

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 **December 6, 2023, at 3:00 p.m. at the Manatee County Government Administrative Center, 5th Floor, Manatee Room, 1112 Manatee Avenue West, Bradenton Florida** to consider and act upon the following matters:

SP-22-01 – Transport Manasota, Inc. PLN2202-0104

Approval of a Special Permit to allow an intensification and redevelopment of the existing 2,170 square-foot structure to be used for office purposes and existing 720 square-foot metal building for major vehicle repair, only for their own use, and not as a public service. The site is in the GC (General Commercial) zoning district and located on the east side of 15th Street East. and 500 feet north of 55th Avenue Drive East, commonly known as 5435 15th Street East. Bradenton (Manatee County) on approximately 0.72 acres; subject to stipulations of approval; providing for severability and providing an effective date.

SP-23-01 – Parrish Charter School Phase II - PLN 2212-0011

Approval of a Special Permit with Preliminary Site Plan to allow for Middle School use, in addition to the existing elementary school use on ±17.4 acres; ±8.2 acres zoned A (General Agriculture) and ±9.2 acres zoned A-1 (Suburban Agriculture); located at 6204, 8605, and 8625 Erie Road, Parrish (Manatee County) for a charter school campus totaling ± 17.40 acres, providing for severability and providing an effective date.

VA-23-03 – 9222 66th Ave Dr E Outbuilding Variance PLN2306-0184

Approval of a rear yard setback variance to the setback requirements in the RSF-1/WP-E/ST (Residential Single Family-1 /Watershed Protection Evers/Special Treatment Overlay Districts) zoning district, reducing the twenty-five (25) foot rear yard setback to 21.60 feet; this property is Lot 70, Braden Woods Phase III, located at 9222 66th Avenue Drive East, Bradenton (Manatee County) on approximately 1.01 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.

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, 4th Floor, Bradenton, Florida, telephone number (941) 748-4501 ext. 6878 or email at: 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 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, 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.

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

MANATEE COUNTY HEARING OFFICER
Manatee County Development Services Department
Manatee County, Florida
Date Publishing: November 21, 2023