

ORDINANCE 06-44 – NORTHWEST SECTOR (DRI #26)

Request: Approval of a new Development of Regional Impact to allow:

- a. 4,446 residential units;
- b. 200,000 square feet of retail;
- c. 105,000 square feet of office;
- d. a 120 bed group care home (assisted living facility); and
- e. a ±19.2 acre of parks.

This DRI is proposed in two phases; Phase I with a buildout date of 2011, and Phase II with a buildout date of 2019. Specific approval is requested for Phase I for 3,000 residential units, 200,000 square feet of retail, 105,000 square feet of office, and the ±10 acre park. Conceptual approval is requested for Phase II. In future, specific approval of Phase II will be contingent upon submittal of further transportation and air quality analyses in accordance with Section 380.06, F.S.

The Northwest Sector DRI is generally north of SR 70 between Lakewood Ranch Boulevard (to the west) and Lorraine Road (to the east), and slightly more than 1.5 miles south of SR 64. Present zoning: A (General Agriculture), AWP-E (General Agriculture/Evers Reservoir Watershed Protection Overlay District), and AWP-E/ST (General Agriculture/Evers Reservoir Watershed Protection Overlay District/Special Treatment Overlay District) (±1,518.9 acres).

App Received: 03/02/05

**P.C.: 08/10/06, 09/14/06,
10/12/06, 11/09/06,
01/11/07, 03/08/07,
05/10/07, 07/12/07**

**B.O.C.C.: 10/03/06, 12/07/06,
02/01/07, 04/05/07,
05/24/07, 08/02/07**

RECOMMENDED MOTION:

I move to CONTINUE the Public Hearing for Ordinance 06-44 to August 9, 2007 at 9:00 a.m., or as soon thereafter as same may be heard at the Manatee County Government Administrative Center, 1st Floor Chambers.

PLANNING COMMISSION ACTION:

On August 10, 2006, by a vote of 7 – 0, the Planning Commission CONTINUED the public hearing for Ordinance 06-44 to September 14, 2006, at 9:00 a.m. On September 14, 2006, by a vote of 7 – 0, the Planning Commission CONTINUED the public hearing for Ordinance 06-44 to October 12, 2006.

On October 12, 2006, by a vote of 7 – 0, the Planning Commission CONTINUED the public hearing for Ordinance 06-44 to November 9, 2006.

On November 9, 2006, by a vote of 6 – 0, the Planning Commission CONTINUED the public hearing for Ordinance 06-44 to January 11, 2007.

On January 11, 2007, by a vote of 7 – 0, the Planning Commission CONTINUED the public hearing for Ordinance 06-44 to March 8, 2007.

On March 8, 2007, by a vote of 7 – 0, the Planning Commission CONTINUED the public hearing for Ordinance 06-44 to May 10, 2007.

On May 10, 2007, by a vote of 6 – 0, the Planning Commission CONTINUED the Public Hearing for Ordinance 06-44 to July 12, 2007.

BOARD OF COUNTY COMMISSION ACTION:

On October 3, 2006, by a vote of 6 – 0, the Board of County Commission CONTINUED the public hearing for Ordinance 06-44 to December 7, 2006.

On December 7, 2006, by a vote of 5 – 0, the Board of County Commission CONTINUED the public hearing for Ordinance 06-44 to February 1, 2007.

On February 1, 2007, by a vote of 7 – 0, the Board of County Commission CONTINUED the public hearing for Ordinance 06-44 to April 5, 2007.

On April 5, 2007, by a vote of 5 – 0, the Board of County Commission CONTINUED the public hearing for Ordinance 06-44 to May 24, 2007.

On May 24, 2007, by a vote of 7 – 0, the Board of County Commission CONTINUED the public hearing for Ordinance 06-44 to August 2, 2007.

PUBLIC COMMENT AND CORRESPONDENCE:

There was no public comment and nothing was entered into the record for this project at the August 10, 2006, September 14, 2006, October 12, 2006, November 9, 2006, January 11, 2007, March 8, 2007, and May 10, 2007 Planning Commission and the October 3, 2006, December 7, 2006, February 1, 2007, April 5, 2007, and May 24, 2007 Board of County Commission public hearings.

06:44

THE 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

The Herald
Published Daily
Bradenton, Manatee, 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 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, 9/1,'06 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
5th Day of September 2006

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 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, September 14, 2006 at 9:00 A.M. at the Manatee County Government Administrative Center, 1st Floor 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:

PDMU-05-19(Z)(G) - SMR NORTH 70, LLC - EQUITABLE NATIONAL PROPERTY COMPANY, LLC, PARK VISTA APARTMENTS INC., FC, LLC, AND PRESIDENTIAL APARTMENTS AND HOUSING INC. (NORTHWEST SECTOR)

Request: (1) Approval of a Zoning Ordinance 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 the rezoning of certain land from A (General Agriculture) to PDMU (Planned Development Mixed Use), retaining the WP-E (Watershed Protection-Evers) and ST (Special Treatment) Overlay Districts where appropriate; providing an effective date; and (2) Approval of a General Development Plan for 4,096 lots for single-family residences (including detached, attached, and semi-detached), 350 multi-family units, 200,000 sq. ft. of commercial space, 105,000 sq. ft. of office space, an option to exchange other land uses for a 120 bed group care facility; providing for severability; providing a legal description; and setting forth findings. The site is generally east of Lakewood Ranch Boulevard, south of the future extension of 44th Avenue East, west of Lorraine Road, and north of S.R. 70. A 39.3 acre parcel is west of Lakewood Ranch Boulevard (Total project: ±1,518.9 acres).

* **ORDINANCE 06-44 NORTHWEST SECTOR DRI (DRI #26)**
Request: Approval of a new Development of Regional Impact to allow:
a. 4,446 residential units;

- u. 200,000 square feet of retail;
- c. 105,000 square feet of office;
- d. a ±10 acre neighborhood park; and
- e. a 120 bed group care home (aka: assisted living facility)

The applicant also requests approval of a Land Use Equivalency Matrix (LUEM) to allow conversion between various approved uses, within specific ranges; providing an effective date; providing for severability; providing a legal description; and setting forth findings.

