HERALD-TRIBUNE MEDIA GROUP
PUBLISHED DAILY
MANATEE COUNTY, FLORIDA

Bobbi Roy
Manatee County Planning Dept.
1112 Manatee Ave. W., 4th. flr.
Bradenton, FL 34205

STATE OF FLORIDA
COUNTY OF MANATEE

BEFORE THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED JM MITCHELL, WHO ON OATH SAYS SHE IS ADVERTISING DIRECTOR OF THE SARASOTA HERALD-TRIBUNE, A DAILY NEWSPAPER PUBLISHED AT SARASOTA, IN SARASOTA COUNTY FLORIDA; AND CIRCULATED IN CHARLOTTE COUNTY DAILY; THAT THE ATTACHED COPY OF ADVERTISEMENT, BEING A NOTICE IN THE MATTER OF:

LDCT 17-05 Ord 19-03 fka 18-03 Land Dev Code

IN THE COURT WAS PUBLISHED IN MANATEE EDITION OF SAID NEWSPAPER IN THE ISSUES OF:

March 7, 2019

AFFIANT FURTHER SAYS THAT THE SAID SARASOTA HERALD-TRIBUNE IS A NEWSPAPER PUBLISHED AT SARASOTA, IN SAID SARASOTA COUNTY, FLORIDA, AND THAT THE SAID NEWSPAPER HAS THERETOFORE BEEN CONTINUOUSLY PUBLISHED IN SAID SARASOTA COUNTY, FLORIDA, EACH DAY, AND HAS BEEN ENTERED AS SECOND CLASS MAIL MATTER AT THE POST OFFICE IN BRADENTON, IN SAID MANATEE COUNTY, FLORIDA, FOR A PERIOD OF ONE YEAR NEXT PRECEDING THE FIRST PUBLICATION OF THE ATTACHED COPY OF ADVERTISEMENT; AND AFFIANT FURTHER SAYS THAT SHE HAS NEITHER PAID NOR PROMISED ANY PERSON, FIRM OR CORPORATION ANY DISCOUNT, REBATE, COMMISSION OR REFUND FOR THE PURPOSE OF SECURING THIS ADVERTISEMENT FOR PUBLICATION IN THE SAID NEWSPAPER.

SIGNED JM Mitchell

SWORN TO AND SUBSCRIBED BEFORE ME THIS 7 DAY OF MARCH 2019 A.D., BY JM MITCHELL WHO IS PERSONALLY KNOWN TO ME.

(SEAL)

NOTARY PUBLIC

SHARON E TURNER
Notary Public - State of Florida
Commission # GG 068783
My Comm. Expires Apr 18, 2021
Bonded through National Notary Assn.

NOTICE OF LAND DEVELOPMENT CODE CHANGE

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, pursuant to Section 125.66 of Florida Statutes, that the Board of County Commissioners of Manatee County, Florida, will conduct a public hearing in the Patricia M. Glass Chambers at the Manatee County Administrative Building, 1112 Manatee Avenue West, first floor, Bradenton, Florida, during its special meeting of March 21, 2019 at 1:30 p.m., or soon thereafter to consider, act upon, enact, or reject the following Ordinance.

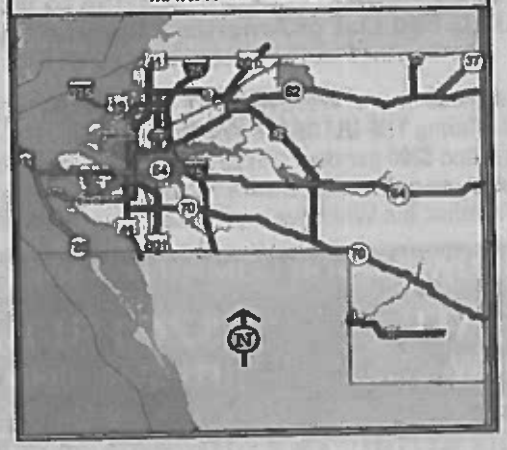
The Board of County Commissioners of Manatee County, Florida proposes to adopt the following ordinance:

