

Manatee County Zoning Ordinance

PDMU-21-16(Z)(G) – MCCLURE-EISENHOWER – MCCLURE PROPERTIES, LTD. (OWNER) **– EPG PARRISH, LLC (CONTRACT PURCHASER) – PLN2108-0034**

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT, AMENDING THE OFFICIAL ZONING ATLAS (ORDINANCE 15-17, AS AMENDED, THE MANATEE COUNTY LAND DEVELOPMENT CODE), RELATING TO ZONING WITHIN THE UNINCORPORATED AREA; PROVIDING FOR A REZONE OF APPROXIMATELY 988.68-ACRES FROM THE PDR (PLANNED DEVELOPMENT RESIDENTIAL) ZONING DISTRICT TO THE PLANNED DEVELOPMENT MIXED-USE (PDMU) ZONING DISTRICT; APPROVING A GENERAL DEVELOPMENT PLAN (LARGE PROJECT) FOR A MIXED USE PROJECT INCLUDING 1,900 DWELLING UNITS ON 960.54 ACRES AND 201,000 SQUARE FEET OF COMMERCIAL/OFFICE USES TOTALING 28.14 ACRES; THE 988.68 ACRE SITE IS LOCATED NORTH OF MOCCASIN WALLOW ROAD AND SOUTH OF BUCKEYE ROAD, IN PARRISH (MANATEE COUNTY); APPROVING A SCHEDULE OF PERMITTED AND PROHIBITED USES AS VOLUNTARILY PROFFERED BY THE APPLICANT AND ATTACHED AS EXHIBIT "B"; SUBJECT TO STIPULATIONS AS CONDITIONS OF APPROVAL; SETTING FORTH FINDINGS; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, McClure Properties, Ltd. (Owner) – EPG Parrish, LLC (Contract Purchaser) (the "Applicants") filed an application to rezone approximately 988.68 acres described in Exhibit "A", attached hereto, (the "Property") from PDR (Planning Development Residential) to the PDMU (Planned Development Mixed Use) zoning district; and

WHEREAS, the applicant also filed a General Development Plan for (large project) for a mixed use project including 1,900 dwelling units on 960.54 acres and 201,000 square feet of commercial/office uses totaling 28.14 acres (the "project") on the property; and

WHEREAS, the applicant also filed a request for Specific Approval for an alternatives to Land Development Code Section: 1001.4.D.1 to allow cul-de-sacs exceeding 800-feet in length; and

WHEREAS, the Manatee County Planning Commission, after due public notice, held a public hearing on July 14, 2022, to consider the rezone, General Development Plan and Specific Approval applications, and considered the criteria for approval in the Manatee County Comprehensive Plan and the Land Development Code; and

WHEREAS, the Manatee County Planning Commission, as the County's Local Planning Agency, found the applications consistent with the Manatee County Comprehensive Plan and to satisfy the criteria for approval in the Manatee County Land Development Code and recommended approval of the applications subject to the stipulations contained in the staff report.

NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA;

Section 1. FINDINGS OF FACT. The recitals set forth above are true and correct and are hereby adopted as findings by the Board of County Commissioners.

The Board of County Commissioners, after considering the testimony, evidence, documentation, application for amendment of the Official Zoning Atlas, the recommendation and findings of the Planning Commission, as well as all other matters presented to the Board at the public hearing hereinafter referenced, hereby makes the following findings of fact:

A. The Board of County Commissioners has received and considered the report of the Manatee County Planning Commission concerning the application for Official Zoning Atlas Amendment as it relates to the real property described in Exhibit "A" of this Ordinance from PDR (Planning Development Residential) to the PDMU (Planned Development Mixed Use) zoning district zoning district.

B. The Board of County Commissioners, after due public notice, held a public hearing on August 4, 2022, regarding the proposed Official Zoning Atlas Amendment described herein in accordance with the requirements of the Manatee County Land Development Code and has further considered the information received at said public hearing.

C. The proposed amendment to the Official Zoning Atlas regarding the property described in Exhibit "A" herein is found to be consistent with the requirements of the Manatee County Comprehensive Plan and to satisfy the criteria for approval in the Land Development Code.

D. Notwithstanding the failure of this plan to comply with the requirements of LDC Section 1001.4.D.1, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design because the increased length to a maximum of 1,320 feet with mid-block turnarounds, will effectively reduce the length to less than 800 feet for each segment of the roadway on either side of the mid-block turnaround, thus achieving the intended purpose of the 800-foot maximum length.

Section 2. GENERAL DEVELOPMENT PLAN. The General Development Plan is hereby approved for a mixed-use project including 1,900 dwelling units on 960.54 acres and 201,000 square feet of commercial/office uses totaling 28.14 acres, upon the property subject to the following Stipulations:

A. DESIGN AND LAND USE STIPULATIONS

1. Commercial parcels shall be in compliance with the "Commercial Locational Criteria" of the Comprehensive Plan. Each such commercial parcels shall not be developed until Sawgrass Road is constructed to the first residential access past the applicable commercial parcel.

Commercial Parcel 1 shall be limited to "professional office" uses and may not utilize the LUEM to exchange for other commercial uses.

2. The Notice to Buyers shall be included in the Declaration of Covenants and Restrictions, and in a separate addendum to the Sales Contract, and in the Final Plat, and shall include language to inform prospective homeowners of:

- a. The residential support use being on the approved plans.
 - b. The presence of active agricultural operations in the nearby area and their potential impacts (noise and odor).
 - c. The internal streets within the subdivision may be privately owned and maintained by the Homeowner's Association or other appropriate legal entity.
3. Any significant historical or archeological resources discovered during development activities shall be immediately reported to the Florida Department of State, Division of Historical Resources, and treatment of such resources shall be determined in cooperation with the Division of Historical Resources, and the County. The final determination of significance shall be made in conjunction with the Florida Department of State, Division of Historical Resources, and the County. The appropriate treatment of such resources (potentially including excavation of the site in accordance with the guidelines established by the Florida Department of State, Division of Historical Resources) must be completed before resource disturbing activities are allowed to continue. If human remains are encountered, the provisions contained in Chapter 872, Florida Statutes (Offenses Concerning Dead Bodies and Graves) shall be followed.
4. All dumpsters, compactors, and other utility equipment shall be screened with a six-foot-high wall constructed with building materials consistent with the principal building(s). Compliance shall be verified with review of the building permit.
5. Final Site Plan (FSP) review and approval is required for recreational area(s) and any proposed amenities. Any structures and/or uses shall comply with the LDC requirements for parking, screening buffer (recreational use to single family), structure height, signage, etc. Recreation Area structure(s) shall have a minimum setback of 20-feet from property lines.
6. The uses approved for this project shall be limited to those voluntarily proffered by the applicant in the Schedule of Uses, attached to the Zoning Ordinance as "Exhibit B".
7. The applicant shall submit to the County the design and location for dead-end-streets and cul-de-sacs that exceed 800 feet in length, at the time of preliminary site plan submittal. The County will review same for compliance with the applicable provisions of the Comprehensive Plan and the Land Development Code.