This DRI is proposed in two phases; Phase I with a buildout date of 2011, and Phase II with a buildout date of 2019. Specific approval is requested for Phase I for 3,000 residential units, 200,000 square feet of retail, 105,000 square feet of office, and a ±10 acre park. Conceptual approval is requested for Phase II. In the future specific approval of Phase II will be contingent upon submittal of further transportation and air quality analysis in accordance with Section 380.06, F.S.

The Northwest Sector DRI is generally north of SR 70 between Lakewood Ranch Boulevard (to the west) and Lorraine Road (to the east), and slightly more than 1.5 miles south of SR 64. Present zoning: A (General Agriculture), A/WP-E (General Agriculture/Evers Reservoir Watershed Protection Overlay District), and A/WP-E/ST (General Agriculture/Evers Reservoir Watershed Protection Overlay District/Special Treatment Overlay District) (±1,518.9 acres).

Z-89-46 (G)(R10) - UNIVERSITY COMMONS / K.A.M.C.O. PROPERTIES, LLC

Request: (1) Approval of an amended Zoning Ordinance of Manatee County, Florida for the University Commons DRI, to amend condition U.1.(e) to delete the office and bank restriction on the westernmost lot that is west of Access Road "P". University Commons is at the northeast and northwest intersections of University Parkway and Tuttle Avenue. Present zoning: is PDMU (Planned Development-Mixed Use (±257 acres) and PDMU/WP-E (Planned

Development-Mixed Use/Evers Watershed Protection Overlay District); providing an effective date; providing for severability; providing a legal description; and setting forth findings. The westernmost parcel is at 3604 84th Avenue Circle East (±1.10 acres).

Z-06-03 - JONES

Request: Approval of a Zoning Ordinance 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 the rezoning of certain land from A-1/WP-E (Suburban Agriculture, Watershed Protection Evers Overlay) and R S F - 2 / W P - E (Residential Single-family, 2 dwelling units per acre, Watershed Protection Evers Overlay) zoning districts to RSF-4.5/WP-E (Residential Single-family, 4.5 dwelling units per acre, retaining the Watershed Protection Evers Overlay) zoning district; providing an effective date; providing for severability; providing a legal description; and setting forth findings. The site is at 4060 and 4070 Tallevast Road in Bradenton (± 1.42 acres).

PDMU-05-48(Z)(P) - JUNG S. LUCK/PARK PLAZA/THE LANDINGS AT PARKVIEW

Request: Approval of: (1) A Zoning Ordinance 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 the rezoning of certain land from A-1 and A-1/CH (Suburban Agriculture one dwelling unit per acre, Coastal High Hazard Overlay District) to PDMU and PDMU/CH (Planned Development Mixed Use, retaining the Overlay District); providing an effective date; and (2) A Preliminary Site Plan for 372 lots for single-family attached residences and a 105,660 square foot car dealership (motor vehicle sales, rental, leasing, and repair establishment) providing for severability; providing a legal description; and setting forth findings. The site is at the northwest corner of S.R. 64 and Cypress Creek Boulevard (a.k.a. The Kay Rd realignment) at 6219 S.R. 64 East, Bradenton (± 95.5 acres).

PDMU-05-70(Z)(P) MARONDA HOMES, INC. OF FLORIDA/OAKWOOD APARTMENTS, LLC

Request: (1) Approval of a Zoning Ordinance 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 the rezoning of: *1.26 acres from LM (Light Manufacturing); *0.18 acres from GC (General Commercial); *5.56 acres from PDR (Planned Development Residential); *6.05 acres from RMF-9 (Residential Multi-Family, 9 dwellings per acre); *1.12 acres from RSF-3 (Residential Single-Family, 3 dwelling units per acre), and *1.29 acres from RSF-4.5 (Residential Single-Family, 4.5 dwelling units per acre)

all to PDMU (Planned Development Mixed Use); providing an effective date; and

(2) Preliminary Site Plan for 91 lots for single-family attached residences with at least 10% of the units designated as workforce housing, providing for severability; providing a legal description; and setting forth findings. The site is approximately one mile north of Whitfield Avenue on the west side of 15th Street East, at 6720 15th Street East, Bradenton (± 15.46 acres).

PDC-05-40(P) - EAST ELLENTON ENTERPRISES INC./HUNGRY HOWIE'S

Request: Approval of a Preliminary Site Plan for a 120 seat 3,500 sq. ft. restaurant, providing an effective date; providing for severability; providing a legal description; and setting forth findings. The site is on the south side of US 301 at 5912 28th Street East & 1812 60th Ave. E., Ellenton (±1.265 acres).

PDR-04-44(Z)(P) - CZEISLER/PROSPECT POINT

Request: (1) Approval of a Zoning Ordinance 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 the rezoning of certain land from A-1 (Suburban Agriculture) to PDR (Planned Development Residential); providing an effective date; and

(2) Approval of a Preliminary Site Plan 38 lots for single-family detached residences, providing for severability; providing a legal description; and setting forth findings. The site is on the north side of 63rd Avenue East, west of the Regal Oaks subdivision and east of the Pearce Canal at 3515 63rd Ave. E (± 14.9 acres).

PDR-06-29(Z)(P) - AVIGNON HOLDINGS, LLC / MONTEUX AT VILLAGES OF AVIGNON

Request: Approval of: (1) A Zoning Ordinance 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 the rezoning of certain land from A-1 (Suburban Agriculture - one dwelling unit per acre) to PDR (Planned Development Residential); providing an effective date; and (2) A Preliminary Site Plan for 124 lots for single-family attached residences and 104 lots for single-family detached residences, with at least 25% of the units designated as affordable housing, providing for severability; providing a legal description; and setting forth findings. The site is at the northeast corner of 29th St. E. and 24th Ave. E. approximately 1/2 mile west of Ellenton Gillette Road, 1/2 mile east of 16th Ave. E. (Canal Road), and 600 ft. south of Mendoza Road at 3002, 3120, and 3318, 24th Avenue East and 2514 29th Street East in Palmetto (± 56.4 acres).

PDO-05-08(Z)(P) - GADAH ENTERPRISES INC./SAMMY'S SMALL WORLD

Request: (1) Approval of a Zoning Ordinance 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 the rezoning of certain land from RSF-4.5 (Residential Single-Family, 4.5 dwelling units per acre) to PDO (Planned Development Office); providing an effective date; and (2) Approval of a Preliminary Site Plan for a new 4,441 sq. ft. day care center and two 2,800 sq. ft. office buildings, providing for severability; providing a legal description; and setting forth findings. The existing Sammy's Small World is at 3631 Tallevast Road, Sarasota (± 1.04 acres).