LDCT-17-05/ORDINANCE 19-03 fka 18-03 – LAND DEVELOPMENT CODE TEXT AMENDMENT (COUNTY INITIATED)/PROCESS IMPROVEMENTS

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE OF MANATEE COUNTY; PROVIDING FINDINGS; PROVIDING FOR PURPOSE AND INTENT; AMENDING CHAPTER 1, GENERAL PROVISIONS, SECTION 103.2 EXCEPTIONS BY DELETING REFERENCE TO SPECIAL EXCEPTIONS, REVISING SECTION 106.4 PENALTIES, REVISING SECTION 107.5 NONCONFORMING USES, REVISING SECTION 107.8 NONCONFORMING LOTS; AMENDING CHAPTER 2, DEFINITIONS; SECTION 200, DEFINITIONS BY ADDING DEFINITIONS FOR "ACUTE CARE MEDICAL FACILITIES", "AVAILABLE" AS APPLIED TO REQUIRED CONNECTION TO MANATEE COUNTY PUBLIC SEWERAGE SYSTEM, "COASTAL AREA", "CONCRETE PROCESSING, MANUFACTURING, OR RECYCLING FACILITY", "ENVIRONMENTAL EDUCATION FACILITY", "GREENHOUSE", "HAZARDOUS TREE", "LANDSCAPING EQUIPMENT SALE, LEASING, STORAGE AND REPAIR (SEE EQUIPMENT SALES, LEASING, STORAGE AND REPAIR, HEAVY)", "LARGE PROJECT", "NURSERY, WHOLESALE", "ORCHARD", "SPECIAL AGRICULTURAL USE", "WETLAND DELINEATION; BY DELETING DEFINITIONS FOR "DISTRICT, NON-RESIDENTIAL", "RESOURCE RECOVERY FACILITY" BY REFERRING READER TO SOLID WASTE FACILITY, "SEWER USE ORDINANCE", "SPECIAL EXCEPTION",; AND BY AMENDING DEFINITIONS FOR "AGRICULTURAL USES, SHORT TERM", "BUILDING OFFICIAL", "CLUSTER DEVELOPMENT", "COASTAL HIGH HAZARD AREAS (CHHA)", "CONSERVATION AREA", "DEPARTMENT DIRECTOR", "DEVELOPMENT", "DRY CLEAN, GENERAL", "EQUIPMENT SALES, RENTAL, LEASING, STORAGE AND REPAIR, HEAVY", "EQUIPMENT SALES, RENTAL, LEASING, STORAGE AND REPAIR, LIGHT", "FLOOR AREA, GROSS", "FLOOR AREA RATIO (FAR)", "GROSS NON-RESIDENTIAL ACREAGE", "GROSS RESIDENTIAL ACREAGE", "HEIGHT, BUILDING", "INTENSIVE SERVICES" "LANDFILL", "MASTER MINING AND RECLAMATION PLAN", "NATIVE (NATURAL) VEGETATION", "OPEN SPACE", "PERENNIAL LAKE OR STREAM" TO ONLY INCLUDE LAKE, "PERRENIAL STREAM", "PERSONAL SERVICE ESTABLISHMENT", "PROJECT", "RECREATION, MEDIUM INTENSITY", "REPLAT", "RETAIL SALES, GENERAL", "ROLL-OFF CONTAINER", "SCHOOLS, PUBLIC", "SOLID WASTE", "SOLID WASTE FACILITY", "TREE CANOPY"; AMENDING CHAPTER 3, REVIEW AUTHORITY AND PROCEDURES, SECTION 301, DEVELOPMENT REVIEW COMMITTEE, BY REVISING SECTION 304.3 MEMBERSHIP, OFFICERS AND MEETINGS, TABLE 3-1 DEVELOPMENT ORDER REVIEW AUTHORITIES, TABLE 3-2 REQUIRED PUBLIC NOTICE FOR DEVELOPMENT APPLICATIONS, PART III, ADMINISTRATIVE AND SPECIAL PERMIT APPROVAL; SECTION 312.10 ENFORCEMENT AND ADMINISTRATIVE ERRORS; SECTION 315 ADMINISTRATIVE APPROVAL, SECTION 316 SPECIAL PERMITS, PART IV SITE PLAN REVIEW, SECTION 320.2 APPLICABILITY, BY ADDING SECTION 321.1.C. LARGE PROJECTS; AMENDING SECTION 321 GENERAL DEVELOPMENT PLANS; AMENDING SECTION 322 PRELIMINARY SITE PLANS; AMENDING SECTION 322.3 PRELIMINARY SITE PLAN REVIEW PROCESS; BY DELETING SECTION 345 AND TABLE 3-4, SPECIAL APPROVAL REQUIRED BY THE MANATEE COUNTY

