

P.C. 03/08/07

**PDC-06-57(Z)(P) – WOODBROOK COMMERCIAL PARCEL**

Request: An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas of Manatee County, Ordinance No. 90-01 (the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 16.62 acres at the southeast corner of Honore Avenue extension and Lockwood Ridge Road, Bradenton from the PDMU/WP-E/ST (Planned Development Mixed-Use/Watershed Protection-Evers/Special Treatment) zoning district to PDC/WP-E/ST (Planned Development Commercial retaining the Overlay District); approving a Preliminary Site Plan for 109,300 square feet of retail, office, and personal service uses; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing for an effective date.

**App Received: June 14, 2006**

**P.C.: 03/08/07**

**B.O.C.C.: 04/05/07**

**RECOMMENDED MOTION:**

**I move to CONTINUE the public hearing for PDC-06-57(Z)(P) to no date set and to be re-advertised.**

# BRADENTON HERALD

WWW.HERALDTODAY.COM  
P.O. Box 921  
Bradenton, FL 34206-0921  
102 Manatee Avenue West  
Bradenton, FL 34205-8894  
941/748-0411 ext. 7065

Bradenton Herald  
Published Daily  
Bradenton, Manatee County, Florida

STATE OF FLORIDA  
COUNTY OF MANATEE;

Before the undersigned authority personally appeared Sandy Riley, 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, being a Legal Advertisement in the matter of **NOTICE OF ZONING CHANGES** in the Court, was published in said newspaper in the issues of, 2/23,'07

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.

Sandy Riley  
(Signature of Affiant)

Sworn to and subscribed before me this  
27th Day of February 2007

DIANE S. BACRO  
Notary Public  
State of Florida  
My comm. exp. 08-15-2007  
Comm. No. DD 206531

Diane S. Bacro

SEAL & Notary Public  
Personally Known X OR Produced Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_

**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 Thursday, March 8, 2007 at 9:00 A.M. at the Manatee County Government Administrative Center, 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-05-07(Z)(P) - WOODBROOK COMMERCIAL PARCEL**

Request: An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas of Manatee County, Ordinance No. 90-01 (the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 18.62 acres at the southeast corner of Honore Avenue extension and Lockwood Ridge Road, Bradenton from the PDMU/WP-E/ST (Planned Development Mixed Use/Watershed Protection Evers/Special Treatment) zoning district to PDC/WP-E/ST (Planned Development Commercial retaining the Overlay District); approving a Preliminary Site Plan for 109,300 square feet of retail, office, and personal service uses; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description; and providing an effective date.

**PDR-05-10(Z)(P) - G & T LAND DEVELOPMENT/STIVES**

Request: An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas of Manatee County, Ordinance No. 90-01 (the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 29.49 acres approximately 600 ft. east of 89th Street Northwest at 9400 9th

Avenue Northwest, Bradenton from the Agriculture (Suburban Agriculture) one acre/Coastal High Hazard Overlay) zoning districts to PDR (Planned Development Residential) and PDR/CH (Planned Development Residential retaining the Overlay District); approving a Preliminary Site Plan for 29 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description; and providing an effective date.

**PDR-06-07(Z)(P) - PROVIDENT NATIONAL PROPERTY GROUP/WOODBROOK RESIDENTIAL**

Request: An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas of Manatee County, Ordinance No. 90-01 (the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 78.50 acres east of Lockwood Ridge Road and south of the Honore Avenue extension, Bradenton from the PDMU/WP-E/ST (Planned Development Mixed Use/Watershed Protection Evers/Special Treatment Overlay) and PDR/WP-E/ST (Planned Development Residential/Watershed Protection Evers/Special Treatment) zoning districts to PDR/WP-E/ST (Planned Development Residential retaining the Overlay District); approving a Preliminary Site Plan for 186 lots for single-family attached residences and 104 multi-family units; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description; and providing an effective date.

**PDMU-06-28(Z)(P) - CHAMBERLAIN SWEETWATER PRESERVE**

An Ordinance of the Board of County Commissioners of

Manatee County, Florida, regarding land development, amending the official zoning atlas of Manatee County, Ordinance No. 90-01 (the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 824.15 acres north of Buckeye Road, west of Interstate 75, and extending north to the Hillsborough County line from the A (General Agriculture) zoning district to the PDMU (Planned Development Mixed Use) zoning district; approving a Preliminary Site Plan for 1,719 residential units consisting of 833 lots for single-family detached residences, 678 lots for single-family attached residences, 150,000 square feet of commercial space and a 208-acre public park; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

Rules of Procedure for this public hearing are in effect pursuant to Resolution R-05-239(PC). Copies of this Resolution are available for review or purchase at cost from the Planning Department.