B. ENVIRONMENTAL STIPULATIONS

1. All other applicable state or federal permits shall be obtained prior to commencement of development.
2. A Conservation Easement for the areas defined as post-development jurisdictional wetlands, wetland buffers, and upland preservation areas that will serve as wetland mitigation areas shall be dedicated to Manatee County prior to, or concurrent with,

Final Plat approval or Certificate of Occupancy or Certificate of Completion issuance.

3. In limited circumstances, where a wetland abuts a residential side yard, the wetland buffer setback may be reduced to a minimum of 5-feet if the following conditions are met:
 - a. No roof drainage shall be directed to the side yard that is adjacent to the wetland buffer and is requesting a reduced wetland buffer setback.
 - b. For the side yard adjacent to the wetland, LDC Section 401.3.E.2. (Required Yards – Exempt Structures) is not applicable. Any exempt structure (i.e., residential air conditioning units, residential electrical generators) must be located within another required yard.
 - c. Additional mitigation plantings shall be provided on a one-to-one basis in areas adjacent to or near the impacted wetland buffer setback.
4. No lots shall be platted through post-development wetlands, wetland buffers or upland preservation areas. Before Final Site Plan approval, lots will need to be drawn so they do not encroach into the wetlands or wetland buffers. Buffer encroachments and buffer restoration plans will be addressed during Final Site Plan to ensure consistency with the County's variable width buffer requirement per LDC Section 706.4.C and buffer restoration requirements per LDC Section 706.4.D.
5. A Construction Water Quality Monitoring Program and proposed sampling locations are required to be included in the ESCP information on the Final Site Plan in accordance with Section 353.3 of the LDC.
6. If wells are encountered, a Well Management Plan for the proper protection and abandonment of existing wells shall be submitted for review.
7. Irrigation for landscaping shall use the lowest water quality source available, which shall be identified on the Final Site Plan. Use of Manatee County public potable water supply shall be prohibited.

C. STORMWATER ENGINEERING STIPULATIONS

1. Pursuant to Section 801 Land Development Code, Manatee County Floodplain Ordinance (Ordinance #20-22, or as amended), and Code Of Federal Regulations (CFR), Title 44, Section 60.3, the Construction Plan and associated Drainage Modeling shall demonstrate that no adverse impacts will be created to neighboring properties surrounding the site with respect to proposed impacts to the 100-year/24-hour floodplain as derived from the Buffalo Canal Watershed Model or best available information at the time of design and the 25-year/24-hour post-development discharge rate. In congruence with the Buffalo Canal Watershed Model, the following storm frequency events, corresponding cumulative rainfall, and rainfall distribution shall be provided as a comparison of the existing pre-development condition versus the proposed post-development development condition:

| Storm Frequency: | Cumulative Rainfall: | Rainfall Distribution: |
|------------------|----------------------|------------------------|
| 10-year/24-hour | 7 inches | FLMOD |
| 25-year/24-hour | 8 inches | FLMOD |
| 50-year/24-hour | 9 inches | FLMOD |
| 100-year/24-hour | 10 inches | FLMOD |
| 100-year/72-hour | 18 inches | FDOT-72 |

50-year storm event modeling applies to thoroughfare drainage systems only.

The comparison of existing pre-development condition versus the proposed post-development condition shall include results in terms of runoff and staging. Drainage Modeling shall be submitted to demonstrate compliance prior to commencement of construction.

2. The Engineer of Record (EOR) shall submit drainage modeling to demonstrate the allowable 25-Year/24-Hours pre-development rate of discharge has been reduced by fifty (50) percent for Buffalo Canal Watershed.
3. All fill within the 100-year Floodplain shall be compensated by the creation of an equal or greater storage volume above seasonal high-water table. Drainage modeling shall utilize the adopted Buffalo Canal Watershed Management Plan (available through the Public Works Department) to demonstrate, in post-development condition, that no adverse impacts are created to adjacent property based upon a “no-rise” flood stage condition.
4. Pursuant to Section 801 Land Development Code, Manatee County Floodplain Ordinance (Ordinance #20-22, or as amended), and Code of Federal Regulations (CFR), Title 44, Section 60.3, the Construction Plan and associated Drainage Modeling shall demonstrate that no adverse impacts will be created to neighboring properties surrounding the site with respect to proposed impacts to the 100-year/24-hour floodplain as derived from the Little Manatee River Watershed Model or best available information at the time of design and the 25-year/24-hour post-development discharge rate. In congruence with the Little Manatee River Watershed Model utilized by Hillsborough County, the following storm frequency events, corresponding cumulative rainfall, and rainfall distribution shall be provided as a comparison of the existing pre-development condition versus the proposed post-development development condition:

| Storm Frequency: | Cumulative Rainfall: | Rainfall Distribution: |
|------------------|----------------------|------------------------|
| .33-year/24-hour | 4.5 inches | Type II FL Modified |
| 5-year/24-hour | 5.75 inches | Type II FL Modified |
| 10-year/24-hour | 6.75 inches | Type II FL Modified |
| 25-year/24-hour | 8 inches | Type II FL Modified |
| 50-year/24-hour | 9 inches | Type II FL Modified |
| 100-year/24-hour | 10 inches | Type II FL Modified |