PROCESS AS [illegible] COMPREHENSIVE PLAN, BY REVISING SECTION 354.1 MINING APPROVAL TYPES, BY REVISING SECTION 360.10 ROADWAY LEVEL OF SERVICE REVIEW PROCESS, AMENDING PART IX. VARIANCES AND MODIFICATIONS, BY ADDING NEW SECTION 365. MODIFICATION OF STANDARDS, BY AMENDING SECTION 367. VARIANCES, SECTION 367.2 PROHIBITIONS; AMENDING CHAPTER 4, ZONING; BY AMENDING SECTION 400.8 FUTURE LAND USE CATEGORIES AND ZONING DISTRICTS BY ADDING TABLE 4-1 FUTURE LAND USE CATEGORIES AND ZONING DISTRICTS; BY CREATING NEW ZONING DISTRICTS RESIDENTIAL SINGLE FAMILY-9 (RSF-9), RESIDENTIAL MULTI-FAMILY DISTRICTS RMF-12 AND RMF-16, AND MIXED USE (MX) TO IMPLEMENT CERTAIN FUTURE LAND USE CATEGORIES; AMENDING SECTION 401 STANDARD ZONING DISTRICTS ESTABLISHED; BY REORGANIZING THE TABLES OF USES (TABLES 4-2, USES IN AGRICULTURE AND RESIDENTIAL DISTRICTS, 4-3 USES IN NON-RESIDENTIAL DISTRICTS AND TABLE 4-12 SCHEDULE OF USES FOR PD DISTRICTS) BY USE CATEGORIES, BY REVISING THE TABLES 4-2, 4-3, AND 4-12 TO PROHIBIT ACUTE MEDICAL FACILITIES IN THE COASTAL EVACUATION AREA (CEA), BY CHANGING TABLES 4-2, 4-3, AND 4-12 TO REVISE "AP" USES (ADMINISTRATIVE PERMIT) TO "P" (PERMITTED) USES; BY ADDING NOTES TO TABLES OF USES (TABLES 4-2 AND 4-3) THAT WATERFRONT STRUCTURES SHALL MEET THE USE AND DIMENSIONAL STANDARDS CONTAINED IN THE PDW (PLANNED DEVELOPMENT WATERFRONT) ZONING DISRICT, BY ADDING MULTI-FAMILY AS AN ALLOWABLE USE IN SOME NON-RESIDENTIAL DISTRICTS TO IMPLEMENT THE ACTIVITY CENTER/NODE CONCEPT; BY ADDING SECTION 401.3.D.5. BUILDING HEIGHT; BY REVISING THE BULK AND DIMENSIONAL STANDARDS TABLES (TABLE 4-4. SCHEDULE OF BULK AND DIMENSIONAL STANDARDS FOR VILLAGE DISTRICTS, 4-5. SCHEDULE OF BULK AND DIMENSIONAL STANDARDS FOR SINGLE FAMILY RESIDENTIAL DISTRICTS, 4-6. SCHEDULE OF BULK AND DIMENSION STANDARDS FOR DUPLEX AND MULTI-FAMILY RESIDENTIAL DISTRICTS, 4-7. SCHEDULE OF BULK AND DIMENSIONAL STANDARDS FOR MOBILE HOME DISTRICTS, 4-8. SCHEDULE OF BULK AND DIMENSIONAL STANDARDS FOR OFFICE, COMMERCIAL AND MIXED-USE DISTRICTS, AND 4-9. SCHEDULE OF BULK AND DIMENSIONAL STANDARDS FOR INDUSTRIAL, EXTRACTION AND INSTITUTIONAL DISTRICTS) BY ADDING THE NEW RSF-9, RMF-12, RMF-16 AND MX DISTRICTS, BY ELIMINATING DENSITIES FROM SINGLE FAMILY AND DUPLEX DISTRICTS, BY DELETING MINIMUM UNIT SIZES FOR RESIDENTIAL USES, BY ELIMINATING DENSITIES AND INTENSITIES FROM NON-RESIDENTIAL DISTRICTS BY REFERRING TO THE FUTURE LAND USE CATEGORIES, BY REGULATING BUILDING HEIGHT IN STORIES RATHER THAN FEET; SECTION 401.3.E.9 WATERFRONT YARDS BY SPECIFYING MINIMUM SETBACK; BY DELETING SECTION 401.5 EXPANSION OF EXISTING LARGE COMMERCIAL PROJECTS IN ITS ENTIRETY; BY ADDING SECTION 401.5 BUILDING HEIGHT COMPATABILITY; AMENDING SECTION 402 PLANNED DEVELOPMENT (PD) DISTRICTS; BY REVISING SECTION 402.7.D.9. PDR BUILDING HEIGHT BY CHANGING HEIGHT TO STORIES AND AMENDING HOW COMPATIBILITY IS DETERMINED BY REFERENCE TO SECTION 401.5.B.; BY REVISING PORTIONS OF SECTION 403.4 PARRISH COMMERCIAL VILLAGE OVERLAY (PCV); BY CLARIFYING SECTION 