

**PDMU-92-01(Z)(G)(R11) - SCHROEDER-MANATEE RANCH, INC.**  
**(UNIVERSITY LAKES DRI #22)**

Request: An Ordinance of the County of Manatee, Florida, Approving a Revised Zoning Ordinance and General Development Plan to:

1. **Revise the project boundary to delete 73.0 acres (east of Lorraine Road) in favor of the Cypress Banks DRI;**
2. **Revise the project boundary to add 53.8 acres (east of Lorraine Road);**
3. **Increase single family detached dwelling units by 434 in Phase IV;**
4. **Increase multifamily dwelling units by 578 in Phase IV;**
5. **Decrease General Commercial (Regional) Retail by 70,100 square feet in Phase III;**
6. **Decrease General Commercial (Regional) Retail by 429,900 square feet in Phase IV;**
7. **Increase (Business) Office by 120,000 square feet in Phase IV;**
8. **Decrease Industrial by 11,397 sq. ft. in Phase III.**
9. **Decrease Industrial (Business) by 778,088 square feet in Phase IV;**
10. **Decrease Community Commercial by 59,778 sq. ft. in Phase IV.**
11. **Increase General Commercial (Highway) Hotel and Motel by 405 rooms in Phase IV;**
12. **A decrease in residential acreage by 37.0 acres;**
13. **A decrease in Community Commercial acreage by 8.8 acres;**
14. **An decrease in open space acreage by 41.3 acres;**
15. **An increase in recreational acreage by 8.1 acres;**
16. **An decrease in wetland acreage by 8.8 acres;**
17. **An increase in lake acreage by 54.8 acres;**
18. **An increase in right-of-way acreage by 13.8 acres;**
19. **An extension of The Masters Avenue to the proposed Dam Road in close proximity to the eastern boundary of the project;**
20. **Initiate Phase IV;**
21. **Accelerate the start date of Phase IV by five (5) years from 2011 to 2006;**
22. **Amend Tables 1 and 2 to reflect these changes;**
23. **Amend Map H and the Development Order to reflect these changes;**
24. **Amend the legal description to reflect the above referenced changes,**
25. **Various other changes to the Development Order including terminology and formatting changes;**

26. **Extend the buildout date of Phases II, III, and IV to 2014, 2014, and 2022, respectively; and**
27. **Extend the project buildout date to 2022 and extend the Development Order expiration date to 2027.**

University Lakes is located at the northeast intersection of University Parkway and I-75 interchange, south of the Cypress Banks DRI and north of the Lakewood Ranch Corporate Park DRI south of SR 70, north of University Parkway, east of I-75 and east to the current boundary at Lorraine Road and extending the boundary east three miles. Present zoning: PDMU/WP-E/ST (Planned Development Mixed Use/Evers Reservoir Watershed Protection and Special Treatment Overlay Districts) and A/WPE/ST (Agriculture / Evers Reservoir Watershed Protection and Special Treatment Overlay Districts) (± 4,101.2 acres including the 53.8 acre rezone).

**App Received: 1/25/06**

**P.C.: 09/13/07, 10/11/07      B.O.C.C.: 10/16/07**

**RECOMMENDED MOTION:**

**I move to CONTINUE the Public Hearing for PDMU-92-01(Z)(G)(R11) to October 11, 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.BRADENTON.COM  
P.O. Box 921  
Bradenton, FL 34206-0921  
102 Manatee Avenue West  
Bradenton, FL 34205-8894  
941-745-7065

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 **8/31,'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.

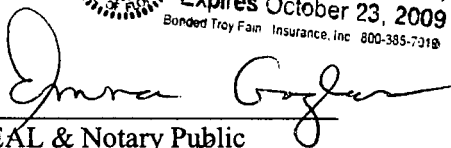


(Signature of Affiant)

Sworn to and subscribed before me this  
5<sup>th</sup> Day of Sept, 2007



Emma Goglas  
Commission # DD484714  
Expires October 23, 2009  
Bonded Troy Fair Insurance, Inc. 800-385-7318



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 13, 2007 at 9:00 A.M. at the Manatee County Government Administrative Center, 14<sup>th</sup> 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:

