

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: September 14, 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-23-14/Ordinance 23-108 County-Initiated Land Development Code Text Amendment Fence Hold Harmless Agreement PLN2307-0201

Adoption of 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; to amend the Land Development Code by modifying fence requirements in Chapter 5, Standards for Accessory and Specific Uses and Structures, Section 511.6.A.1, by removing the requirement for a hold harmless agreement; providing for codification; providing for applicability; providing for severability; and providing an effective date.

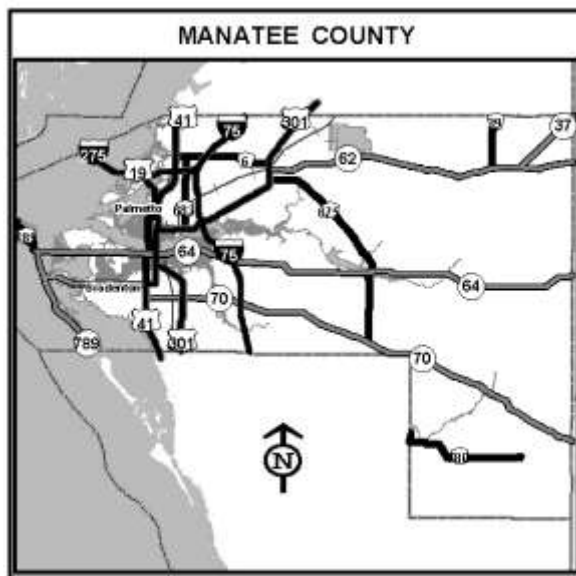
LDCT-23-01/Ordinance 23-04 County Initiated Land Development Code Text Amendment Subdivisions PLN2210-0031

Adoption of 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 Definitions of Certified Lot(s) within a shopping center, adding the definition of parent parcel, removing regulatory language from the definition of Subdivision, modifying the definitions of Subdivision, Subdivision Major, and Subdivision Minor, and modifying the definition of Certified Lot(s) in Chapter 2, Section 2 – Definitions; adding access by easement in minor subdivisions under limited circumstances in Chapter 3, Section 330.2.B; and adding standards for Certified Lot(s) within a shopping center to Chapter 3 – Review Authority and Procedures, Section 330.2. – Subdivision Approval Required; modifying Chapter 10, Section 1001.1B.2, Private Commercial Access, to allow access by easement for certified lots within a shopping center; 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-23-08/Ordinance 23-67 Land Development Code Text Amendment Wetlands Protection PLN2302-0090

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 3, Review Authority and Procedures, Part IV Site Plan Review, Section 321, General Development Plans (GDP), Section 321.1.C, Application Requirements, Large Projects; Chapter 4, Zoning, Section 402, Planned Development (PD) Districts, Section 402.14.F.6.C PDW-Planned Development Waterfront, Special Design Standards Applying Within Buffers or Setbacks Adjacent to Shorelines, Dimensional Regulations, Waterfront Setbacks, and

Section 403.10, Watershed Protection Overlay Districts (WP); Chapter 7, Environmental and Cultural Resource Protection, Part II Natural Resource Protection, Section 705, Habitat, Wildlife and Endangered Species Protection, Section 705.2, Standards For Development; Section 706, Wetland Protection, Section 706.1 purpose and intent, Section 706.2, Wetland Identification and Verification, Section 706.3, General Prohibition; Exemptions, Section 706.4, Application for Wetland Impacts, Section 706.5, Criteria for Approval of Wetland Impacts, Section 706.6, Mitigation for Altered Wetlands, Section 706.7, Wetland Buffers, Section 706.8, Easements, and Section 706.10 Enforcement; Chapter 8, Engineering Design and Utilities, Section 801, Stormwater, Section 801.3, Stormwater Management Standards, Section 805, Easements, Section 805.2, Conservation Easements; deleting land development regulations regarding wetlands to achieve consistency with state standards; and providing for other amendments as may be necessary for internal consistency; renumbering sections; 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, 4th Floor, Bradenton, Florida, telephone number (941) 748-4501x6878; e-mail to 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 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 Ave. West 4th Floor
Bradenton, FL 34205
941-748-4501 ext. 6878
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, 4th Floor, Bradenton, Florida; telephone number (941) 748-4501 EXT. 6878; e-mail to: 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.

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
Date Published September 1, 2023.