

# MANATEE COUNTY GOVERNMENT

## AGENDA MEMORANDUM

<b>SUBJECT</b>	PDC-04-16(Z)(P) – Covered Bridge Holdings II, LLC/The Forum	<b>TYPE AGENDA ITEM</b>	Advertised Public Hearing – Presentations upon request
<b>DATE REQUESTED</b>	09/02/2010	<b>DATE SUBMITTED/REVISED</b>	08/23/2010
<b>BRIEFINGS? Who?</b>	None	<b>CONSEQUENCES IF DEFERRED</b>	None
<b>DEPARTMENT/DIVISION</b>	Planning / Development Services	<b>AUTHORIZED BY TITLE</b>	John Osborne, Planning Director
<b>CONTACT PERSON TELEPHONE/EXTENSION</b>	Lisa Barrett 748-4501 ext. 6884 DTS#20050545	<b>PRESENTER/TITLE TELEPHONE/EXTENSION</b>	Lisa Barrett / Planning Manager / 748-4501 ext. 6857
<b>ADMINISTRATIVE APPROVAL</b>			

<b>ACTION DESIRED</b> INDICATE WHETHER 1) REPORT; 2) DISCUSSION; 3) FORM OF MOTION; OR 4) OTHER ACTION REQUIRED
I move to CONTINUE the public hearing for PDR-04-16(Z)(P) to October 12, 2010, at 9:00 a.m., or as soon thereafter as same may be heard at the Manatee County Government Administrative Center, 1 <sup>st</sup> Floor Chambers.

<b>ENABLING/REGULATING AUTHORITY</b> Federal/State law(s), administrative ruling(s), Manatee County Comp Plan/Land Development Code, ordinances, resolutions, policy
Manatee County Land Development Code and Comprehensive Plan

<b>BACKGROUND/DISCUSSION</b>
n/a

<b>COUNTY ATTORNEY REVIEW</b>		<b>APPROVED IN OPEN SESSION</b>  <b>SEP 09 2010</b>  BOARD OF COUNTY COMMISSIONERS MANATEE COUNTY, FLORIDA
<b>Check appropriate box</b>		
<input type="checkbox"/>	<b>REVIEWED</b> <b>Written Comments:</b> <input type="checkbox"/> Attached <input type="checkbox"/> Available from Attorney (Attorney's initials: __)	
<input checked="" type="checkbox"/>	<b>NOT REVIEWED (No apparent legal issues.)</b>	
<input type="checkbox"/>	<b>NOT REVIEWED (Utilizes exact form or procedure previously approved by CAO.)</b>	
<input type="checkbox"/>	<b>OTHER</b>	

<b>ATTACHMENTS: (List in order as attached)</b>		<b>INSTRUCTIONS TO BOARD RECORDS:</b>	
n/a		n/a	
<b>COST:</b>		<b>SOURCE (ACCT # &amp; NAME):</b>	
<b>COMMENTS:</b>		<b>AMT./FREQ. OF RECURRING COSTS: (ATTACH FISCAL IMPACT STATEMENT)</b>	

# BRADENTON HERALD

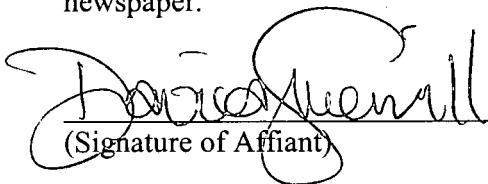
WWW.BRADENTON.COM  
P.O. Box 921  
Bradenton, FL 34206-0921  
102 Manatee Avenue West  
Bradenton, FL 34205-8894  
Ph: 941-745-7066  
Fax: 941-708-7758

Bradenton Herald  
Published Daily  
Bradenton, Manatee County, Florida

STATE OF FLORIDA  
COUNTY OF MANATEE

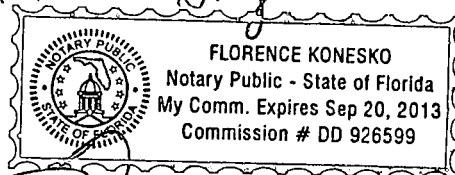
Before the undersigned authority personally appeared Danica Sherrill, who, on oath, says that she is a Legal Advertising Representative of the Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, **LEGAL NOTICE OF ZONING AND DRI CHANGES** as published in said newspaper in the issue **08/18/2010**.