Z-05-01 - COVERED BRIDGE HOLDINGS II, LLC REZONE/THE FORUM

Request: Approval of a Zoning Ordinance 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 the rezoning of certain land from A-1 (Suburban Agriculture) to LM (Light Manufacturing); and providing an effective date; providing for severability; providing a legal description; and setting forth findings. The site is at 2411 Tallevast Road, Bradenton (± 28.89 acres).

PDC-04-18(Z)(P) - COVERED BRIDGE HOLDINGS II, LLC / THE FORUM

Request: (1) Approval of a Zoning Ordinance 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 the rezoning of certain land from A-1 (Suburban Agriculture, 1 dwelling unit per acre) and LM (Light Manufacturing) to PDC (Planned Development Commercial); providing an effective date; and (2) Approval of a Preliminary Site Plan for 16,808 square feet of neighborhood retail uses, providing for severability; providing a legal description; and setting forth findings. The site is at the northwest corner of Tallevast Road and US 301, Bradenton (± 3.05 acres).

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 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 number (941) 749-3070; 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 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 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, 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
9/1/06

September 19, 2006, or as soon thereafter as may be heard, in the Chambers of the Board of County Commissioners, located at the Manatee County Administrative Center, 1112 Manatee Avenue West, 1st Floor. The Planning Commission will consider, act upon and forward a recommendation to the Board of County Commissioners and the Board of County Commissioners will consider and act upon the following matters:

ORDINANCE 06-44 Northwest Sector DRI (DRI #26)

Request: Approval of a new Development of Regional Impact to allow:

- a. 4,446 residential units;
- b. 200,000 square feet of retail;
- c. 105,000 square feet of office;
- d. a ±10 acre neighborhood park; and
- e. a 120 bed group care home (aka: assisted living facility)

The applicant also requests approval of a Land Use Equivalency Matrix (LUEM) to allow conversion between various approved uses, within specific ranges.

This DRI is proposed in two phases; Phase I with a buildout date of 2011, and Phase II with a buildout date of 2019. Specific approval is requested for Phase I for 3,000 residential units, 200,000 square feet of retail, 105,000 square feet of office, and a ±10 acre park. Conceptual approval is requested for Phase II. In the future specific approval of Phase II will be contingent upon submittal of further transportation and air quality analysis in accordance with Section 380.06, F.S.

The Northwest Sector DRI is generally north of SR 70 between Lakewood Ranch Boulevard (to the west) and Lorraine Road (to the east), and slightly more than 1.5 miles south of SR 64. Present zoning: A (General Agriculture), A/WP-E (General Agriculture/Evers Reservoir Watershed Protection Overlay District), and A/WP-E/ST (General Agriculture/Evers Reservoir Watershed Protection Overlay District/Special Treatment Overlay District) (±1,518.9 acres).

Rules of Procedure for

these public hearings are in effect pursuant to Resolution 05-239(PC) and Resolution 05-180. Copies of these Resolutions are available for review, or purchase at cost, from the Planning Department.

All interested parties are invited to appear at these Hearings 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 the Board of County Commissioners 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 application, 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 number (941) 749-3070.

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SAID HEARINGS MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS.

MANATEE COUNTY PLANNING COMMISSION
MANATEE BOARD OF COUNTY COMMISSIONERS
Manatee County Planning Department
Manatee County, Florida
6/9/06

Advertisement of Sale

Notice is hereby given That Stor-N-More Self Storage LLC. Intends to sell the property described below to enforce a lien imposed on said property Under the Florida Self Storage Facility Act (Section 83-80-83.809) The Owner will sell at Public Auction On; or thereafter **June 21, 2006 at 10:45a.m. at 7750 Lockwood Ridge Road, Sarasota, FL.**

The following:
Claire M. Goodwin Unit #336, Motorcycle, mopeds, TV, table and household goods.
Craig T. McKeon Unit #608, household items.

The sale may be cancelled in the event of settlement. Should it be impossible to dispose of goods on the day of sale, the sale will be continued on such succeeding sale days thereafter as may be necessary to complete.

6/29/06

NOTICE OF ZONING/DRI CHANGE IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on **Thursday, August 10, 2006, at 9:00 A.M., or as soon thereafter as same may be heard,** and that the Board of County Commissioners will conduct a Public Hearing on **Tuesday,**

THE HERALD

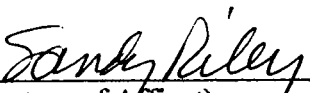
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P.O. Box 921
Bradenton, FL 34206-0921
102 Manatee Avenue West
Bradenton, FL 34205-8894
941/748-0411 ext. 7065

The Herald
Published Daily
Bradenton, Manatee, Florida

STATE OF FLORIDA
COUNTY OF MANATEE;

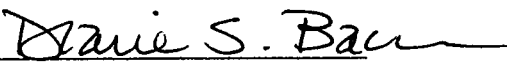
Before the undersigned authority personally appeared Sandy Riley, who on oath says that she is a Legal Advertising Representative of The Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter of **NOTICE OF ZONING/DRI CHANGE** in the Court, was published in said newspaper in the issues of, **6/9,'06**

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
9th Day of June, 2006

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


SEAL & Notary Public
Personally Known OR Produced Identification
Type of Identification Produced _____

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

STATE OF

COUNTY OF

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

1. That he/she is the Agent for Owner (owner, agent for owner, attorney in fact for owner, etc.) of the property identified in the application for **ORD.06-44 / NORTHWEST SECTOR DRI #26**, to be heard before the **Manatee County Planning Commission** at a public hearing to be held on **September 14, 2006** and to be heard before the **Manatee County Board of County Commissioners** at a public hearing to be held on **October 3, 2006**, 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 the sign(s) was conspicuously posted 5 feet from the front property line on the 31st day of August, 2006
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 31st day of August, 2006, and attaches hereto, as a 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.

