

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 **November 9, 2023, at 9:00 a.m. or as soon thereafter as same may be heard at the Manatee County Government Administrative Center, 1st 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-23-08(Z)(G) – Racetrac at US 41 & Moccasin Wallow Road – Swackhamer Investments II LLC; Meehan Investments II LLC; Gary C. and Sarah H. Hornsby; and Roberta A. Burns (Owners) – Del Lago Ventures, INC. (Contract Purchaser) – PLN2211-0029

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 the rezoning of three (3) parcels totaling approximately 4.934 acres, from NC-M (Neighborhood Commercial-Medium), PR-S (Professional Office-Small), and A-1 (Suburban Agricultural) to the PDC (Planned Development Commercial) zoning district; approving a General Development Plan for a 6,008 square foot convenience store with accessory gas pumps; generally located at the southeast corner of US Hwy 41 and Moccasin Wallow Road, and commonly known as 9608 US 41, North, Palmetto (unincorporated Manatee County); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDR-23-10(Z)(P) – 18th Avenue East - Landsman/Yoder Land Holdings LLC – Yoder Land Holdings LLC/ Matthew Landsman and Paul Yoder – PLN2211-0076

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 80.70 acres from A-1/ CPA (Agricultural Suburban/ Coastal Planning Area) to the PDR/CPA (Planned Development Residential) zoning district, retaining the Coastal Planning Area Overlay District, generally located south of 18 Avenue E, east of 57th Street E and commonly known as 6218 E 18th Ave, Bradenton (Manatee County); approving a Preliminary Site Plan for 242 single-family detached units and associated infrastructure; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

Z-23-13 – The Ingman Marine Expansion GC Zoning –Gasparilla Marine Sales Inc. (Owner) PLN2304-0192

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 1.04 acres from PD-C/AI (Planned Development-Commercial/Airport Impact Overlay Districts) to the GC/AI (General Commercial/) zoning district; retaining the (Airport Impact Overlay Districts), located approximately 0.76 miles northeast of University Parkway, on the east side of North Tamiami Trail (U.S. HWY 41) commonly known as 8341 North Tamiami Trail, 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, 4th Floor, Bradenton, Florida, telephone number (941) 748-4501x6878; e-mail to 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 4th Floor Bradenton, FL 34205

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 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, at 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.

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

MANATEE COUNTY PLANNING COMMISSION

Manatee County Development Services Department

Manatee County, Florida

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