**P D M U - 9 2 - 01(Z)(G)(R11) SCHROEDER-MANATEE RANCH, INC./AKA SMR COMMUNITIES JOINT VENTURE A FLORIDA GENERAL PARTNERSHIP / UNIVERSITY LAKES DRI #22 (To be continued to 10/11/07)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, approving a revised Zoning Ordinance involving a change of Proposed Change to revise the project boundary to delete 73.0 acres (east of Lorraine Road) in favor of the Cypress Banks DRI; revise the project boundary to add 53.8 acres (east of Lorraine Road); increase single-family detached dwelling units by 434 in Phase IV; increase multi-family dwelling units by 578 in Phase IV; decrease General Commercial (Regional) retail by 70,100 square feet in Phase III; decrease General Commercial (Regional) retail by 429,900 square feet in Phase IV; increase (Business) office by 120,000 square feet in Phase IV; decrease industrial by 11,397 sq. ft. in Phase III; decrease industrial (Business) by 778,088 square feet in Phase IV; decrease Community Commercial by 59,778 sq. ft. in Phase IV; increase General Commercial (Highway) Hotel and Motel by 405 rooms in Phase IV; decrease residential by 37.0 acres; decrease Community Commercial by 8.8 acres; decrease open space by 41.3 acres; increase recreational by 8.1 acres; decrease wetlands by 8.8 acres; increase lakes by 54.8 acres; increase right-of-way by 13.8 acres; extend The Masters Avenue to proposed Dam Road in close proximity to the eastern boundary of the project; initiate Phase IV; accelerate the start date of Phase IV by four (4) years from 2011 to 2007; extend the buildout date of

Phases II, III, and IV to 2014, 2014, and 2022, respectively; extend the project buildout date to 2022; extend the development order expiration date to 2027; amend Tables 1 and 2 to reflect these changes; amend the General Development Plan and the Zoning Ordinance to reflect these changes; rezoning the 53.8 acres being added to the DRI from A/WP-E/ST to PDMU/WP-E/ST; amending the legal description to reflect the above referenced changes; other minor amendments as necessary, providing for severability; and providing an effective date.

**ORDINANCE-07-72 - SCHROEDER-MANATEE RANCH, INC. (SMR COMMUNITIES JOINT VENTURE A FLORIDA GENERAL PARTNERSHIP / UNIVERSITY LAKES DRI #22 (To be continued to 10/11/07)**

**Development order granting amendments to and replacing Ordinance 00-45, Ordinance-92-32, as amended by Ordinance-93-25, Ordinance-95-44, Ordinance 97-61, Ordinance 97-81, Ordinance 00-45, Ordinance 01-60, Ordinance 03-35 and Ordinance 04-59.**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending and restating a Development Order pursuant to Chapter 380 Florida Statutes for the University Lakes Development of Regional Impact (Manatee County DRI #22, a/k/a Tampa Bay Regional Planning Council (TBPRC) DRI #216); providing for findings of fact; providing for conclusions of law; providing for definitions; providing for amended limitations on and conditions of approval; initiate Phase IV; amend Map H to remove 73.0 acres and add 53.8; various other changes to the Development Order including terminology, clarification changes, codifying and restating the existing development order for DRI #22; providing for severability; and providing for an effective date. The changes to the Ordinance include a determination of whether the following proposed modifications to DRI #22 constitute a Substantial Deviation to the University Lakes DRI Development Order, pursuant to Section 380.06, Florida Statutes: revise the project boundary to delete 73.0 acres (east of Lorraine Road) in favor of the Cypress Banks DRI; revise the

project boundary to add 53.8 acres (east of Lorraine Road); increase single-family detached dwelling units by 434 in Phase IV; increase multi-family dwelling units by 578 in Phase IV; decrease General Commercial (Regional) retail by 70,100 square feet in Phase III; decrease General Commercial (Regional) retail by 429,900 square feet in Phase IV; increase (Business) office by 120,000 square feet in Phase IV; decrease industrial by 11,397 sq. ft. in Phase III; decrease industrial (Business) by 778,088 square feet in Phase IV; decrease Community Commercial by 59,778 sq. ft. in Phase IV; increase General Commercial (Highway) hotel and Motel by 405 rooms in Phase IV; decrease residential by 37.0 acres; decrease Community Commercial by 8.8 acres; decrease open space by 41.3 acres; increase recreational by 8.1 acres; decrease wetlands by 8.8 acres; increase lakes by 54.8 acres; increase right-of-way by 13.8 acres; extend The Masters Avenue to proposed Dam Road in close proximity to the eastern boundary of the project; initiate Phase IV; accelerate the start date of Phase IV by four (4) years from 2011 to 2007; amend Tables 1 and 2 to reflect these changes; amend Map H and the Development Order to reflect these changes; amend the Legal Description to reflect the above referenced changes; various other changes to the Development Order including terminology and formatting changes; extend the buildout date of Phases II, III, and IV to 2014, 2014, and 2022, respectively; and extend the project buildout date to 2022 and extend the Development Order expiration date to 2027.