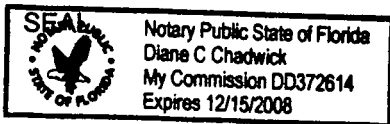


Property Owner/Agent Signature

SIGNED AND SWORN TO before me on Sept 6, 2006 (date) by Tim Butts
(name of affiant). He/she is personally known to me or has produced N/A
(type of identification) as identification and who did take an oath.



Signature of Person Taking Acknowledgment



Type Name

Title or Rank

Serial Number, if any

My Commission Expires:

Commission No.:

ABDUL, GEORGE
ABDUL, REGINA
12918 NIGHTSHADE PL
BRADENTON, FL 34202

ADAMO, ANTHONY ALEXANDER JR
ADAMO, NICHOLE MARIE
13803 NIGHTHAWK TER
BRADENTON, FL 34202

ADELMAN, SHERWIN M
13530 GLOSSY IBIS PL
BRADENTON, FL 34202

AGRAWAL, LALIT S
AGRAWAL, SHARDA
14041 NIGHTHAWK TER
BRADENTON, FL 34202

ALONSO, JORGE C
2210 70TH STREET CT E
BRADENTON, FL 34208

ALTMAN, JOHN G
ALTMAN, YVETTE L
2625 47TH ST
BRADENTON, FL 34209

ALVARADO, MARTHA G
12715 ROCKROSE GLN
BRADENTON, FL 34202

BAVARO, ANTHONY J
BAVARO, SARAH PATRICIA
6615 CHICKADEE LN
BRADENTON, FL 34202

BEALL, ROBERT MATTHEWS III
AIPPERSBACH, MARIA ANN
13518 GLOSSY IBIS PL
BRADENTON, FL 34202

BECKEL, PAUL J
BECKEL, CHRYSAL L
13543 GLOSSY IBIS PL
BRADENTON, FL 34202

BEESON, SANDRA S
BEESON, DANIEL P
13526 GLOSSY IBIS
BRADENTON, FL 34202

BENGE, MADELEINE M
14007 NIGHTHAWK TER
BRADENTON, FL 34202

BERGERON, MARC S
BERGERON, BRENDA Y
14038 NIGHTHAWK TER
BRADENTON, FL 34202

BIEGEL, MARIA K
12921 NIGHTSHADE PL
BRADENTON, FL 34202

BOCCIO, SALVATORE
13539 GLOSSY IBIS PL
BRADENTON, FL 34202

BOHLMANN, TODD C
BOHLMANN, TRACY L
12711 ROCKROSE GLN
BRADENTON, FL 34202

BONNER, GARY
BONNER, FELICIA N
6201 WILLET CT
BRADENTON, FL 34202

BOSCIA, GREGORY
BOSCIA, DOMINIQUE L
MORISCO, ANTOINETTA I
2 EAST CT
BETHPAGE, NY 11714

BRANCH, BRIAN
BRANCH, NICOLE
13503 GLOSSY IBIS PL
BRADENTON, FL 34202

BROWNING, KEVIN T
13527 GLOSSY IBIS PL
BRADENTON, FL 34202

BRUN WIBAUX, FRANCOIS X
BRUN WIBAUX, RONDELL M
4970 LORRAINE RD
BRADENTON, FL 34211

BRUN WIBAUX, RONDELL
BRUN WIBAUX, FRANCOIS
4970 LORRAINE RD
BRADENTON, FL 34211-5302

BRZOSTOWSKI, ARTHUR H
BRZOSTOWSKI, CAROL E
13611 GLOSSY IBIS PLACE
BRADENTON, FL 34202

BUSBY, MICHAEL L
12732 ROCKROSE GLN
BRADENTON, FL 34202

BUSCH, JOHN
KAYAL, GEORGE
KAYAL, DEBORAH
22 LONG AVE
MAHWAH, NJ 07430

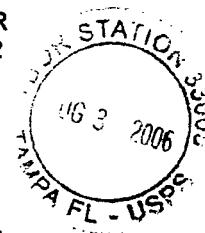
BYRNE, JILL E
14028 NIGHTHAWK TER
BRADENTON, FL 34202