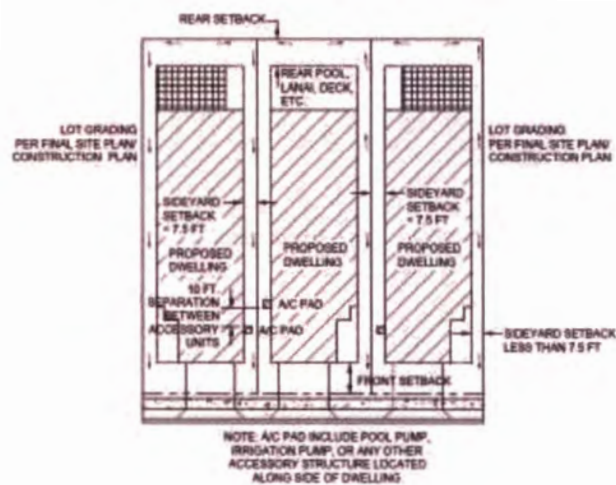
The comparison of existing pre-development condition versus the proposed post-development development condition shall be included with the design analysis but

only the following storm frequencies will be required for pre- vs post-development design compliance:

Stormwater Attenuation Analysis: 25-year/24-hour

Floodplain Analysis: 100-year/24-hour

5. All fill within the 100-year floodplain as derived from the Little Manatee River Watershed Management Plan and the FEMA 2014 effective FIRM shall be compensated by the creation of an equal or greater storage volume above seasonal high-water table or drainage modeling shall be provided to demonstrate, in post-development condition, that no adverse drainage impacts are created to adjacent property.
6. Ten (10) feet separation shall be provided between accessory structures (i.e., Heat Pumps, A/C Handlers, pool pumps, etc.) along the side yards of properties with a side yard setback of less than 7.5 feet.



D. TRANSPORTATION

1. The Land Use Equivalency Matrix (LUEM) included as Exhibit "C" is subject to the following:
 - a. The Land Use Equivalency Matrix (LUEM) allows trade-offs of approved land uses thorough conversion rates. The conversion rates presented are based on pm peak hour trip generation factors.
 - b. LUEM also has developed minimums and maximums that guarantee the reasonableness of these conversion rates to preserve a healthy balance on land use diversity. If the development exceeds minimums and maximums, the LUEM shall be reviewed for reasonableness of the conversion rates by means of a traffic study.
 - c. In seeking approval of a specific Land Use Exchange, the applicant shall prepare a request which demonstrates that the impacts generated by the revised land

use mix will not exceed the impacts for transportation, solid waste disposal, mass transit, drainage, and parks and recreation, which have been approved and authorized in the Certificate of Level of Service Compliance (CLOS) issued for that phase or subphase.

- d. Upon application of LUEM, an updated land use tracking table indicating the exchange of units or square footage and corresponding increase or decrease of total unit counts and/or square footage by land use type shall be provided. For mixed-use developments, traffic assignment at project driveways needs to be in re-evaluated in detail.
 - e. The applicant must apply for a modification to the CLOS and if the proposed Land Use Exchange results in impacts more than those previously approved, the applicant may be granted approval for that excess on if, and when, capacity is available. However, reapplication shall not cause the applicant to lose the capacity already approved for the Project.
 - f. If the request for a Land Use Exchange is approved, a modified CLOS shall be issued to replace the previously approved CLOS. Any modification to the CLOS shall not extend the time for which such capacity is reserved, pursuant to the CLOS. At the time of Final Site Plan approval, potable water, wastewater treatment and schools shall be also analyzed, and a CLOS will be issued for those concurrency components.
2. Developer may construct the mitigation projects identified in an approved traffic study addressing concurrency or may utilize the construction of Sawgrass Road and/or Future FF Road to address mitigation of such traffic impacts as a proportionate share project pursuant to a Local Development Agreement or other appropriate mechanism.

E. INFRASTRUCTURE

1. Connection to the County water and wastewater system is required pursuant to the Manatee County Comprehensive Plan. The cost of connection, including the design, permitting and construction of off-site extensions of lines, shall be the responsibility of the Applicant. Such off-site extension shall be designed and constructed in accordance with the applicable County Master Plan. The connection shall be designed, engineered and permitted by the Applicant consistent with Manatee County Public Works Standards and approved by County Engineer through the construction plans review process for the project.

Section 3. SPECIFIC APPROVAL. Specific Approval is hereby granted for an alternative to Land Development Code Section: 1001.4.D.1 to allow cul-de-sacs exceeding 800-feet in length.

Section 4. AMENDMENT OF THE OFFICIAL ZONING ATLAS. The Official Zoning Atlas of Manatee County (Ordinance No. 15-17, the Manatee County Land Development Code) is hereby amended by changing the zoning district classification of the property described in Exhibit "A", incorporated by reference herein, from PDR (Planning Development Residential) to the PDMU (Planned Development Mixed Use) zoning district, and the Clerk of the Circuit Court, as Clerk to

the Board of County Commissioners, as well as the Development Services Department, are hereby instructed to cause such amendment to the Official Zoning Atlas.

Section 5. SEVERABILITY. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, sentence, clause, or provision shall be deemed severable, and such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

Section 6. CODIFICATION. Pursuant to § 125.68(1), Florida Statutes, this ordinance is not required to be codified. Therefore, the Clerk shall not transmit the ordinance for codification.


Section 7. STATE AND FEDERAL PERMITTING. The issuance of the local development permit by the County shall not create any liability on the part of the County in the event the Applicant fails to obtain the required state or federal agency approvals or permits or fails to fulfill the obligations imposed by any state or federal agency or undertakes actions that result in a violation of state or federal law.

Section 8. EFFECTIVE DATE. This ordinance shall take effect immediately upon filing with the Office of the Secretary of State, Florida Department of State.

PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida on the 4th day of August 2022.



**BOARD OF COUNTY
COMMISSIONERS OF MANATEE
COUNTY, FLORIDA.**

BY: 
Kevin Van Ostenbridge, Chairman

ATTEST: ANGELINA COLONNESO
Clerk of the Circuit Court

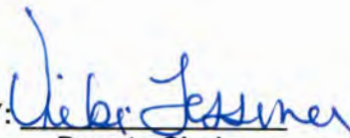
BY: 
Deputy Clerk

Exhibit "A"

Legal Description

The South 1/2 of Section 12, all of Section 13, and the North 1/2 of Section 24, all Township 33 South, Range 18 East, Manatee County, Florida. LESS the portions thereof described in Deed Book 283, Page 175, Deed Book 283, Page 183 and O.R. Book 277, Page 164, Public Records of Manatee County, Florida. LESS the property described in Warranty Deed recorded in O.R. Book 2097, Page 5099, Public Records of Manatee County, Florida. LESS the property described in Special Warranty Deed recorded in Instrument Number 202141008338, Public Records of Manatee County, Florida, LESS that part of the Northeast 1/4 of Section 24, Township 33 South, Range 18 East, Manatee County, Florida, lying North of Moccasin Wallow Road.