University Lakes is at the northeast intersection of University Parkway and I-75 interchange, south of SR 70, east of I-75 north of University Parkway and extending 3 miles east of Lorraine Road. Present zoning: A/WP-E/ST (General Agriculture/Watershed Protection Overlay Districts) and PDMU/WP-E/ST (Planned Development Mixed Use/Watershed Protection Overlay Districts) (± 4,101.2 acres).

**Z-06-14 - CAC, LLC**

A Zoning 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 the rezoning of approximately 33.27 acres at 1013 and 1015 Morgan Johnson Road, Bradenton from A-1 (Suburban Agriculture) to the RSF-2 (Residential Single-Family, 2 dwelling units per acre) zoning district; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

**Z-07-01 - DAVID L. AND CHRIS R. MORELAND REZONE**

A Zoning 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 the rezoning of approximately 0.75 acres at the southwest corner of 26<sup>th</sup> Street West and 53<sup>rd</sup> Avenue West at 2605 53<sup>rd</sup> Avenue West, Bradenton from PR-M (Professional-Medium) and RMF-9 (Residential Multi-Family, 9 dwelling units per acre) to the NC-M (Neighborhood Commercial Medium) zoning district; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

**Z-06-16 - HASSEN/J3 OFFICES**

A Zoning Ordinance of 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 the rezoning of approximately 0.91 acres 750' north of SR 64 at 407 65<sup>th</sup> Street East, Bradenton from A-1 (Suburban Agriculture) to the PRM (Professional-Medium) zoning district; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

**PDR-06-71(P) - TERRASSET SUBDIVISION**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 2 lots for single-family detached residences on approximately ±2.13 acres at 64 Sunset Lane, TerraCeia; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

**PDC-07-16(Z)(P) - CATHERYNE A. ROUTH REVOCABLE TRUST / ROUTH EQUIPMENT CO - GRAVELY OF BRADENTON**

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 1.07 acres on the west side of 15<sup>th</sup> Street East at 1408 57<sup>th</sup> Avenue Drive East, from RSF-6 (Residential Single-Family, 6 dwelling units per acre) and HC (Heavy Commercial) to the PDC (Planned Development) zoning district; and approving a Preliminary Site Plan for a 14,200 square foot repair service establishment (in two buildings), and 1,000 square feet of office uses; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

**PDR-06-10(Z)(P) - LEE WETHERINGTON DEVELOPMENT INC. / SUMMER WOODS**

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 191.38 acres on the south side of Moccasin Wallow Road, ± 1 mile west of U.S. 301 at 10525 and 11333 Moccasin Wallow Road, Parrish, from A/NCO (General Agriculture/North County Overlay) zoning district to the PDR/NCO (Planned Development Residential, retaining the North Central Overlay) zoning district; approving a Preliminary Site Plan for 302 lots for 240 single-family detached residences, 60 single-family attached residences, and 2 single-family semi-detached residences; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing for an effective date.

**PDMU-97-05(P)(R3) DTS # 20070263 - MJSQUARED LLC/IMAGINE CHARTER SCHOOL**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, relating to land development, amending Ordinance No. PDMU-97-05(P)(R2); approving revised Ordinance No. PDMU-97-05(P)(R3) to be substituted for Ordinance No. PDMU-97-05(P)(R2), which was approved on August 24, 1999, to approve a Preliminary Site Plan for an 800 student charter school within the existing skating facility and the addition of a 22,500 square feet second floor for classroom purposes at 5309 29<sup>th</sup> Street East, Ellenton; setting forth findings; providing a legal description; providing for severability; and providing an effective date. The site is in the PDMU (Planned Development Mixed Use) zoning district.