CALDERARO, ANTHONY
CALDERARO, JULIE L
13827 NIGHTHAWK TER
BRADENTON, FL 34202

CARNEY, RITA M
13535 GLOSSY IBIS PL
BRADENTON, FL 34202

CHONG, JOSEPH
13718 GLOSSY IBIS PL
BRADENTON, FL 34202

CHRISTENSEN, JASON CHARLES
CHRISTENSEN, SANDRA L
14104 NIGHTHAWK TER
BRADENTON, FL 34202



30 RR

CICHOCKI, JAMES J
CICHOCKI, KAREN F
13802 NIGHTHAWK TER
BRADENTON, FL 34202

COODY, RICKY J
COODY, KIM T
4908 LORRAINE RD
BRADENTON, FL 34211-9263

CORBIN, DAVID
CORBIN, GAY
14016 NIGHTHAWK TER
BRADENTON, FL 34202

COVERED BRIDGE HOLDINGS III LL
PO BOX 1125
TALLEVAST, FL 34270-1125

CURRAN, BRIAN
12945 NIGHTSHADE PL
BRADENTON, FL 34202

DANNA, SHARON L
14033 NIGHTHAWK TER
BRADENTON, FL 34202

DAVIS, GUY S
DAVIS, PATRICIA NOOK
4203 100TH ST W
BRADENTON, FL 34210

DAVIS, MARK E
DAVIS, CATHERINE A
14111 NIGHTHAWK TER
BRADENTON, FL 34202

DEFOUW, PHYLLIS A
DEFOUW, PHYLLIS A LIVING TRUST
6212 MACAW GLEN
BRADENTON, FL 34202

DELAFABRO PROPERTIES LLC
7511 ABBEY GLEN
BRADENTON, FL 34202

DENICK, SCOTT
12 COASTAL CANYON DR
NEWPORT BEACH, CA 92657

DIAZ, WILFREDO
RODRIGUEZ, SONDR A
BROWNE, NORAH J
14003 NIGHTHAWK TER
BRADENTON, FL 34202

DICKERSON, SCOTT W
DICKERSON, KAREN L
13519 GLOSSY IBIS PL
BRADENTON, FL 34202

DINKEL, WILLIAM A
DINKEL, CONNIE E
12938 NIGHTSHADE PL
BRADENTON, FL 34202

DIocese OF VENICE
NEVINS, JOHN J AS BISHOP
1000 PINEBROOK RD
VENICE, FL 34292

DUNCAN, MARCIA ANN
DUNCAN, MARCIA ANN REVOCABLE T
13507 GLOSSY IBIS PL
BRADENTON, FL 34202

ERBELLA, JOSE
ERBELLA, KARLA L
13919 NIGHTHAWK TER
BRADENTON, FL 34202

FANN, VIRGINIA A
PROBUS, DAVID A
PROBUS, DOROTHEA D
5818 LORRAINE RD
BRADENTON, FL 34211-9273

FERDA, JOSEPH J III
FERDA, CYNTHIA A
14045 NIGHTHAWK TER
BRADENTON, FL 34202

FISHER, ARMAND J
FISHER, LOUISE M
50 LEE DR
SOUTHINGTON, CT 06489

FREY, BRIAN M
FREY, JENNIFER M
6446 BLUE GROSBEAK CIR
BRADENTON, FL 34202

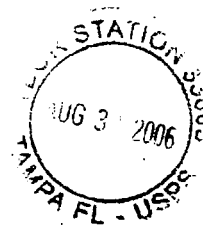
FRUCHEY, DANIEL D
FRUCHEY, DEBORAH H
5706 LORRAINE RD
BRADENTON, FL 34211-6709

GARRARD, RICHARD F
GARRARD, RICHARD F REVOCABLE T
6205 MACAW GLEN
BRADENTON, FL 34202

GATMAYTAN, CHRISTINA
13502 GLOSSY IBIS PL
BRADENTON, FL 34202

GEIS, JEFFREY M
GEIS, MARIA E
13911 NIGHTHAWK TER
BRADENTON, FL 34202

GOETZ, LYDIA E
6133 44TH CT E
BRADENTON, FL 34203



GONZALEZ, KELSEY
ROJAS-GONZALEZ, FATIMA
200 W STUART ROOSA DR
CLAREMORE, OK 74017

GOODSON, MICHAEL P
GOODSON, LESLIE R
13511 GLOSSY IBIS PL
BRADENTON, FL 34202

GOTTSCHKE, LINDA
13522 GLOSSY IBIS PL
BRADENTON, FL 34202

GREENFIELD, DAVID H
GREENFIELD, DEE ANNA
14011 NIGHTHAWK TER
BRADENTON, FL 34202

30 RR

GROSS, JEFFREY R
STILLO-GROSS, VICTORIA R
13603 GLOSSY IBIS PL
BRADENTON, FL 34202

HALE, JOHN P IV
HALE, ANGELA J
13714 GLOSSY IBIS PL
BRADENTON, FL 34202

HALEY, JONATHAN R
13356 PURPLE FINCH CIR
BRADENTON, FL 34202

HANSON, MARC A
HANSON, CARRIE A
13710 GLOSSY IBIS PL
BRADENTON, FL 34202

HOWARD, BARRY D
HOWARD, DIANA J
5712 LORRAINE RD
BRADENTON, FL 34211-6709

HUNSAKER, JEFFREY B
HUNSAKER, SHANNON B
13364 PURPLE FINCH CIR
BRADENTON, FL 34202

HUTCHINS, ANDREW
HUTCHINS, KELLY
14015 NIGHTHAWK TER
BRADENTON, FL 34202

HYMA, DENNIS G
HYMA, JANICE L
5418 LORRAINE RD
BRADENTON, FL 34211

JACKSON, FREDERICK E JR
5427 LORRAINE RD
BRADENTON, FL 34211-9271

JORDAN, NANCY R
GERBERDING, RON
6012 LORRAINE RD
BRADENTON, FL 34211-9168

JOSHPE, GLEN
JOSHPE, VICKI
361 TAYLOR RD, POB 57
STAMFORD, NY 12167

KAS, ANDREA
12930 NIGHTSHADE PL
BRADENTON, FL 34202

KHREIS, OSAMA HUSEIN
6209 WILLET CT
BRADENTON, FL 34202

KORN, THOMAS
VAN DUSEN, JUDY
125 CHARRINGTON CT
BEVERLY HILLS, MI 48025

LAKE ERIE COLLEGE OF OSTEOPATH
MEDICINE INC
1858 W GRANDVIEW BLVD
ERIE, PA 16509

LAKWOOD RANCH COMMUNITY
DEVELOPMENT DISTRICT 1
14400 COVENANT WAY
BRADENTON, FL 34202

LAKWOOD RANCH COMMUNITY DEVEL
DISTRICT 1
14400 COVENANT WAY
BRADENTON, FL 34202

LEONARD, ANGEL M
13352 PURPLE FINCH CIR
BRADENTON, FL 34202

LEWIS, LINWOOD H
12913 NIGHTSHADE PL
BRADENTON, FL 34202

LOISELLE, CHARLES E
LOISELLE, M THERESE A
LOISELLE REVOC TRUST U/A/D 11-
13531 GLOSSY IBIS PL
BRADENTON, FL 34202

LORMAN, DAVID B
BOWMAN, ROBIN L
12934 NIGHTSHADE PL
BRADENTON, FL 34202

MADIGAN, DANIEL P
MADIGAN, CYNTHIA M
12941 NIGHTSHADE PL
BRADENTON, FL 34202

MAKEEVER, DONALD S
MAKEEVER, DONALD S REVOCABLE T
5340 LORRAINE RD
BRADENTON, FL 34211-9266

MALTESE, PHILIP P
MALTESE, PAULETTE D
13807 NIGHTHAWK TER
BRADENTON, FL 34202

MANATEE COUNTY
P O BOX 1000