Total Area: 988.68

Exhibit "B"

Schedule of Uses – McClure Eisenhower – PLN2108-0034/PDMU-21-16(Z)(G)*

| Land Use | | PDR | PDO | PDC | PDRP | PDI | PDPI | PDW | PDMU | PDRV | PDMH | PDGC | PDA | PDEZ |
|---|--------|-----|-----|-----|------|-----|------|-----|------|------|------|------|-----|------|
| AGRICULTURAL USES | | | | | | | | | | | | | | |
| Agricultural Research Facilities | -- | X | X | P | P | X | P | X | P | X | X | X | P | P |
| Agricultural Uses | 531.1 | P | P | P | P | P | P | P | P | P | P | X | P | P |
| Agricultural Products Processing Plants | 531.1 | X | X | X | X | P | X | X | P | X | X | X | P | P |
| Animal Products Processing Facility | 531.1 | X | X | X | X | P | X | X | SP | X | X | X | P | P |
| Short Term Agricultural Uses | 531.1 | P | X | P | X | X | X | X | P | X | X | X | P | P |
| Stables or Equestrian Centers: Private | 531.1 | P | X | X | X | X | X | X | P | P | P | X | P | X |
| Stables or Equestrian Centers: Public | 531.1 | X | X | P | X | X | P | X | P | X | X | X | P | X |
| Tree Farm | 531.1 | X | X | X | X | X | P | X | P | X | X | X | P | X |
| Animal Services (Wild and Exotic) | 531.5 | P | P | P | P | P | P | P | P | P | P | P | P | P |
| Breeding Facility (Non-Wild & Exotic) | 531.8 | X | X | P | P | P | P | X | P | X | X | X | P | X |
| Farming Service Establishments | 531.18 | X | X | P | X | X | X | X | P | X | X | X | P | P |
| Farm Worker Housing | 531.19 | X | X | X | X | X | X | X | X | X | X | X | X | X |
| Pet Service (Kennel) Establishments | 531.38 | X | X | P | P | X | X | X | P | X | X | X | P | X |
| Sawmills | 531.1 | X | X | X | X | P | X | X | P | X | X | X | X | P |
| Slaughterhouses | 531.1 | X | X | X | X | P | X | X | P | X | X | X | X | X |
| Stockyards and Feedlots ⁴ | 531.1 | X | X | X | X | P | P | X | P | X | X | X | X | X |
| Veterinary Hospitals | 531.58 | X | X | P | X | P | P | X | P | X | X | X | X | X |
| COMMERCIAL - RETAIL | | | | | | | | | | | | | | |
| Alcoholic Beverage Establishment | 531.4 | X | X | SP | X | SP | X | SP | SP | X | X | X | X | X |

* The "strike-through" uses are Applicant self-imposed prohibitions.

Last Revised 10/01/2020

Exhibit "B"

| | | | | | | | | | | | | | | |
|--|--------|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Alcoholic Beverage Establishment- 2 COP License | 531.4 | X | X | P | X | X | X | X | P | X | X | X | X | X |
| Auction Houses, Enclosed | -- | X | X | P | X | P | X | X | P | X | X | X | X | X |
| Auction Houses, Open | 531.6 | X | X | P | X | P | X | X | P | X | X | X | X | X |
| Building Materials Sales Establishment | 531.9 | X | X | P | X | X | X | X | P | X | X | X | X | X |
| Lumberyard | 531.9 | X | X | X | X | P | X | X | P | X | X | X | X | P |
| Drive- Through Establishments | 531.16 | X | X | P | P | P | X | X | P | X | X | X | X | P |
| Gas Pumps | 531.51 | X | X | P | P | P | P | P | P | P | X | X | X | P |
| Recreational Vehicle/Mobile Home Sales, Rental & Leasing | 531.43 | X | X | P | X | X | X | X | P | P | X | X | X | X |
| Restaurant | 531.48 | X | P | P | P | P | X | P | P | X | X | X | X | P |
| Retail Sales, Neighborhood Convenience | 531.49 | X | P | P | P | P | X | P | P | P | P | X | P | X |
| Medical Marijuana Treatment Center Dispensing Facility | 531.49 | X | P | P | P | P | X | P | P | P | P | X | P | X |
| Retail Sales, General | 531.49 | X | P | P | P | P | X | P | P | P | P | X | P | X |
| Service Station | 531.51 | X | X | P | X | P | X | X | P | X | X | X | X | P |
| Vehicle Sales, Rental, Leasing | 531.57 | X | X | P | X | P | X | X | P | X | X | X | X | X |
| COMMERCIAL - SERVICES | | | | | | | | | | | | | | |
| Bed and Breakfast | 531.7 | P | X | P | X | X | X | P | P | X | X | X | P | X |
| Business Services | -- | X | P | P | P | P | P | X | P | X | X | X | X | X |
| Printing, Medium | -- | X | X | P | X | P | X | X | P | X | X | X | X | X |
| Printing, Small | -- | X | P | P | X | P | X | X | P | X | X | X | X | X |
| Car Wash: Full Service | 531.1 | X | X | P | X | P | P | X | P | X | X | X | X | X |
| Car Wash: Incidental | 531.1 | X | X | P | X | P | P | X | P | X | X | X | X | X |

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Last Revised 10/01/2020

Exhibit "B"