403.7 DUPLEX ACCESS OVERLAY DISTRICT (DA); BY ADDING THE COASTAL EVACUATION AREA (CEA) AND THE COASTAL PLANNING AREA (CPA) AS OVERLAY DISTRICTS; BY REVISING SECTION 403.10 WATERSHED PROTECTION OVERLAY DISTRICTS (WP) BY ADDING THE PEACE RIVER, BY NO LONGER REQUIRING SPECIAL APPROVAL AND PLANNED DEVELOPMENT (PD) FOR PROJECTS IN THE WATERSHED OVERLAYS; AMENDING CHAPTER 5 – ACCESSORY AND SPECIFIC USES AND STRUCTURES; BY REVISING SECTION 531.1.A.7. SHORT-TERM AGRICULTURAL USES; AMENDING SECTION 531.1. AGRICULTURAL USES, SECTION 531.2. AIRCRAFT LANDING FIELDS, SECTION 531.3. AIRPORTS, SECTION 531.4. ALCOHOLIC BEVERAGE ESTABLISHMENTS, SECTION 531.7. BED AND BREAKFAST, SECTION 531.12. CHILD CARE CENTERS, SECTION 531.13. CHURCHES/PLACES OF WORSHIP, SECTION 531.19. FARM WORKER HOUSING, SECTION 531.24. HELIPORTS AND HELISTOPS, SECTION 531.25. INDUSTRIAL, LIGHT/HEAVY/FIREWORKS/ MANUFACTURING (HEAVY INDUSTRIAL), SECTION 531.26. INTENSIVE SERVICES, SECTION 531.29. MARINAS, SECTION 531.30. MINING OPERATIONS, SECTION 531.31. MINI-WAREHOUSES/SELF-STORAGE, SECTION 531.32. MOBILE HOMES, SECTION 531.35. NURSING HOMES, SECTION 531.41. RECREATION USES AND FACILITIES, SECTION 531.42. RECREATIONAL VEHICLE PARKS AND SUBDIVISIONS, SECTION 531.45. RESIDENTIAL CARE FACILITIES (INCLUDING ASSISTED LIVING FACILITIES, COMMUNITY RESIDENTIAL HOMES, RECOVERY HOMES, AND EMERGENCY SHELTERS), SECTION 531.47. RESIDENTIAL USES, SECTION 531.49 RETAIL/COMMERCIAL USES, TABLE 5-2. COMMERCIAL SIZE LIMITATION PER FUTURE LAND USE, SECTION 531.50. SCHOOLS, SECTION 531.53. SOLID WASTE MANAGEMENT FACILITIES, SECTION 531.54. UTILITY USES, BY ADDING SECTION 531.61 OFFICE TO ALLOW OFFICES OF LESS THAN 3,000 SQUARE FEET WITHIN CERTAIN FUTURE LAND USE CATEGORIES; BY ADDING SECTION 542.7.M. FORMER AGRICULTURAL, GOLF COURSE, OR NURSERY SITE LAND CONVERSION/CHANGE OF USE; BY REVISING SECTION 545 HOUSING PROGRAM TO SPECIFY DENSITY BONUSES BASED ON VARIOUS FUTURE LAND USE CATEGORIES AND BY ELIMINATING THE REQUIREMENT TO REZONE TO PLANNED DEVELOPMENT; AMENDING CHAPTER 6 SIGNS BY REVISING SECTION 605.4 CHANGEABLE COPY SIGNS (MANUAL OR LED SIGNS); AMENDING CHAPTER 7 ENVIRONMENTAL AND CULTURAL RESOURCE PROTECTION BY REVISING SECTION 701.8 REMOVING REFERENCE TO SPECIAL APPROVAL, AMENDING CHAPTER 8 ENGINEERING DESIGN AND UTILITIES BY ADDING SECTION 800.11 CLUSTER SUBDIVISIONS – CONSERVATION; BY ADDING SECTION 800.12 CLUSTERING SUBDIVISIONS – SHORT-TERM AGRICULTURE; AMENDING SECTION 803. UTILITY SERVICE REQUIREMENTS, BY REVISING SECTION 803.1 SANITARY SEWERAGE TO REFLECT THE REQUIREMENTS OF FLORIDA STATUTE; BY REVISING 803.2.A. MANDATORY CONNECTION (WATER); AMENDING SECTION 806. OUTDOOR LIGHTING; AMENDING CHAPTER 9 DESIGN GUIDELINES; BY AMENDING SECTION 900.4. LAND USES PERMITTED WITHIN ENTRANCEWAYS; BY AMENDING SECTION 902.4. BLOCKS, LOTS, AND BUILDINGS E. FRONT SETBACK ZONE; BY REVISING SECTION 902.6 DEVELOPMENT COMPATIBILITY; BY DELETING 902.9.A.3. WORKFORCE HOUSING IN ITS ENTIRETY; 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.