All interested parties are invited to appear at this public hearing and be heard, subject to proper rules of conduct. Additionally, any written comments filed with the Director of the Planning Department will be heard and considered by the Planning Commission and entered into the record.

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, the applications, and related documents, and may obtain assistance regarding these matters from the Manatee County Planning Department, 1112 Manatee Avenue West, 4th Floor, Bradenton,

Florida, telephone (813) 742-3770; e-mail to: planning.agenda@co.manatee.fl.us

According to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made with respect to any matter considered at such meeting 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 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 90 seconds, or FAX 745-3790.

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

MANATEE COUNTY PLANNING COMMISSION  
Manatee County Planning Department  
Manatee County, Florida  
2/23/07

**AFFIDAVIT OF POSTING OF PUBLIC NOTICE SIGN, AND  
NOTIFICATION BY U.S. MAIL TO CONTIGUOUS PROPERTY OWNERS**

**STATE OF FLORIDA**

**COUNTY OF SARASOTA**

BEFORE ME, the undersigned authority, personally appeared Betsy Benac, AICP, who, after having first been duly sworn and put upon oath, says as follows:

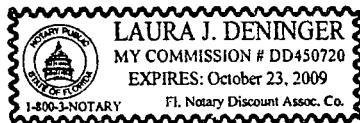
1. That he/she is the Agent (~~owner, agent for owner, attorney in fact for owner, etc.~~) of the property identified in the application for **PDC-06-57(P) – Woodbrook Commercial** be heard before the **Manatee County Planning Commission** at a public hearing to be held on Thursday, March 8, 2007 and to be heard before the **Manatee County Board of County Commissioners** at a public hearing to be held on Thursday, April 5, 2007 and as such, is authorized to execute and make this Affidavit and is familiar with the matters set forth herein, and they are true to the best of his/her knowledge, information and belief.
2. That the Affiant has caused the required public notice sign to be posted pursuant to Manatee County Ordinance No. 90-01, on the property identified in the application, and said sign was conspicuously posted 10 feet from the property line on the 22<sup>nd</sup> day of February, 2007.
3. That the Affiant has caused the mailing of the required letter of notification to property owners within 500 feet of the project boundary pursuant to Manatee County Ordinance No. 90-01, as amended, by U.S. Mail on the 22<sup>nd</sup> day of February, 2007, and attaches hereto, as part of and incorporated herein, a complete list of the names and addresses of the persons entitled to notice.
4. That Affiant is aware of and understands that failure to adhere to the provisions of Manatee County Ordinance No. 90-01, as it relates to the required public notice, may cause the above identified hearing to be postponed and rescheduled only upon compliance with the public notice requirements.

FURTHER YOUR AFFIANT SAITH NOT.

  
Property Owner/Agent Signature

SIGNED AND SWORN TO before me on February 23, 2007 (date) by Betsy Benac, AICP (name of affiant). He/she is personally known to me ~~or has produced~~ \_\_\_\_\_ (type of identification) ~~as identification~~ and who did take an oath.