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|--|--------|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Car Wash: Self-Service | 531.1 | X | X | P | X | P | P | X | P | X | X | X | X | X |
| Clinics | -- | X | P | P | X | X | P | X | P | X | X | X | X | X |
| Equipment sales, rental, leasing, storing and repair-- heavy | 531.18 | X | X | P | X | P | X | X | P | X | X | X | X | P |
| Construction equipment | 531.18 | X | X | P | X | P | P | X | P | X | X | X | X | X |
| Equipment sales, rental, leasing, storing and repair - light | -- | X | X | P | X | P | X | X | P | X | X | X | X | |
| Food Catering Service Establishment | 531.21 | X | X | P | X | P | X | X | P | X | X | X | X | X |
| Funeral Chapel | 531.22 | P | P | P | X | X | X | X | P | X | X | X | P | X |
| Funeral Home | 531.22 | X | P | P | X | X | X | X | P | X | X | X | X | X |
| Hospital- ¹ | | X | X | X | X | X | P | X | P | X | X | X | X | X |
| Intensive Services: Exterminating and Pest Control | 531.26 | X | X | X | X | X | X | X | P | P | X | P | X | P |
| Intensive Services: Printing, Heavy | -- | X | X | X | X | P | X | X | X | X | X | X | X | P |
| Intensive Services: Industrial Service Establishment | 531.26 | X | X | P | P | P | X | X | P | X | X | X | X | P |
| Intensive Services: Sign Painting Service | 531.26 | X | X | P | X | P | P | X | P | X | X | X | X | X |
| Intensive Services: Taxi Cab, Limousine Service | 531.26 | X | X | P | X | P | X | X | P | X | X | X | X | X |
| Intensive Services: All others | 531.26 | X | X | P | X | P | P | X | P | X | X | X | X | P |
| Laboratories, Medical and Dental | -- | X | P | P | P | P | P | X | P | X | X | X | X | X |
| Lodging Places: Boarding House | 531.28 | P | X | X | X | X | X | X | P | X | X | X | X | X |
| Lodging Places: Boatel | 531.28 | X | X | X | X | X | X | P | P | X | X | X | X | X |
| Lodging Places: Dormitories | 531.28 | P | X | X | X | X | P | X | P | X | X | X | X | X |
| Lodging Places: Hospital Guest House | 531.28 | X | X | P | X | X | P | X | P | X | X | X | X | X |

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Last Revised 10/01/2020

Exhibit "B"

| | | | | | | | | | | | | | | |
|--|--------|---|----------------|---|----------------|----------------|---|---|--------------|---|---|---|---|---|
| Lodging Places: Hotel/motel | 531.28 | X | X | P | P | P ² | P | P | P | X | X | X | X | P |
| Office, Medical or Professional | 531.61 | P | P | P | P | P | P | P | P | P | X | X | X | X |
| Miscellaneous Services: Office | -- | X | P | P | P | P | P | P | P | X | X | X | P | X |
| Banking: Bank | -- | X | P | P | P | P | X | X | P | X | X | X | X | X |
| Banking: Bank/Drive-through | 531.16 | X | P | P | P | P | X | X | P | X | X | X | X | P |
| Personal Service Establishment | -- | P | P | P | P | P | P | X | P | P | P | X | P | X |
| Dry Cleaners: General | -- | X | P ³ | P | P ³ | P | P | X | P | X | X | X | X | X |
| Dry Cleaners: Pick-up | -- | X | P | P | P | P | P | X | P | X | X | X | P | P |
| Rental Service Establishment | -- | X | X | P | P | P | X | X | P | X | X | X | X | |
| Repair Service Establishment | -- | X | X | P | P | X | P | X | P | X | X | X | X | X |
| Recreational Vehicle Parks and Subdivisions | 531.42 | X | X | P | X | X | X | X | P | P | X | X | X | X |
| Rehabilitation Center | 531.44 | P | P | P | P | P | P | P | P | P | P | X | P | X |
| Vehicle Repair: Major | 531.56 | X | X | P | X | P | X | X | P | X | X | X | X | P |
| Vehicle Repair: Community Serving | -- | X | X | P | X | P | X | X | P | X | X | X | X | X |
| Vehicle Repair: Neighborhood Serving | -- | X | X | P | X | P | X | X | P | X | X | X | X | X |
| Veterinary Clinic | 531.58 | X | P | P | P | X | X | X | P | X | X | X | P | X |
| Wholesale Trade Establishment | | X | X | P | P | P | X | X | P | X | X | X | X | X |
| INDUSTRIAL | | | | | | | | | | | | | | |
| Asphalt/Concrete Processing, Manufacturing, or Recycling Plants ⁴ | -- | X | X | X | X | P | X | X | X | X | X | X | X | X |
| Industrial, Heavy | 531.25 | X | X | X | X | P | X | X | P | X | X | X | X | P |
| Firework/Sparkler Manufacture | 531.25 | X | X | X | X | P | X | X | X | X | X | X | X | X |

* The "strike-through" uses are Applicant self-imposed prohibitions.

Last Revised 10/01/2020

Exhibit "B"

| | | | | | | | | | | | | | | |
|--|--------|--------------------|---|---|---|---|---|---|--------------|---|---|---|---|---|
| Industrial, Light | 531.25 | X | X | X | P | P | P | X | P | X | X | X | X | P |
| Research and Development Activities | -- | X | X | X | P | P | P | X | P | X | X | X | X | P |
| COMMUNITY SERVICE USES | | | | | | | | | | | | | | |
| Civic, Social, and Fraternal Organizations/Clubs | 531.14 | P/SP | P | X | X | X | X | P | P | P | P | X | P | X |
| Correctional Facilities: Community | -- | X | X | X | X | X | P | X | P | X | X | X | X | X |
| Correctional Facilities: Major | -- | X | X | X | X | X | P | X | P | X | X | X | X | X |
| Cultural Facilities | 531.15 | P | P | P | P | P | P | P | P | X | X | X | P | P |
| Emergency Shelters | 531.44 | P | P | P | X | X | X | P | P | X | P | X | P | X |
| Emergency Shelter Home | 531.44 | P | P | P | X | X | X | P | P | X | P | X | P | X |
| Personal Wireless Service Facilities | 531.37 | See Section 531.37 | | | | | | | | | | | | |
| Public Community Uses | 531.39 | P | P | P | P | P | P | P | P | P | P | X | P | P |
| Public Use Facilities | 531.4 | P | P | P | P | P | P | P | P | P | P | X | P | P |
| Post Offices | -- | P | P | P | P | P | P | P | P | P | P | X | P | P |
| Radio, TV, Communications, Microwave Facilities | -- | X | X | P | P | P | P | X | P | X | X | X | X | P |
| Alternative Energy Generation Facility | 531.54 | X | X | X | X | P | P | X | X | X | X | X | X | P |
| Utility Use | 531.54 | P | P | P | P | P | P | P | P | P | P | P | P | P |
| Utility Use, Heavy | 531.54 | X | X | X | X | P | X | X | P | X | X | X | X | X |
| MISCELLANEOUS USES | | | | | | | | | | | | | | |
| Flea Markets: Enclosed | 531.2 | X | X | P | X | X | X | X | P | X | X | X | X | X |
| Flea Markets: Open | 531.2 | X | X | P | X | X | X | X | P | X | X | X | X | X |
| Intensive Services: Towing Service and Storage Establishment | 531.26 | X | X | P | X | P | X | X | P | X | X | X | X | P |

* The "strike-through" uses are Applicant self-imposed prohibitions.