BRADENTON, FL 34206

MANATEE COUNTY FAMILY YOUNG ME
CHRISTIAN ASSOCIATION
3805 59TH ST W
BRADENTON, FL 34209

MANATEE COUNTY OF
P O BOX 1000
BRADENTON, FL 34206

MANOBIANCO, THOMAS S
MANOBIANCO, DONNA M
6204 PINE SISKIN GLN
BRADENTON, FL 34202

MARINOFF, GEORGE P
MARINOFF, KAREN K
MARINOFF FAMILY TRUST DTD 09/1
13360 PURPLE FINCH CIR
BRADENTON, FL 34202

MARTIN, EDWARD C
MARTIN, JEANNE E
4950 LORRAINE RD
BRADENTON, FL 34211-9265



30 RR

MAYES, ELIZABETH C
12922 NIGHTSHADE PL
BRADENTON, FL 34202

MCCULLAGH, MICHAEL
MCCULLAGH, ELIZABETH B
13814 NIGHTHAWK TER
BRADENTON, FL 34202

MIDDLEBROOKS, JEFFREY HUGH
MIDDLEBROOKS, JEAN MARGARET
14107 NIGHTHAWK TER
BRADENTON, FL 34202

MILKS, BARRY K
MILKS, BARBARA E
5557 LORRAINE RD
BRADENTON, FL 34211-9271

MILLER, EUGENE E
MILLER, CHRISTINA H
5108 LORRAINE RD
BRADENTON, FL 34211-5302

MILLER, JASON T
MILLER, KARISSA E
12719 ROCKROSE GLN
BRADENTON, FL 34202

MILLER, MARC C
MILLER, DAWN
13607 GLOSSY IBIS PL
BRADENTON, FL 34202

MILLER, THOMAS JOHN
MILLER, FLOREEN JODY
12723 ROCKROSE GLEN
BRADENTON, FL 34202

MITTEN, TIMOTHY H
MEALER, RENEE
13811 NIGHTHAWK TER
BRADENTON, FL 34202

MOREAU, MICHAEL
MOREAU, KRISTI
6210 WILLET CT
BRADENTON, FL 34202

MUNOZ, JOSE L
ALEJANDRE, MARIA DEL ROSARIO
SANCHEZ, NEYLA
12929 NIGHTSHADE PL
BRADENTON, FL 34202

MYERS, DEREK C
WALKER, CHERYLANNE M
12727 ROCKROSE GLN
BRADENTON, FL 34202

NALLURI, RAJA
NALLURI, CHIPPY
13515 GLOSSY IBIS PL
BRADENTON, FL 34202

NORDHAUSEN, WILLIAM J
12926 NIGHTSHADE PL
BRADENTON, FL 34202

NORWICH, WALTER T
HE DONG DISTRICT DONG HE XI RD
MEI FENG SUBD B 1 SANYA
572000
HAINAN PRC

NYE, BRUCE R
NYE, SONJA L
1501 BERN CREEK LOOP
SARASOTA, FL 34240

OSWALD, DARRYL W
MARTINEZ, MELIA
132 LOST BEACH LN
PONTE VEDRA BEACH, FL 32082

PANZARINO, STEPHEN
PANZARINO, TRACY
13368 PURPLE FINCH CIR
BRADENTON, FL 34202

PARKS, PENNY LEE
6213 WILLET CT
BRADENTON, FL 34202

PATTERSON, JOSEPH V
PATTERSON, JEAN H
12735 ROCKROSE GLEN
BRADENTON, FL 34202

PEELLE, WALTER J
PEELLE, DOLLIE S
201 LOVING LN
WILMINGTON, OH 45177

PEKRUL, RICHARD A
PEKRUL, PATRICIA JO
5517 LORRAINE RD
BRADENTON, FL 34211-9272

PENKSA, DOLORES
12925 NIGHTSHADE PLACE
BRADENTON, FL 34202

PHILLIPS, MARIE E
6518 BLUE GROSBEAK CIR
BRADENTON, FL 34202

PICCHIETTI, MICHAEL JOSEPH
PICCHIETTI, BRENDA L
4925 LORRAINE RD
BRADENTON, FL 34211-9269

POWERS, EILEEN M
12946 NIGHTSHADE PL
BRADENTON, FL 34202

PRESTON, LEWIS
PRESTON, DORINE
13915 NIGHTHAWK TER
BRADENTON, FL 34202

PROBUS, DAVID A
PROBUS, DOROTHEA D
5808 LORRAINE RD
BRADENTON, FL 34211-9273

RENDEIRO, JOHN F
14019 NIGHTHAWK TER
BRADENTON, FL 34202

REPETTO, JOHN A
REPETTO, CANDACE
13903 NIGHTHAWK TER
BRADENTON, FL 34202



30 RR

RIKER, LORAIN B
RIKER, LORAIN B REVOC LIVING
6607 28TH AVE E
PALMETTO, FL 34221

RISEN SAVIOR EV LUTHERAN CHURC
6150 SR 70 E
BRADENTON, FL 34203

RODRIGUEZ, HUGO
RODRIGUEZ, MERCEDES
6748 SW 192ND AVE
PEMBROKE PINES, FL 33332

RYAN, RICHELLE L
14103 NIGHTHAWK TER
BRADENTON, FL 34202

SANTORA, JAMES H
SANTORA, GLORIA G
6215 MACAW GLN
BRADENTON, FL 34202

SCHERER, JOHN L
SCHERER, JULIA B
SCHERER FAMILY TRUST
11900 TILBURY WAY
BAKERSFIELD, CA 93312

SCHOOL BOARD OF MANATEE COUNTY
215 MANATEE AVE W
BRADENTON, FL 34205

SCHROEDER-MANATEE RANCH INC
14400 COVENANT WAY
BRADENTON, FL 34202

SCHROEDER-MANATEE RANCH INC
7550 LORRAINE RD
BRADENTON, FL 34202

SEAY, STEPHEN F
SEAY, CAROL L
14037 NIGHTHAWK TER
BRADENTON, FL 34202

SEBEST, PAUL R JR
SEBEST, CAROL J
SEBEST REVOCABLE LIVING TR DTD
4000 DOBBINS RD
YOUNGSTOWN, OH 44514

SELL, LARRY J
SELL, NANCY L
13907 NIGHTHAWK TER
BRADENTON, FL 34202

SHANK, KEVIN C
14023 NIGHTHAWK TER
BRADENTON, FL 34202

SHEARD, IAN
AM KIEKEBERG 12
HAMBURG
22587
GERMANY

SHERRY, EUGENE J
SHERRY, LARA PRAIRIE
13719 GLOSSY IBIS PL
BRADENTON, FL 34202

SIERACKI, MICHAEL A
SIERACKI, KIMBERLY
12707 ROCKROSE GLN
BRADENTON, FL 34202

SINN, MICHAEL
MOVILLA, MERCEDES
12909 NIGHTSHADE PL
BRADENTON, FL 34202

SOMPOLSKI, JAMES P
SOMPOLSKI, TANI L
13818 NIGHTHAWK TER
BRADENTON, FL 34202

SOUZA, MARISSA ANNE SALLE
12937 NIGHTSHADE PL
BRADENTON, FL 34202

STATE OF FLORIDA DEPARTMENT
OF TRANSPORTATION
PO BOX 1249
BARTOW, FL 33831-1249

SUAREZ, ALBERTO
SUAREZ, ANDREA K
6204 MACAW GLN
BRADENTON, FL 34202

SZABO, LISA MICHELE
12942 NIGHTSHADE PL
BRADENTON, FL 34202

TATE, KATHERINE
6209 MACAW GLN
BRADENTON, FL 34202

TAYLOR, GARY G
TAYLOR, GARY GORDON REVOC LIV
14207 SR 70 E
