

## 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: October 12, 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-23-01/Ordinance 23-04 County Initiated Land Development Code Text Amendment Subdivisions - PLN2210-0031**

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.

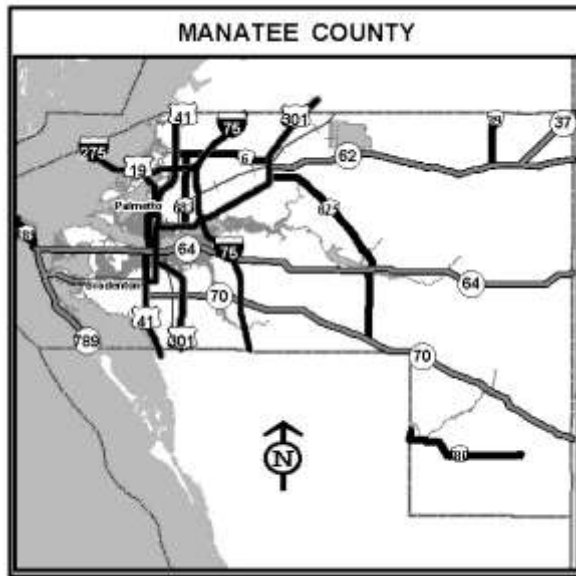
#### **LDCT-23-11 / Ordinance 23-93 County Initiated Land Development Code Text Amendment Nonconformities Created by Government Acquisition - PLN2305-0040**

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; Chapter 1, General Provisions, Section 107.2, Legally Existing Nonconforming Uses, Structures and Lots clarifying the meaning of the term “Another Governmental Agency” and implementing some grammatical changes; Section 107.5, Nonconforming Uses, updating the review process relating to conditional uses; Section 107.6, Nonconforming Structures, editing to conform to the new title to Section 107.8, Nonconforming Lots, and implementing “Another Governmental Agency” modification; and Section 107.9., Nonconformities Resulting from Exercise of Power of Eminent Domain; Revising The Title Of This Section And Extending Protections From Nonconformities Resulting From All Types Of Governmental Acquisitions; 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-23-12 / Ordinance 23-98 County-Initiated Land Development Code Text Amendment Mobile Vending - PLN2306-0086**

An Ordinance of the Board of County Commissioners Manatee County, Florida, amending the Manatee

County Land Development Code; providing for purpose and intent; providing findings; amending Land Development Code Chapter 2 – Definitions, Chapter 4 - Zoning, Chapter 5 – Standards for Accessory and Specific Uses and Structures, and Chapter 10 – Transportation Management to define the use of mobile vending, to add mobile vending units as an accessory and temporary use, to add mobile vending parks as a use in specified zoning districts, to set forth specific use criteria for mobile vending units, mobile vending parks and applicable parking standards; 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 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 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.

Americans with Disabilities: The Board of County Commissioners does not discriminate upon the basis of any individual's disability. Manatee County is committed to providing full access to facilities, programs, and services to all, as well as supporting the employment of qualified individuals with disabilities in its workforce in accordance with federal and state laws and regulations, including the Americans with Disabilities Acts of 1990 (ADA) and as amended ("ADAA"), and 503 and 504 of the Rehabilitation Act of 1973. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act (ADA), or assistance with accessing any of these documents, should contact Kimberly Middleton, ADA Compliance Coordinator, at (941)792-4501 ext. 6012 or [Kimberly.middleton@mymanatee.org](mailto:Kimberly.middleton@mymanatee.org), as least 3 business days prior to the scheduled meeting. If you are deaf/hard of hearing and require the services of an interpreter, please contact the Florida Relay Service at 711.

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)

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 29, 2023