Last Revised 10/01/2020

Exhibit "B"

| | | | | | | | | | | | | | | |
|--|--------|--------------------|---|---|---|---|---|---|---|---|---|---|---|---|
| Outdoor Advertising Signs | -- | X | X | P | X | P | X | X | X | P | X | X | X | P |
| Outdoor Storage (Principal Use) | 531.36 | X | X | P | X | P | X | X | P | X | X | X | X | P |
| Parking, Commercial (Principal Use) | -- | X | P | P | P | P | P | P | P | X | X | X | X | X |
| Sexually Oriented Businesses | 531.52 | See Section 531.52 | | | | | | | | | | | | |
| Water-Dependent Uses | 531.6 | X | X | X | X | X | X | P | P | X | X | X | X | X |
| OPEN USE OF LAND - LIGHT | | | | | | | | | | | | | | |
| Cemetery, Human and Pet | 531.11 | X | X | P | X | X | P | X | P | X | X | X | X | X |
| Earthmoving, Minor | 702 | P | P | P | P | P | P | P | P | P | P | X | P | P |
| Game Preserve | -- | X | X | P | X | X | P | X | P | X | X | X | X | X |
| OPEN USE OF LAND - HEAVY | | | | | | | | | | | | | | |
| Earthmoving, Major | 702 | X | X | X | X | X | X | X | X | X | X | X | X | P |
| Junkyards | 531.27 | X | X | X | X | X | X | X | P | X | X | X | X | X |
| Mining | 531.3 | X | X | X | X | X | P | X | X | X | X | X | X | X |
| Solid Waste Management Facilities | 531.53 | X | X | P | X | P | P | X | P | X | X | X | X | X |
| Landfills | 531.53 | X | X | X | X | X | P | X | X | X | X | X | X | X |
| RECREATION USES | | | | | | | | | | | | | | |
| Environmental Land Preserves, Public and Private | 531.17 | P | P | P | P | P | P | P | P | P | X | X | P | X |
| Recreation, High Intensity | 531.41 | X | X | P | X | X | P | P | P | X | X | X | X | X |
| Recreation, Low Intensity | 531.41 | P | P | P | P | P | P | P | P | P | P | P | P | X |
| Recreation, Medium Intensity | 531.41 | X | X | P | X | X | P | P | P | X | X | X | X | X |
| Recreation, Passive | 531.41 | P | P | P | P | P | P | P | P | P | P | P | P | P |

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Last Revised 10/01/2020

Exhibit "B"

| | | | | | | | | | | | | | | |
|---|--------|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Recreation, Rural | 531.41 | X | X | X | X | P | P | X | X | X | X | X | X | X |
| RESIDENTIAL USES | | | | | | | | | | | | | | |
| Assisted Living Facility, Large ¹ | 531.45 | P | P | P | X | X | P | X | P | X | X | X | P | X |
| Assisted Living Facility, Small ¹ | 531.45 | P | P | P | X | X | P | X | P | X | X | X | P | X |
| Community Residential Homes | 531.44 | P | X | X | X | X | P | X | P | P | P | X | P | X |
| Group Housing | 531.23 | X | X | X | X | X | P | X | P | X | X | X | X | X |
| Mobile Homes, Individual | 531.32 | X | X | X | X | X | X | X | X | X | P | X | X | X |
| Mobile Home Parks | -- | X | X | X | X | X | X | X | P | X | P | X | X | X |
| Mobile Home Subdivisions | -- | X | X | X | X | X | X | X | P | X | P | X | X | X |
| Nursing Homes ¹ | 531.35 | X | P | P | X | X | P | X | P | X | X | X | X | X |
| Recovery Home, Large | 531.45 | X | P | P | X | X | P | X | P | X | X | X | X | X |
| Recovery Home, Small | 531.45 | P | P | P | X | X | P | X | P | P | P | X | P | X |
| Residential Treatment Facilities | 531.46 | P | X | X | X | X | P | X | P | X | X | X | P | X |
| Residential Use: Duplexes | 531.47 | P | X | X | X | X | P | X | P | X | X | X | X | X |
| Residential Use: Multiple Family Dwellings | 531.47 | P | X | X | X | X | P | P | P | X | X | X | X | X |
| Residential Use: Single Family, Attached Dwellings (3 to 9 units) | 531.47 | P | X | X | X | X | P | P | P | X | X | X | X | X |
| Residential Use: Single Family, Detached Dwellings | 531.47 | P | X | X | X | X | P | P | P | X | X | X | P | X |
| Residential Use: Single Family, Semi-Detached Dwellings | 531.47 | P | X | X | X | X | P | X | P | X | X | X | X | X |
| Residential Use: Triplex and Quadruplex Dwellings (Multifamily, four (4) units maximum) | 531.47 | P | X | X | X | X | X | P | P | X | X | X | X | X |
| Residential Use: Waterfront Structures (Residential) | 531.47 | P | X | X | X | X | X | P | P | P | P | X | P | X |

* The "strike-through" uses are Applicant self-imposed prohibitions.