BRADENTON, FL 34202

THOMPSON, JOEL B
THOMPSON, TERRY L
5040 LORRAINE RD
BRADENTON, FL 34211-5302

VELASCO, RAMIRO
VELASCO, GLORIA
22236 PANTHER LOOP
BRADENTON, FL 34211

VERVILLE, MICHAEL
VERVILLE, KATHLYNNE
14027 NIGHTHAWK TER
BRADENTON, FL 34202

VIEIRA, ALCIDES
VIEIRA, MIRIAM R
13709 GLOSSY IBIS PL
BRADENTON, FL 34202

WALBERER, THOMAS J SR
WALBERER, SUE A
13822 NIGHTHAWK TER
BRADENTON, FL 34202

WAYS, DIANA R
13510 GLOSSY IBIS PL
BRADENTON, FL 34202



30 RR

WEST COAST OIL INC
P O BOX 4235
SARASOTA, FL 34230

WISH, STANLEY J
WISH, NADENE J
5308 LORRAINE RD
BRADENTON, FL 34211-9266

WOLFSON, STEPHEN L
WOLFSON, BARBARA A
8141 REGENTS CT
UNIVERSITY PARK, FL 34201

WOOD, RUSSELL E JR
5916 LORRAINE RD
BRADENTON, FL 34211-9692

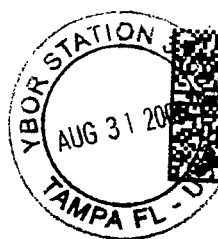
WROBLEWSKI, JOHN J
WROBLEWSKI, JANET K
4250 MARLOWE DR
SARASOTA, FL 34241

WROBLEWSKI, JOHN J
WROBLEWSKI, JOHN J
WROBLEWSKI, JANET K
4250 MARLOWE DR
SARASOTA, FL 34241

X186
X186
6202 WARBLER LN
BRADENTON, FL 34202

ZABEL, RYAN A
ZABEL, BRAD
13348 PURPLE FINCH CIR
BRADENTON, FL 34202

8 RL



UNITED STATES POSTAGE
FITNEY BOWES
02 1P \$47.40
0002334736 AUG 31 2006
MAILED FROM ZIP CODE 33605

Date: August 31, 2006

Dear Adjacent Property Owner:

Re: **Application #:** **ORDINANCE 06-44**
Filed by: **NORTHWEST SECTOR DRI (DRI #26)**

Request: **Approval of a new Development of Regional Impact to allow:**
a. 4,446 residential units;
b. 200,000 square feet of retail;
c. 105,000 square feet of office;
d. a ±10 acre neighborhood park; and
e. a 120 bed group care home (aka: assisted living facility)

The applicant also requests approval of a Land Use Equivalency Matrix (LUEM) to allow conversion between various approved uses, within specific ranges; providing an effective date; providing for severability; providing a legal description; and setting forth findings.

This DRI is proposed in two phases; Phase I with a buildout date of 2011, and Phase II with a buildout date of 2019. Specific approval is requested for Phase I for 3,000 residential units, 200,000 square feet of retail, 105,000 square feet of office, and a ±10 acre park. Conceptual approval is requested for Phase II. In the future specific approval of Phase II will be contingent upon submittal of further transportation and air quality analysis in accordance with Section 380.06, F.S.

Present zoning: A (General Agriculture), A/WP-E (General Agriculture/Evers Reservoir Watershed Protection Overlay District), and A/WP-E/ST (General Agriculture/Evers Reservoir Watershed Protection Overlay District/Special Treatment Overlay District) (±1,518.9 acres).

Location: **The Northwest Sector DRI is generally north of SR 70 between Lakewood Ranch Boulevard (to the west) and Lorraine Road (to the east), and slightly more than 1.5 miles south of SR 64.**
(ZONING MAP ATTACHED)

For more information please call:

CASE PLANNER: Lisa Barrett **PHONE # 941-749-3070 EXT: 6884**

The Manatee County Planning Commission will hold a public hearing to consider this request and forward a recommendation to the Board of County Commissioners:

Date: September 14, 2006
Time: 9:00 A.M.
Location: Chambers of the Board of County Commissioners
Manatee County Administrative Center, 1st Floor
1112 Manatee Avenue West
Bradenton, Florida 34205

The Manatee County Board of County Commissioners will hold a public hearing to consider and act upon the application:

Date: October 3, 2006
Time: 9:00 A.M.
Location: Chambers of the Board of County Commissioners
Manatee County Administrative Center, 1st Floor
1112 Manatee Avenue West
Bradenton, Florida 34205

HEARINGS MAY BE CONTINUED FROM TIME TO TIME

You and any other interested parties are invited to appear at these Hearings and express your opinions, subject to proper rules of conduct. Additionally, you may send comments to the Director of the Planning Department. These comments will be heard and considered by the Planning Commission and Board of County Commissioners and entered into the record. Please present your concerns to the Planning Commission in as much detail as possible. The issues identified at the Planning Commission public hearing will be the primary basis for the final decision by the Board of County Commissioners.

Rules of Procedure for these public hearings [R-05-239(PC) and Resolution 05-180] are available for review or purchase, at cost, from the Planning Department.

