

P.C. 07/12/07

**PDR-06-08- (Z)(P) – MANNING / MANNING SUBDIVISION**

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/NCO (General Agriculture/North County Overlay) to PDR (Planned Development Residential/North County Overlay); providing an effective date; and (2) Approval of a Preliminary Site Plan for 87 lots for single-family detached residences. The site is on the south side of S.R. 62 at the intersection of S.R. 62 and Keen Road at 15471 S.R. 62, Parrish (± 56.09 acres).

**App Received: 02/07/06**

**P.C.: 07/12/07**

**B.O.C.C.: 08/02/07**

**RECOMMENDED MOTION:**

I move to CONTINUE the Public Hearing for PDR-06-08(Z)(P) 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, 1<sup>st</sup> Floor Chambers.

# 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, **6/29/07**

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

2nd Day of July, 2007

DIANE S. BACRO  
Notary Public  
State of Florida  
My comm. exp. 03-15-2007  
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, July 12, 2007 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-06-23(Z)(P) - LAKEWOOD CENTRE, PDA COMMERCIAL SITE

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 the rezoning of approximately 23.09 acres on the north side of Center Ice Parkway and ± 600 feet east of Lakewood Ranch Boulevard from A/WP-E/ST Zoning District (General Agriculture/Watershed Protection Evers/Special Treatment Overlay Districts) to PDMU/WP-E/ST (Planned Development Mixed Use/Watershed Protection Evers/Special Treatment Overlay Districts); approving a Preliminary Site Plan for 45,000 square feet of commercial space and a 60,000 square foot medium intensity recreational use (a bowling alley); subject to stipulations as conditions of approval; setting forth findings; providing for a legal description; providing for severability, and providing an effective date.

### PDR-06-08- (Z)(P) - MANNING / MANNING SUBDIVISION

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 the rezoning of approximately 56.09 acres on the south side of S.R. 62 at the intersection of S.R. 62 and Keen Road at 15471 S.R. 62, Parrish from A/NCO zoning district (General Agriculture/North

County Overlay District) to PDR/NCO (Planned Development Residential, retaining the North County Overlay District); approving a Preliminary Site Plan for 87 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for a legal description; providing for severability, and providing an effective date.

**PDR-05-77(Z)(P) - MB BUILDERS/MOON-LIGHT PASS CONDOS**

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 the rezoning of approximately 2.16 acres on the east side of 39<sup>th</sup> Street East, north of the intersection with 37<sup>th</sup> Street East from A-1 (Suburban Agriculture, one dwelling unit per acre) zoning district to PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 13 multi-family dwelling units with 9 units (70%) designated as work force housing; subject to stipulations as conditions of approval; setting forth findings; providing for a legal description; providing for severability, and providing an effective date.

**PDPM-06-74(G) - MANATEE COUNTY STOCKADE, DETENTION CENTER & SHERIFF'S FARM**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a General Development Plan for the Manatee County Stockade, Detention Center, and Sheriff Farm to allow an additional 153,458 square feet of building area, consisting of: an addition to the detention center, agricultural buildings, a SWAT training building, youth academy, inmate workshops, and a sewing and mattress plant, all on approximately 119.2 acres at 14490 Harlee Road, Palmetto; 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 number (941) 749-3070; e-mail to: [planning.agenda@co.manatee.fl.us](mailto: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 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, 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  
6/29/07

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

STATE OF FLORIDA

COUNTY OF MANATEE

BEFORE ME, the undersigned authority, personally appeared CONNOR J. CHAMBERS, 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 **PDR-06-08- (Z)(P) – Manning / Manning Subdivision** to be heard before the **Manatee County Planning Commission** at a public hearing to be held on **Thursday, July 12, 2007** and to be heard before the **Manatee County Board of County Commissioners** at a public hearing to be held on **Thursday, August 2, 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 <sup>two (2)</sup> public notice sign<sup>s</sup> 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 within 15 feet from the front property line on the 28 day of June, 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 29 day of June, 2007, 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.

X   
CONNOR J. CHAMBERS  
Agent for RIVER WOODS, LLC  
Property Owner/Agent Signature

SIGNED AND SWORN TO before me on 6/29/07 (date) by CONNOR J. CHAMBERS  
(name of affiant). He/she is personally known to me or has produced FL DLIC  
(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.:

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 BRC INVESTMENTS LLC ANMARIE CT	22520		BROWNSTOWN	MI	48183				415100007	15300	SR 62			
2 BROWN, CHARLES	15610 SR 62		PARRISH	FL	34219				416810059	15610	SR 62			
3 BROWN, THOMAS C	PO BOX 163021		FORT WORTH	TX	76161				416810000	15640	SR 62			
4 CHAPMAN, R TOM JR	14550 58TH ST NORTH		CLEARWATER	FL	33760	2805			414900001	9400	KEEN RD			
5 DALTON, JOSEPH W	15735 SR 62		PARRISH	FL	34219				416502003	15725	SR 62			
6 DELESS, BRENT	15095 SR 62		PARRISH	FL	34219	9291			416125003	15095	SR 62			
7 DEMMA, ANNETT	8920 KEEN RD		PARRISH	FL	34219				415600204	8920	KEEN RD			
8 GAGNE, ROBERT	19616 GULF BLVD 502		INDIAN SHORES	FL	33785	2357			415804209	14730	SR 62			
9 JOHNSON, DANIEL	1420 20TH AVE		BRADENTON	FL	34205				415600402	15470	SR 62			
10 MANATEE FOREST II LLC	920 S WAUKEGAN RD		LAKE FOREST	IL	60045				419315007	14860	CR 675			
11 MANATEE FOREST II LLC	920 S WAUKEGAN RD		LAKE FOREST	IL	60045				495010001	15602	CR 675			
12 MURRAY, LUCILLE F	1604 FAIRWAY TRACE		PALMETTO	FL	34221				415800059		SR 62			
13 PARKS, HERBERT	15630 SR 62		PARRISH	FL	34219				416800001	15630	SR 62			
14 PARRISH, REESE F	15606 CR 675		PARRISH	FL	34219				495016509	15606	CR 675			
15 PEEL, CHARLOTTE ANN	PO BOX 451		PARRISH	FL	34219				416120004	15105	SR 62			
16 PEEL, CHARLOTTE ANN	PO BOX 451		PARRISH	FL	34219	0451			416110005	15115	SR 62			
17 PETERSON, IRA	15600 SR 62		PARRISH	FL	34219				416810109	15600	SR 62			
18 RIMER, CLINTON D	15150 SR 62		PARRISH	FL	34219				415801209	15150	SR 62			
19 RIMER, FRED C	15106 SR 62		PARRISH	FL	34219				415801159	15106	SR 62			
20 RIVER WOODS LLC	2212 58TH AVE E		BRADENTON	FL	34203				416200004		NO ASSIGNED ADDRESS			
21 RIVER WOODS LLC	2212 58TH AVE E		BRADENTON	FL	34203				415700004	15471	SR 62			
22 SPIVEY, BOBBY J	15075 SR 62		PARRISH	FL	34219				416130003	15075	SR 62			
23 TOMPKINS, WILLIAM B	15625 SR 62		PARRISH	FL	34219	9291			419301056		NO ASSIGNED ADDRESS			
24 TOMPKINS, WILLIAM B	15625 SR 62		PARRISH	FL	34219	9291			416503001	15615	SR 62			
25 TOMPKINS, WILLIAM B	15625 SR 62		PARRISH	FL	34219				416504009	15625	SR 62			