Last Revised 10/01/2020

Exhibit "B"

| | | | | | | | | | | | | | | |
|--|--------|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Residential Use: Waterfront Structures, Multi-Family | 531.47 | P | X | X | X | X | X | P | P | X | X | X | P | X |
| RESIDENTIAL SUPPORT USES | | | | | | | | | | | | | | |
| Adult Day Care Center | -- | P | P | P | X | X | X | P | P | X | P | X | P | X |
| Child Care Center, Accessory | 531.12 | P | P | P | P | P | P | P | P | P | P | X | P | P |
| Child Care Center, Large | 531.12 | P | P | P | P | P | P | X | P | X | X | X | P | X |
| Child Care Center, Small | 531.12 | P | P | P | X | P | P | X | P | P | P | X | P | X |
| Churches /Places of Worship | 531.13 | P | P | P | X | X | X | X | P | P | P | X | P | X |
| Environmental Education Facilities | -- | P | X | X | X | X | P | X | P | X | X | X | P | X |
| Family Day Care Home | -- | P | X | X | X | X | P | X | P | P | P | X | P | X |
| Schools, College/Universities | 531.5 | X | X | X | X | X | P | X | P | X | X | X | X | X |
| Schools, Elementary | 531.5 | P | P | X | P | X | P | X | P | X | X | X | P | X |
| Schools, High and Middle | 531.5 | P | P | X | P | X | P | X | P | X | X | X | P | X |
| Schools of Special Education | 531.5 | P | P | P | P | X | P | X | P | X | X | X | P | X |
| Schools, Public | 531.5 | P | P | P | P | P | P | P | P | P | P | P | P | P |
| TRANSPORTATION USES | | | | | | | | | | | | | | |
| Aircraft Landing Field | 531.2 | X | X | X | X | X | P | X | P | X | X | X | X | X |
| Airport, Commercial | 531.3 | X | X | X | X | X | P | X | P | X | X | X | X | X |
| Airport, Private or Public | 531.3 | X | X | X | X | P | P | X | P | X | X | X | X | P |
| Bus and Train Passenger Station | -- | P | X | P | P | P | P | X | P | X | X | X | P | P |
| Hazardous Waste Transfer Facility | -- | X | X | X | X | P | P | X | P | X | X | X | X | X |
| Heliport | 531.24 | X | X | P | X | P | P | X | P | X | X | X | X | P |
| Helistop | 531.24 | P | P | P | P | P | P | P | P | X | X | X | P | P |

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Last Revised 10/01/2020

Exhibit "B"

| | | | | | | | | | | | | | | |
|---|--------|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Intensive Services: Motor Pool Facilities | 531.26 | X | X | X | X | P | P | X | P | X | X | X | X | P |
| Intermodal Terminal | -- | X | X | X | X | P | P | X | P | X | X | X | X | P |
| Motor Freight Terminal/Maintenance | 531.34 | X | X | X | X | P | X | X | P | X | X | X | X | P |
| Bus RR/Maintenance Facility | 531.34 | X | X | X | X | P | P | X | P | X | X | X | X | X |
| Railroad Switching/Classification Yard | -- | X | X | X | X | P | P | X | X | X | X | X | X | P |
| WAREHOUSING | | | | | | | | | | | | | | |
| Mini Warehouses, Self-storage | 531.31 | X | X | P | X | P | X | X | P | X | X | X | X | X |
| Warehouses | 531.59 | X | X | X | P | P | P | X | P | X | X | X | P | X |

P = Permitted (see Section 315); SP = Special Permit (see Section 316), P = Permitted, X = Not Permitted

P/SP = Administrative Permit required as specified in Chapter 3 or elsewhere in this Code.

¹ Acute medical facilities are not allowed within the Coastal Evacuation Area, as defined in the Comprehensive Plan.

² Hotels are allowed only where the underlying Future Land Use category is Industrial-Light (IL).

³ Limited to 3,000 square feet in gross floor area.

⁴ Asphalt/Concrete Processing, Manufacturing, or Recycling Plants are prohibited from locating on property within the Watershed Protection Overlay District.

NOTES:

- Uses identified as "Permitted Uses" in all Planned Development Districts may be permitted in conjunction with a PD approval. PD zoning in itself does not constitute approval to develop.
- Uses may be further restricted or modified by the overlay district regulations.

* The "strike-through" uses are Applicant self-imposed prohibitions.

Last Revised 10/01/2020



Table 12

LAND USE EQUIVALENCY MATRIX

| <u>CONVERSION FROM:</u> | <u>CONVERSION TO:</u> | |
|-------------------------|-------------------------------|-------------------------------|
| | <u>Retail</u> <u>(KSF)</u> | <u>Office</u> <u>(KSF)</u> |
| Retail (KSF) | - | 3.9137 |
| Office (KSF) | 0.2555 | - |

(1) Source - ITE Trip Generation Manual, 10th Edition.

(2) Example: Convert Retail to Office

$$\text{KSF} = 1 \times 3.9137 = 3.9137 \times (1,000 \text{ sq ft of office}) = 3913.7 \text{ sq ft}$$

(3) The minimum and maximum for each land use are as follows:

| <u>Land Use</u> | <u>Approved</u> | <u>Minimum</u> | <u>Maximum</u> |
|-----------------|-----------------|----------------|----------------|
| Retail | 106,500 SF | 50,000 SF | 125,000 SF |
| Office | 94,500 SF | 50,000 SF | 125,000 SF |

(4) The maximum number of residential is 1,900 dwelling units.



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

August 4, 2022

Honorable Angelina Colonnese
Clerk of the Circuit Court
Manatee County
Post Office Box 25400
Bradenton, Florida 34206

Attention: Robin Toth

Dear Honorable Angelina Colonnese:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Manatee County Ordinance No. PDMU-21-16(Z)(G), which was filed in this office on August 4, 2022.

Sincerely,

Anya Owens
Program Administrator

ACO/wlh



Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee

The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald

el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi

Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

| Account # | Order Number | Identification | Order PO | Amount | Cols | Depth |
|-----------|--------------|-----------------------------|----------|----------|------|-------|
| 33903 | 290700 | Print Legal Ad - IPL0081611 | | \$336.96 | 3 | 95 L |

Attention: Bobbi Roy
Manatee County Planning Department
PO BOX 1000
BRADENTON, FL 34206

Bobbi Roy

September 15, 2022
1070006401

THE STATE OF TEXAS COUNTY OF DALLAS

Before the undersigned authority personally appeared Ryan Dixon, 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 Public Notice, was published in said newspaper in the issue(s) of:

No. of Insertions: 1

Beginning Issue of: 07/20/2022

Ending Issue of: 07/20/2022

THE STATE OF FLORIDA COUNTY OF MANATEE

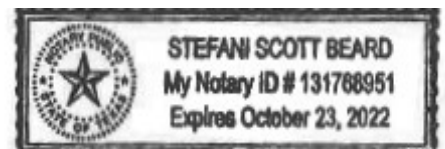
Affidavit further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office in Bradenton, in said Manatee County, Florida, for a period of one 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.