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, 4<sup>th</sup> Floor, Bradenton, Florida, telephone number (941) 749-3070; e-mail: planning.ogrd@mymanatee.org

According to Section 286.0105, Florida Statutes, if a person decides to appeal a decision made with respect to any matter considered at such meetings or hearing he or she will need record of the proceedings, and for such purpose, he or she must need to ensure that verbatim record of the proceedings is made which record would include any testimony or evidence upon which the appeal is based.

Americans With Disabilities: The Board of Commissioners Manatee County do not discriminate on the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's function including one's access to and participation in public hearings. Anyone requiring reasonable accommodation for this meeting, provided for in 1 ADA, should contact Kaycee Ellis at 75800; TDD ONLY 75802 and wait 60 seconds, or FAX 745-37

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

**MANATEE COUNTY PLANNING COMMISSION**  
Manatee County Planning Department  
Manatee County, Florida  
8/31/07

**AFFIDAVIT OF PUBLICATION**

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

**STATE OF FLORIDA  
COUNTY OF MANATEE**

BEFORE THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED FRANK LETO, WHO ON OATH SAID HE IS CLASSIFIED ADVERTISING MANAGER OF 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:

*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 13, 2007 at 9:00 A.M. at the Manatee County Government Administrative Ce*

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


8/31 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 HE 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 Frank Leto

SWORN OR AFFIRMED TO, AND SUBSCRIBED BEFORE ME THIS 31 DAY OF Aug, A.D., 2007 BY FRANK LETO WHO IS PERSONALLY KNOWN TO ME.

Mariann Gusbar  
Notary Public

 Mariann Gusbar  
My Commission DD355235  
Expires November 6, 2008

My commission expires 6 day of NOV, 2008

**NOTICE OF ZONING**  
NOTICE IS HEREBY GIVEN, that  
Hearing on Thursday, Septembe

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434 in Phase IV; increase multi-family dwelling units by 5/8 in Phase IV; decrease General Commercial (Regional) retail by 70,100 square feet in Phase III; decrease General Commercial (Regional) retail by 429,900 square feet in Phase IV; increase (Business) office by 120,000 square feet in Phase IV; decrease industrial by 11,397 sq. ft. in Phase III; decrease industrial (Business) by 778,088 square feet in Phase IV; decrease Community Commercial by 59,778 sq. ft. in Phase IV; increase General Commercial (Highway) Hotel and Motel by 405 rooms in Phase IV; decrease residential by 37.0 acres; decrease Community Commercial by 8.8 acres; decrease open space by 41.3 acres; increase recreational by 8.1 acres; decrease wetlands by 8.8 acres; increase lakes by 54.8 acres; increase right-of-way by 13.8 acres; extend The Masters Avenue to proposed Dam Road in close proximity to the eastern boundary of the project; initiate Phase IV; accelerate the start date of Phase IV by four (4) years from 2011 to 2007; extend the buildout date of Phases II, III, and IV to 2014, 2014, and 2022, respectively; extend the project buildout date to 2022; extend the development order expiration date to 2027; amend Tables 1 and 2 to reflect these changes; amend the General Development Plan and the Zoning Ordinance to reflect these changes; rezoning the 53.8 acres being added to the DRI from A/WP-E/ST to PDMU/WP-E/ST; amending the legal description to reflect the above referenced changes; other minor amendments as necessary, providing for severability; and providing an effective date.

**ORDINANCE-07-72 - SCHROEDER-MANATEE RANCH, INC. (SMR COMMUNITIES JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP) / UNIVERSITY LAKES DRI #22 (To be continued to 10/11/07)**

