

# NOTICE OF PUBLIC HEARING

## NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the **Planning Commission of Manatee County** will conduct a Public Hearing on **May 11, 2023, at 9:00 a.m. or as soon thereafter as same may be heard at the Manatee County Government Administrative Center, 1<sup>st</sup> Floor, Patricia M. Glass Chambers, 1112 Manatee Avenue West, Bradenton Florida** to consider, act upon, and forward a recommendation to the Board of County Commissioners on the following matters:

**PDC-22-12(Z)(P)– Store Space Ellenton PSP Rezone/Storage Cap Ellenton JV LP/ (Owner) – PLN2204-0006**

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 3.62 acres generally located approximately 300 feet north of US Highway 301 and 72nd Avenue East (Victory Road) and commonly known as 2704 72<sup>nd</sup> Avenue East, Ellenton (Manatee County) from Neighborhood Commercial-Medium (NC-M) to Planned Development Commercial (PD-C) zoning district; approving a Preliminary Site Plan for a mini-warehouse/self-storage facility, limited to a maximum 120,600 square feet; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

**Z-23-04 - Desrosiers Excavating Rezone – Desrosiers Excavating Inc (Owner) - PLN2211-0083**

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 13 acres from a-1 (Agriculture Suburban) to the LM (Light Manufacturing) zoning district part of a 15 acres site (2 acres are zoned LM) and being generally located north of Tallevast Road on the east side of 28th Street Court East, commonly known as 7325 28th Street Court East, Sarasota (Manatee County); setting forth findings; providing a legal description; providing for severability, and providing an effective date.

All interested parties may appear and be heard at the meeting with respect to the proposed Ordinances, 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).

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: Agenda Coordinator

1112 Manatee Ave. West 4<sup>th</sup> Floor Bradenton, FL 34205

[Planning.agenda@mymanatee.org](mailto:Planning.agenda@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 or she will need a record of the

proceedings, and for such purpose, he or 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.

**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) or FAX 745-3790.

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

MANATEE COUNTY PLANNING COMMISSION

Manatee County Development Services Department

Manatee County, Florida