Affiant further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee 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 1 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.

  
(Signature of Affiant)

Sworn to and subscribed before me this

19 Day of Aug, 2010



  
SEAL & Notary Public

Personally Known  OR Produced Identification   
Type of Identification Produced \_\_\_\_\_

# BRADENTON HERALD

# CLASSIFIED ADVERTISING

Order:	131983684	Pubs:	1,9	Rate:	LE
Phone:	9417493070	Class:	4995	Charges:	\$ 0.00
Account:	11950	Start Date:	08/18/2010	List Price:	\$ 709.59
Name:	MANATEE,	Stop Date:	08/18/2010	Payments:	\$ 0.00
Firm:	MANATEE CO PLANNING	Insertions:	2	Balance:	\$ 709.59

**NOTICE OF ZONING AND DRI CHANGES IN UNINCORPORATED MANATEE COUNTY**

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Manatee County will conduct a Public Hearing on **Thursday, September 2, 2010, at 9:00 A.M. at the Manatee County Government Administrative Center, 1st Floor Chambers,** to consider and act upon the following matters:

**PDR-03-41(P)(R) - OLD MILL PRESERVES, (f.k.a. JACLYN OAKS)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving an amended Zoning Ordinance and Preliminary Site Plan to allow three additional lots for a total of 243 lots for single-family detached residences and revisions to various conditions of approval, on approximately 128.5± acres south of 69th Street East, at the intersection of 71st Street East (Dump Road) and 69th St. E., across from Virgil Mills Elementary and Buffalo Creek Middle schools; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

**PDC-04-16(Z)(P) - COVERED BRIDGE HOLDINGS II, LLC / THE FORUM**  
DTS#20050545

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for a rezone of approximately 3.05 acres at the northwest corner of Tallevast Road and U.S. 301, Bradenton from A-

1 (Suburban Agriculture, 1 dwelling unit per acre) and LM (Light Manufacturing) to the PDC (Planned Development Commercial) zoning district; approving a Preliminary Site Plan for 23,378 square feet of neighborhood commercial uses (including 5,400 square foot canopy area); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

**PDR-10-05(Z)(G) - SLAB, LLC & SLAB LIDO, LLC/ RITZ CARLTON MEMBERS GOLF CLUB**  
DTS#20100066

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for a rezone of approximately 326.03 acres on the east side of Lorraine Road, south of Braden River, at 15150 70th Terrace East, approximately one mile south of SR 70 East, Bradenton, from A/WP-E/ST (General Agriculture-one dwelling unit per five acres/Evers Reservoir Watershed Protection/Special Treatment Overlay Districts) to PDR (Planned Development Residential); retaining the Overlay Districts; approving a General Development Plan for;

- an existing golf course, clubhouse, and accessory structures, tennis courts, and
- 100 new dwelling units to include; a mix of single-family attached and detached units, and multi-family units to include single and attached units,
- pool and clubhouse,

subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

**PDMU-10-08(Z) - JG64, LLC./GETTEL S.R. 64 REZONE**  
DTS#20100026

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 3.38 acres on the north side of S.R. 64, approximately 970 feet west of Cypress Creek Boulevard, at 5719 and 5807 S.R. 64 east, Bradenton from A-1 (Suburban Agriculture - one dwelling unit per acre) to the PDMU (Planned Development Mixed Use) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

**Z-10-03 - MOSAIC FERTILIZER, LLC./ DUETTE FIRE STATION AND COMMUNITY PARK REZONE**  
(DTS#20100102)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 80.09 acres on the north side of SR 62, and west side of the most eastern segment of Bunker Hill Road, approximately 1.5 miles west of CR 39, at 9050 Bunker Hill Road, Parrish from EX (Extraction District) to the A (General Agriculture) zoning district; setting forth findings; providing a legal description; pro-

viding for severability, and providing an effective date.