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The changes to the Ordinance include a determination of whether the following proposed modifications to DRI #22 constitute a Substantial Deviation to the University Lakes DRI Development Order, pursuant to Section 380.06, Florida Statutes: revise the project boundary to delete 73.0 acres (east of Lorraine Road) in favor of the Cypress Banks DRI; revise the project boundary to add 53.8 acres (east of Lorraine Road); increase single-family detached dwelling units by 434 in Phase IV; increase multi-family dwelling units by 578 in Phase IV; decrease General Commercial (Regional) retail by 70,100 square feet in Phase III; decrease General Commercial (Regional) retail by 429,900 square feet in Phase IV; increase (Business) office by 120,000 square feet in Phase IV; decrease industrial by 11,397 sq. ft. in Phase III; decrease industrial (Business) by 778,088 square feet in Phase IV; decrease Community Commercial by 59,778 sq. ft. in Phase IV; increase General Commercial (Highway) hotel and Motel by 405 rooms in Phase IV; decrease residential by 37.0 acres; decrease Community Commercial by 8.8 acres; decrease open space by 41.3 acres; increase recreational by 8.1 acres; decrease wetlands by 8.8 acres; increase lakes by 54.8 acres; increase right-of-way by 13.8 acres; extend The Masters Avenue to proposed Dam Road in close proximity to the eastern boundary of the project; initiate Phase IV; accelerate the start date of Phase IV by four (4) years from 2011 to 2007; amend Tables 1 and 2 to reflect these changes; amend Map H and the Development Order to reflect these changes; amend the Legal Description to reflect the above referenced changes; various other changes to the Development Order including terminology and formatting changes; extend the buildout date of Phases II, III, and IV to 2014, 2014, and 2022, respectively; and extend the project buildout date to 2022 and extend the Development Order expiration date to 2027.

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**Z-06-14 - CAC, LLC**

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**Z-07-10 - BAYSIDE COMMUNITY CHURCH REZONE**

A Zoning 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 the rezoning of approximately 39.73 acres on the south side of SR 64, ± ¼ mile east of Lorraine Road, and south of Zipperer Road at 15800 SR 64 East from PDR (Planned Development Residential) to A-1 (Suburban Agriculture - one dwelling unit per acre); setting forth findings; providing a legal description; providing for severability; and providing an effective date.

**Z-07-01 - DAVID L. AND CHRIS R. MORELAND REZONE**

A Zoning 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 the rezoning of approximately 0.75 acres at the southwest corner of 26th Street West and 53rd Avenue West at 2605 53rd Avenue West, Bradenton from PR-M (Professional-Medium) and RMF-9 (Residential Multi-Family, 9 dwelling units per acre) to the NC-M (Neighborhood Commercial - Medium) zoning district; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

**Z-06-16 - HASSEN/J3 OFFICES**

A Zoning Ordinance of 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 the rezoning of approximately 0.91 acres 750' north of SR 64 at 407 65th Street East, Bradenton from A-1 (Suburban Agriculture) to the PRM (Professional-Medium) zoning district; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

**PDR-06-71(P) - TERRASET SUBDIVISION**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 2 lots for single-family detached residences on approximately ±2.13 acres at 64 Sunset Lane, Terra Ceia; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

**PDC-07-16(ZXP) - CATHERYN A ROUTH REVOCABLE TRUST/ROUTHS EQUIPMENT CO - GRAVELY OF BRADENTON**

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 1.07 acres on the west side of 15th Street East and HC (Heavy Commercial) to the PDC (Planned Development Commercial) zoning district; and approving a Preliminary Site Plan for a 14,200 square foot repair service establishment (in two buildings), and 1,000 square feet of office uses; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

**PDR-06-10(Z)(P) - LEE WETHERINGTON DEVELOPMENT INC. / SUMMER WOODS**

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 191.38 acres on the south side of Moccasin Wallow Road, ± 1 mile west of U.S. 301 at 10525 and 11333 Moccasin Wallow Road, Parrish from A/NCO (General Agriculture/North County Overlay) zoning district to the PDR/NCO (Planned Development Residential, retaining the North Central Overlay) zoning district; approving a Preliminary Site Plan for 302 lots for 240 single-family detached residences, 60 single-family attached residences, and 2 single-family semi-detached residences; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing for an effective date.

**PDMU-97-05(PXR3) DTS # 20070283 - MJ SQUARED LLC/IMAGINE CHARTER SCHOOL**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, relating to land development, amending Ordinance No. PDMU-97-05(P)(R2); approving revised Ordinance No. PDMU-97-05(P)(R3) to be substituted for Ordinance No. PDMU-97-05(P)(R2), which was approved on August 24, 1999, to approve a Preliminary Site Plan for an 800 student charter school within the existing skating facility and the addition of a 22,500 square foot second floor for classroom purposes at 5309 29th Street East, Ellenton; setting forth findings; providing a legal description; providing for severability; and providing an effective date. The site is in the PDMU (Planned Development Mixed Use) zoning district.

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@mymanatee.org](mailto:planning.agenda@mymanatee.org)

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

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