

## NOTICE OF PUBLIC HEARING

### NOTICE OF ESTABLISHMENT OR CHANGE OF A REGULATION AFFECTING THE USE OF LAND IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the Hearing Officer for Manatee County, will conduct a Public Hearing on **May 30, 2023, at 3:00 p.m. at the Manatee County Government Administrative Center, 5<sup>th</sup> Floor, Manatee Room, 1112 Manatee Avenue West, Bradenton Florida** to consider and act upon the following matters:

**SP-21-07 – U-Haul of Lakewood Ranch/U-Haul Co of Florida (Owner) - PLN2108-0105**

Approval of a Special Permit with Preliminary Site Plan allowing a vehicle sales, rental and leasing use; a 142,324 square foot “mini-warehouse” use with accessory 59 spaces for “outdoor storage” for vehicles, RV’s and boats; and associated infrastructure, on a 10-acre GC (General Commercial) zoned parcel. The subject parcel is located on the north side of State Road 64 East, and east of Lorraine Road/145<sup>th</sup> Street East, formally known as 14703 SR 64 East, Bradenton (Manatee County); subject to voluntarily proffered stipulations of approval; providing for severability and providing an effective date.

**VA-23-01 Whitebridge, Variance PLN2301-0057**

Approval of a rear yard encroachment into the rear Wetland Buffer & Conservation Easement in the PD-R (Planned Development – Residential) zoning district established by Ordinance PDR-89-05(G) (R10) [F.K.A. Z-84-81] – Unnamed Exclusive Golf & Country Club [N.K.A Whitebridge Court] to allow the rear slab on grade to encroach into the Wetland Buffer & Conservation Easement by a maximum of 11 feet. The site being Lot 30, Whitebridge Court Unit II, located at 7733 Whitebridge Glen, University Park (Manatee County) on approximately 0.1250 acres; providing for severability; and providing for an effective date.

**VA-23-02 – 6440 Lincoln Road Variance PLN2301-0070**

Approval of a side yard setback variance to the setback requirements in the RSF 6 (Residential Single Family 6) zoning district, reducing the eight (8) foot side yard setback to 6.3, this property being Lot 3, Marineland Addition, located at 6440 Lincoln Road, Bradenton (Manatee Count) on approximately 0.247 acres; providing for severability; and providing for an effective date.

Rules of Procedure for this public hearing are in effect pursuant to Section 312.8 of the Manatee County Land Development Code. Copies of this section of the Code are available for review at the Development Services Department, 1112 Manatee Avenue West, Bradenton, FL 34205 or at [mymanatee.org](http://mymanatee.org).

All interested parties are invited to appear at this Hearing and be heard, subject to proper rules of conduct. Additionally, any written comments filed with the Director Development Services Department will be heard and considered by the Hearing Officer and entered into the record.

Interested parties may examine the Official Zoning Atlas, the application, related documents, and may obtain assistance regarding this matter 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 or email at: [planning.agenda@mymanatee.org](mailto:planning.agenda@mymanatee.org).

According to Florida Statutes, Section 286.0105, any person desiring to appeal any decision made by the Hearing Officer with respect to any matter considered at the Public Hearing will need a record of the proceedings, and for such purposes they 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.

**Americans With Disabilities:** The Hearing Officer of Manatee County does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Hearing Officer'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.

THE PUBLIC HEARING MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS.

MANATEE COUNTY HEARING OFFICER  
Manatee County Development Services Department  
Manatee County, Florida