**Z-10-04 - PALOMINO REZONE**  
DTS # 20100136

An Ordinance of Manatee County, Florida, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for the rezoning of approximately 0.51 acres east of the intersection of Ellenton Gillette Road and US 301, west of Franklin Avenue, at 3820 North US 301, Ellenton from RSF-4.5 (Residential Single-Family 4.5 dwelling units per acre) zoning district to the NC-M (Neighborhood Commercial - Medium) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

**PDR-04-55(P)(R) - HBT OF EAGLE POINTE LLC**  
DTS #20100111

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving an amended Zoning Ordinance and Revised Preliminary Site Plan reducing the required side setbacks for the single-family dwelling units, adding a new stipulation regarding separation between accessory equipment and structures, and deleting a stipulation regarding Education Facility Impact Fees in Eagle Pointe subdivision on approximately 679 acres located on the east side of Carter Road, north of Moccasin Wallow Road, and south of Buckeye Road in the PDR/NCO (Planned Development Residential/North Central Overlay) zoning district; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

**PDMU-06-39(P)(R) -**  
**MORGAN'S GLEN**  
**DTS#20100076**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding Land Development, approving a revised Preliminary Site Plan pertaining to a two acre portion in the southwest corner of the 138.18± acres to add 80,000 ± future retail/commercial use and delete 13 single-family residential units; revision of stipulations for the overall 138 ± acres; generally located west of Parrish (approximately 2/3rd of a mile west of U.S. 301) between Moccasin Wallow Road and Erie Road in the PDMU/NCO (Planned Development Mixed Use/North Central Overlay) zoning district; subject to stipulations as conditions of approval; setting forth findings; providing for severability, and providing an effective date.

Interested parties may examine the proposed Ordinance and related documents and may obtain assistance regarding this matter from the Manatee County Planning Department, 1112 Manatee Avenue West, 4th Floor, Bradenton, Florida; telephone number (941) 748-4501 x6878; e-mail to: [planning\\_agenda@mymanatee.org](mailto:planning_agenda@mymanatee.org).

According to Florida Statutes, Section 286.0105, any person desiring to appeal any decision made by the Board of County Commissioners with respect to any matter considered at said Public Hearing will need a record of the proceedings, and for such purposes he 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 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, or FAX 745-3790.

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

**MANATEE COUNTY BOARD OF  
COUNTY COMMISSIONERS**  
Manatee County Planning  
Department  
Manatee County, Florida  
08/18/2010

# AFFIDAVIT OF PUBLICATION

SARASOTA HERALD-TRIBUNE  
PUBLISHED DAILY  
SARASOTA, SARASOTA COUNTY, FLORIDA

STATE OF FLORIDA  
COUNTY OF MANATEE

BEFORE THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED SHARI BRICKLEY, WHO ON OATH SAID SHE IS DIRECTOR OF ADVERTISING FOR THE SARASOTA HERALD-TRIBUNE, A DAILY NEWSPAPER PUBLISHED AT SARASOTA, IN SARASOTA COUNTY FLORIDA; AND CIRCULATED IN MANATEE COUNTEE DAILY; THAT THE ATTACHED COPY OF ADVERTISEMENT BEING A NOTICE IN THE MATTER OF:

Legal description documented below:

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

8/18 1x

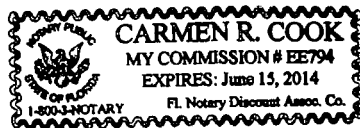
AFFIANT FURTHER SAYS THAT THE SAID SARASOTA HERALD-TRIBUNE IS A NEWSPAPER PUBLISHED AT SARASOTA, IN SAID SARASOTA COUNTY, FLORIDA, AND THAT THE SAID NEWSPAPER HAS THERETOFORE BEEN CONTINUOUSLY PUBLISHED IN SAID SARASOTA COUNTY, FLORIDA, EACH DAY, AND HAS BEEN ENTERED AS SECOND CLASS MAIL MATTER AT THE 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 \_\_\_\_\_



SWORN OR AFFIRMED TO, AND SUBSCRIBED BEFORE ME THIS 19 DAY OF August, A.D., 2010  
BY SHARI BRICKLEY WHO IS PERSONALLY KNOWN TO ME.

  
Notary Public



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**MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS**  
Manatee County Planning Department  
Manatee County, Florida

Date of pub: August 18, 2010