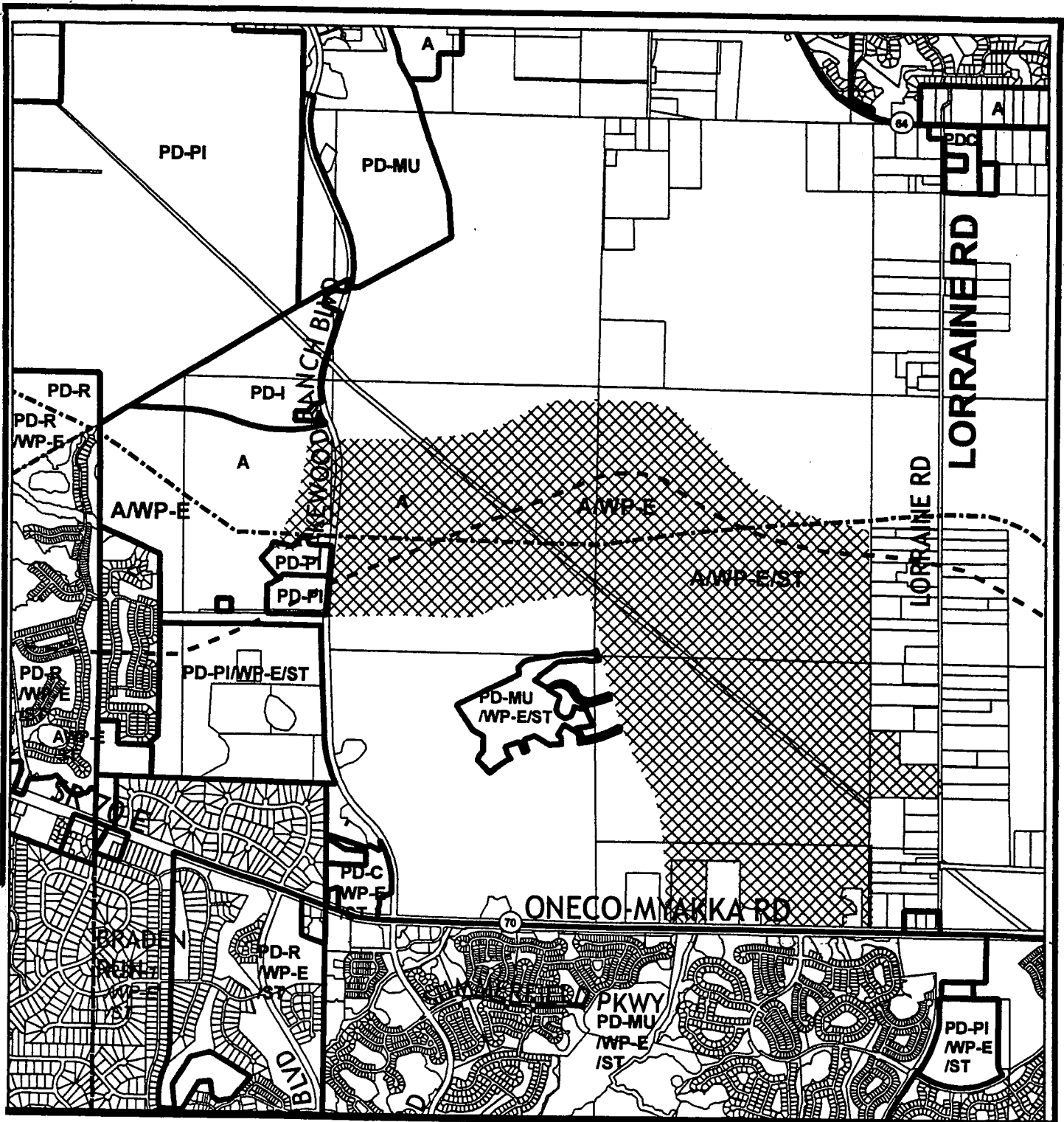
You may examine the Official Zoning Atlas, the application, and related documents and may obtain assistance regarding this matter from the Manatee County Planning Department, 1112 Manatee Avenue West, 4th Floor, Bradenton, Florida; telephone number (941) 749-3070; fax number (941) 708-6157. Questions and comments can also be sent by e-mail to: planning.agenda@co.manatee.fl.us.

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 the Public Hearing will need a record of the proceedings, and for such purposes 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.

The Board of County Commissioners of Manatee County, Florida, 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, participation, employment, or treatment in its programs or activities. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act, should contact Kaycee Ellis at 742-5800; TDD ONLY 742-5802 and wait 60 seconds; FAX 745-3790.

MANATEE COUNTY PLANNING COMMISSION
MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS
Planning Department
Manatee County, Florida

THIS NOTICE IS GIVEN PURSUANT TO MANATEE COUNTY ORDINANCE NO. 90-01, THE MANATEE COUNTY LAND DEVELOPMENT CODE, SECTION 502.5.3. THIS IS A NOTICE OF ESTABLISHMENT OR CHANGE OF A REGULATION AFFECTING THE USE OF LAND IN UNINCORPORATED MANATEE COUNTY.



Tax ID #(s) 579400129(PART OF),579600008(PART OF),579900002(PART OF),582200101,582700050(PART OF),583010004

Project Number: ORD-06-44
 Proposed Use: MIXED USE
 Proposed Zoning: PDMU/WP-E/ST,PDMU/WP-E
 Requested by: SCHROEDER-MANATEE RANCH, INC.

Existing Zoning: A, A/WP-E, A/WP-E/ST
 Existing FLUC: UF-3.RES-1
 Acreage: 1518.88
 Watershed: EversZone
 Overlays: NONE
 Special Areas: NONE
 Impact District: SE-D
 CHH: NONE
 Fire District: East Manatee
 AFHD: RURAL FRINGE-D, SUBURBAN-D
 Sec Twn Rng: Sec 8,7,12 Twn 35 Rng 19,18
 Drain Basin: MIDDLE MANATEE R, WILLIAMS CREEK

Manatee County
 Zoning
 Staff Report Map
 1 inch equals 2,616 feet

--- Special Treatment
 Overlay Boundary Line
 - - - - Evers Watershed
 Protection Overlay
 Boundary Line

Flood Zone: X
 Floodway: N
 FIRM: 360_C,354_C
 Evac Zone: NONE
 Commissioner: Donna Hayes
 Map Prepared: 5/17/2006 11:09:02 AM