities: The Board of County Commissioners of Manatee County 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 941-792-8784 ext. 8303 or [carmine.demilio@mymanatee.org](mailto:carmine.demilio@mymanatee.org).

According to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made with respect to any matters considered at such meetings or hearings, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record would include any testimony or evidence upon which the appeal is to be based.

SAID HEARING MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS.

MANATEE COUNTY PLANNING COMMISSION  
Manatee County Development Services Department  
Manatee County, Florida