MANATEE COUNTY



Interested parties may appear and be heard at the meeting with respect to the proposed Ordinance. The public 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 Board of County Commissioners to consider.

Pursuant to Section 286.0105 of Florida Statutes, if any person decides to appeal any decision made by the Board with respect to any matter to be considered at the meeting or hearing, they will need a record of the proceedings and for such purpose, they 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.

The proposed Ordinance is available for public inspection at the Manatee County Building and Development Services Department, 1112 Manatee Avenue West, Suite 400, Bradenton, Florida, during regular business hours. A reasonable charge may be made for the provision of copies.

Rules of procedure for this public hearing are in effect pursuant to Resolution 16-068. A copy of this Resolution is available for review or purchase from the Building and Development Services Department (see address below).

Please Send Comments To:

Manatee County Building and Development Services Department
Attn: Agenda Coordinator
1112 Manatee Ave. West 4th Floor
Bradenton, FL 34205

All written comments will be entered into the record.

For More Information: Copies of the proposed amendment will be available for review and copying at cost approximately ten (10) days prior to the public hearing. Information may also be obtained by calling 748-4501 x 6878, between 8:00 AM - 5:00 PM; email 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 Kaycee Ellis at 742-5800; TDD ONLY 742-5802 and wait 60 seconds, FAX 745-3790.

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 BOARD OF COUNTY COMMISSIONERS
Manatee County Building and Development Services Department
Manatee County, Florida