

P.C. 11/08/07

**Z-07-16 – LAND TRUST 32 / KNOWLES (DTS #20070198)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for the rezoning of approximately 89.21 acres ± 0.5 miles east of US 41, ± 0.5 miles north of Grass Farm Road, north of Curiosity Creek and the approved Curiosity Creek project, and south of the Hillsborough County line from A (General Agriculture) to the RSF-1 (Residential Single-Family, 1 dwelling unit per acre) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

**App Received: 04/06/07**

**P.C.: 11/08/07**

**B.O.C.C.: 12/06/07**

**RECOMMENDED MOTION:**

I move to CONTINUE the public hearing for Z-07-16 to December 13, 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

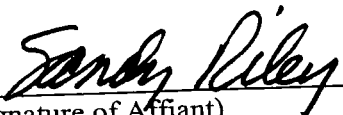
WWW.BRADENTON.COM  
P.O. Box 921  
Bradenton, FL 34206-0921  
102 Manatee Avenue West  
Bradenton, FL 34205-8894  
941-745-7065

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 **10/26,'07**

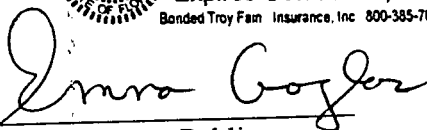
Affiant further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office in 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  
26 Day of Oct, 2007



**Emma Goglas**  
Commission # DD484714  
Expires October 23, 2009  
Banded Troy Farm Insurance, Inc 800-385-7019



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, November 8, 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:

**Z-07-02 - JACYN BEACON REALTY, INC / LORRAINE ROAD COMMERCIAL**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending the official zoning atlas (Ordinance No. 90-01), the Manatee County Land Development Code, relating to zoning within the unincorporated area; providing for the rezoning of approximately 1.7 acres at the northeast corner of the intersection of SR 64 and 145th Street East, Bradenton from A (General Agriculture) 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-07-16 - LAND TRUST 32 / KNOWLES**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending the official zoning atlas (Ordinance No. 90-01), the Manatee County Land Development Code, relating to zoning within the unincorporated area; providing for the rezoning of approximately 89.21 acres ± 0.5 miles east of US 41, ± 0.5 miles north of Grass Farm Road, north of Curiosity Creek and the approved Curiosity Creek project, and the south of Hillsborough County line from A (General Agriculture) to the RSF-1 (Residential Single-Family, 1 dwelling unit per acre) zoning district; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

**LDA-05-05 - GREYHAWK LANDING WEST LOCAL DEVELOPMENT AGREEMENT**

Request for approval of LDA 07-01 to approve a Certificate of Level of Service Compliance for future transportation facilities and extend the timing of development not to exceed a period of ten years; for the Greyhawk Landing West project, originally approved as PDR-04-11(Z)(P) and is located within Manatee County, generally 4,160 feet north of SR 64, south and west of Greyhawk Landings, east of Gates Creek, and north of Missionary Village, at 12705 SR 64 East, Bradenton. The Project has been approved for 501 lots for single-family detached residences with a gross density of 1.60 dwelling units per acre and a net density of 2.25 dwelling units per acre and a maximum height of 35 feet for all uses.

**Z-07-08 - JAMES W. AND MARY J. HICKMAN / HICKMAN REZONE**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending the official zoning atlas (Ordinance No. 90-01), the Manatee County Land Development Code, relating to zoning within the unincorporated area; providing for the rezoning of approximately 5.06 acres on the west side of Fort Hamer Road, ± 0.84 miles south of Old Tampa Road, at 2801 and 2805 Fort Hamer Road, Parrish from A/NCO (General Agriculture/North Central Overlay) to the A-1/NCO (Suburban Agriculture, 1 dwelling unit per acre/North Central Overlay) zoning district; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

**PDR-02-38(P)(R) - CORTEZ SUBDIVISION**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending Ordinance No. PDR-02-38(P) pertaining to approximately 15,073 acres at 9200 Cortez Road West in the PDR (Planned Development Residential) zoning district; approving a revised Preliminary Site Plan and restating the approval of the Preliminary Site Plan approved pursuant to Ordinance PDR-02-38(P) on August 19, 2003; for the addition

of one lot in the Cortez Subdivision; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

**PDC-06-55(P) - UNIVERSITY PARK CENTER**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for a 223,000 square foot shopping center, including commercial outbuildings on approximately 29.98 acres on the northwest corner of University Parkway and Honore Avenue, University Park; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

**Z-07-15 - AMERICAN HOUSING CORPORATION**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending the official zoning atlas (Ordinance No. 90-01), the Manatee County Land Development Code, relating to zoning within the unincorporated area; providing for the rezoning of approximately 0.694 acres north of Palm View Road, ± 1,800 feet south of 69th Street East, and on the east side of 28th Avenue East at 6362 28th Avenue East (Jackson Road), Palmetto from A-1/CH (Suburban Agriculture/Coastal High Hazard Overlay) to the RSF-2 (Residential Single-Family, 2 dwelling units per acre, deleting the CH Overlay) zoning district; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

**Z-07-03 STONE CREEK BAYSHORE, LLC**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending the official zoning atlas (Ordinance No. 90-01), the Manatee County Land Development Code, relating to zoning within the unincorporated area; providing for the rezoning of approximately 2.19 acres on the northwest corner of US 41 and Bayshore Road, Palmetto from PDRV (Planned Development Recreational Vehicle) and A-1 (Suburban

Neighborhood Commercial - Medium) zoning district; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

**PDPI-07-26(Z)(P) - SCHOOL BOARD OF MANATEE COUNTY / SAMOSET ELEMENTARY SCHOOL**

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 Development Code relating to zoning within the unincorporated area; providing for the rezoning of approximately 8.56 acres at 1715 33rd Avenue East, Bradenton from RSF-6 (Residential Single-Family, 6 dwelling units per acre) to the PDPI (Planned Development Public Interest) zoning district, approving a Preliminary Site Plan to add ± 1.08 acres to the Samoset Elementary School site, a 23,943 square foot addition to the existing 56,688 square foot elementary school, and a basketball court; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

**PDPI-07-12(Z)(P) - GULFSTREAM NATURAL GAS**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending the official zoning atlas (Ordinance No. 90-01), the Manatee County Land Development Code, relating to zoning within the unincorporated area; providing for the rezoning of approximately 28.5 acres on the north side of Buckeye Road, east of The Piney Point phosphate plant, and west of Curiosity Creek Subdivision at 4610 Buckeye Road from A (General Agriculture) to the PDPI (Planned Development Public Interest) zoning district; approving a Preliminary Site Plan for the expansion of an existing unmanned utility facility; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

**LDA-07-05 - PALMA SOLA BAY CLUB**

Request for Approval of LDA-07-05; extend the Certificate of Level of Service to provide an additional four years to complete the vertical project development not to exceed beyond November 30, 2011; this project having been previously described in PDR-03-59(P), consisting of 201 multi-family units.

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 do

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  
10/26/07

# 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, November 8, 2007 at 9:00 A.M. at the Manatee County Government Administrative Cente*

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


10/26 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



SWORN OR AFFIRMED TO, AND SUBSCRIBED BEFORE ME THIS 26 DAY OF Oct, A.D., 2007  
BY FRANK LETO WHO IS PERSONALLY KNOWN TO ME.

  
Notary Public



Mariann Gusbar  
My Commission DD355235  
Expires November 6, 2008

My commission expires 6 day of Nov, 2008

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Hearing on Thursday, Novemt  
Administrative Center, 1st Floor

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