SEAL



  
Signature of Person Taking Acknowledgment

Laura J. Deninger

Title or Rank: N/A

My Commission Expires: October 23, 2009

Serial Number, if any: N/A

Commission No.: DD450720

Parcel Owners With In a 500 Foot Buffer Around a Parcel

OWNER	MAILING ADDR1	MAILING ADDR2	CITYNAME	ST	ZIP	+4	COUNTRY	POSTALCODE	PARID	NO	STREET	STR	DIR	UNIT
1 ARMAND, GILLES	8781 MISTY CREEK DR		SARASOTA	FL	34241	9562			1879202159	4415	65TH	TER	E	
2 BALDINO, DOMENIC F	4403 65TH TER E		SARASOTA	FL	34243				1879202309	4403	65TH	TER	E	
3 BANZI, DONALD	4414 65TH TER E		SARASOTA	FL	34243				1879201809	4414	65TH	TER	E	
4 BANZI, FREDERICK J JR	6 APPLE CREST RD		ANDOVER	MA	01810				1879201759	4410	65TH	TER	E	
5 BENDERSON DEVELOPMENT COMPANY INC	8441 COOPER CREEK BLVD		UNIVERSITY PARK	FL	34201				1878900509	NO	ASSIGNED ADDRESS			
6 BISPHAM, CYRUS G	7000 IBIS		SARASOTA	FL	34241				1766900029	NO	ASSIGNED ADDRESS			
7 CEDENO, JULIO	4418 65TH TER E		SARASOTA	FL	34243				1879201859	4418	65TH	TER	E	
8 CITY OF BRADENTON	500 15TH ST W		BRADENTON	FL	34205				1878800139	NO	ASSIGNED ADDRESS			
9 JETTE, ALFRED	4411 65TH TER E		SARASOTA	FL	34243				1879202209	4411	65TH	TER	E	
10 KURTH, PETER W	4423 65TH TER E		SARASOTA	FL	34243				1879202059	4423	65TH	TER	E	
11 LEVITT AND SONS OF MANATEE COUNTY LLC	7777 GLADES RD 410		BOCA RATON	FL	33434	4198			1879204969	4404	65TH	TER	E	
12 LEVITT AND SONS OF MANATEE COUNTY LLC	7777 GLADES RD 410		BOCA RATON	FL	33434	4198			1879204859	NO	ASSIGNED ADDRESS			
13 LEVITT AND SONS OF MANATEE COUNTY LLC	7777 GLADES RD 410		BOCA RATON	FL	33434	4198			1879204909	NO	ASSIGNED ADDRESS			
14 MANATEE COUNTY	1112 MANATEE AVE W		BRADENTON	FL	34205				1878800709	NO	ASSIGNED ADDRESS			
15 MANATEE COUNTY	P O BOX 1000		BRADENTON	FL	34206				1878901009	NO	ASSIGNED ADDRESS			
16 MANATEE FRUIT CO	BOX 128		PALMETTO	FL	34220				1878900139	NO	ASSIGNED ADDRESS			
17 MCCLURE PROPERTIES LTD	P O BOX 936		PALMETTO	FL	34220				1879210050	NO	ASSIGNED ADDRESS			

Parcel Owners With In a 500 Foot Buffer Around a Parcel

OWNER	MAILING ADDR1	MAILING ADDR2	CITYNAME	ST	ZIP	+4	COUNTRY	POSTALCODE	PARID	NO	STREET	STR	DIR	UNIT
18 POP, STANLEY P	4407 65TH TERRACE E		SARASOTA	FL	34243				1879202259	4407	65TH	TER	E	
19 PROVIDENT NATIONAL PROPERTY GROUP LLC	8210 LAKEWOOD RANCH BLVD		BRADENTON	FL	34202				1878800609		NO ASSIGNED ADDRESS			
20 PROVIDENT NATIONAL PROPERTY GROUP LLC	8210 LAKEWOOD RANCH BLVD		BRADENTON	FL	34202				1878800759		NO ASSIGNED ADDRESS			
21 PROVIDENT NATIONAL PROPERTY GROUP LLC	8210 LAKEWOOD RANCH BLVD		BRADENTON	FL	34202				1878900159		NO ASSIGNED ADDRESS			
22 PROVIDENT NATIONAL PROPERTY GROUP LLC	8210 LAKEWOOD RANCH BLVD		BRADENTON	FL	34202				1878800809		NO ASSIGNED ADDRESS			
23 RYAN, JOHN W	4426 65TH TER E		SARASOTA	FL	34243				1879201959	4426	65TH	TER	E	
24 SCHNEIDERMAN, ALLAN	4419 65TH TER E		SARASOTA	FL	34243				1879202109	4419	65TH	TER	E	
25 SUSSMAN, IRWIN HARVEY	4402 65TH TERRACE E		SARASOTA	FL	34243				1879201659	4402	65TH	TER	E	
26 TESTA, RAYMOND	13 RIDGEWAY AVE		WEST ORANGE	NJ	07052				1879201709	4406	65TH	TER	E	
27 TOMPKINS, ROBERT W	4427 65TH TER E		SARASOTA	FL	34243				1879202009	4427	65TH	TER	E	
28 WERTZ, DEAN A	4422 65TH TER E		SARASOTA	FL	34243				1879201909	4422	65TH	TER	E	
29 WILMINGTON LAND COMPANY	8210 LAKEWOOD RANCH BLVD		BRADENTON	FL	34202				1878900259		NO ASSIGNED ADDRESS			