Ryan Dixon

Sworn to and subscribed before me this 9th day of September in the year of 2022

Stefani Beard

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

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Legals

WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGETS; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Waters Edge Community Development District ("District") will hold a public hearing on July 28, 2022, at 6:00 p.m. at New Hope Baptist Church, 9422 Old Tampa Road, Parrish, FL 34219, for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budget") of the District for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, 4648 Eagle Falls Place, Tampa, Florida 33619, (813) 344-4844 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://www.watersedg-eodd-riversreach.org>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jason Greenwood
District Manager
IPL0075002
Jul 13,20 2022

BRADENTON HERALD
BRADENTON.COM

MANDARIN GROVES Community Development District
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Mandarin Groves Community Development District ("District") will hold a public hearing on August 4, 2022 at 11:30 a.m. at the Trevesta Clubhouse, located at 6210 Trevesta Place, Palmetto, FL 34221 for the purpose of hearing comments and objections on the adoption of the proposed budget(s) ("Proposed Budget") of the District for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, 5020 W. Linebaugh Avenue, Suite 240, Tampa, FL 33624 (813) 933-5571 ("District Manager's Office"), during normal business hours, or by visiting the District's website at www.mandaringrovescdd.org.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Matthew Huber
District Manager
IPL0078537
Jul 20,27 2022

NEED SOMETHING?
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BRADENTON.COM

Notice of Public Hearing and Board of Supervisors Meeting of the Harborage at Braden River Community Development District

The Board of Supervisors (the "Board") of the Harborage at Braden River Community Development District (the "District") will hold a public hearing and a meeting on August 10, 2022, at 1:00 p.m. at The Harborage CDD Clubhouse, 5705 Key West Place, Bradenton, Florida 34203.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2022-2023 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting <https://www.harbouragecdd.org>, or may be obtained by contacting the District Manager's office via email at goldyn@rizzetta.com or via phone at (813) 533-2950.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jennifer Goldyn
District Manager
IPL0079965
Jul 20 2022

BARGAIN HUNTER?
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SANCTUARY COVE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPROVEMENT OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") for the Sanctuary Cove Community Development District ("District") will hold the following two public hearings and a regular meeting:

| | |
|-----------|---|
| DATE: | August 3, 2022 |
| TIME: | 11:30 a.m. |
| LOCATION: | Sanctuary Cove Clubhouse 1899 5 th Street East Palmetto, Florida 34221 |

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"). The second public hearing is being held pursuant to Chapters 190 and 197, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2022/2023; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

| Land Use | Total # of Units / Acres | EAU Factor | Proposed O&M Assessment (including collection costs / early payment discounts) |
|-----------------------------------|--------------------------|------------|--|
| Single Family (50' - lot) | 110 | 1.00 | \$412.79 |
| Single Family (80' - lot) | 66 | 1.00 | \$412.79 |
| Single Family (85' - lot) | 35 | 1.00 | \$412.79 |
| Single Family (river - lot 100'+) | 43 | 1.00 | \$412.79 |
| Clubhouse/Recreation (sqft) | 5,986 | 0.0005 | \$0.21 per sqft (\$412.79 per EAU) |
| Undeveloped Land (acres) | 47.0 | 1.00 | \$412.79 per acre |

The proposed O&M Assessments as stated include collection costs and/ or early payment discounts, which Manatee County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held, or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023.

For Fiscal Year 2022/2023, the District intends to have the County tax collector collect the assessments imposed on all benefitted property. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

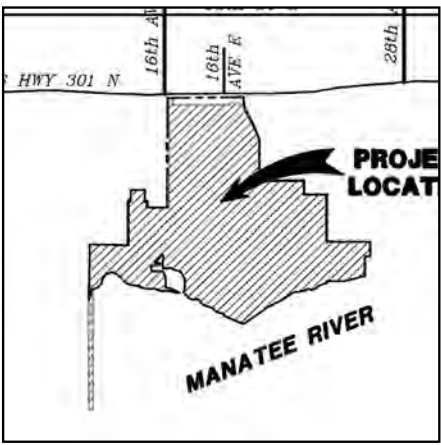
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 3501 Quadrangle Blvd., Suite 270, Orlando, Florida 32817, Ph: (407) 723-5900 or pmullins@ptm.com ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

RESOLUTION 2022-07
A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SANCTUARY COVE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2022/2023; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



Legals

NOTICE OF PUBLIC HEARING

NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Manatee County will conduct a Public Hearing on August 4, 2022, at 9:00 a.m., or as soon thereafter as same may be heard at the Manatee County Government Administration Building, 1st Floor Patricia M. Glass Chambers, 1112 Manatee Avenue West, Bradenton, Florida, to consider and act upon the following matters:

PDMU-21-16(Z)(G) – McClure-Eisenhower – McClure Properties, LTD. (Owner) – EPG Parrish, LLC (Contract Purchaser) – PLN2108-0034

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance 15-17, as amended, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 988.68-acres from the PDR (Planned Development Residential) zoning district to the Planned Development Mixed-Use (PDMU) zoning district; approving a General Development Plan (Large Project) for a mixed use project including 1,900 dwelling units on 960.54 acres and 201,000 square feet of commercial/office uses totaling 28.14 acres; the 988.68 acre site is located north of Moccasin Wallow Road and south of Buckeye Road, in Parrish (Manatee County); approving a Schedule of Permitted and Prohibited Uses as voluntarily proffered by the Applicant and attached as Exhibit "B"; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDR-21-26(Z)(G) – Christenson Parcel – Christenson, LLC (Owner) – PLN2110-0115

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance 15-17, as amended, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 15.66 acres generally located on the west side of Ellenton-Gillette Road, approximately 1,300 feet north of 21st Street Court East, and commonly known as 2703 36th Avenue East in Palmetto (Manatee County), from Agricultural Suburban (A-1) to the Planned Development-Residential (PD-R) zoning district; approving a General Development Plan for 93 residential units to include single family detached, single-family semi-detached, single-family attached or multi-family; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

Z-21-12 – Vott Partners LLC Rezone - Reasoner Family Partnership, LTD (Owner) - PLN2110-0030

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance 15-17, as amended, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezoning of approximately 4.42 acres from Residential Single-Family Mobile Home-6 (RSMH-6) to the Residential Multi-Family-16 (RMF-16) zoning district; the area subject to rezoning is located on the eastern portions of two (2) parcels located approximately 200 feet west of 14th Street West, one parcel with frontage on 53rd Avenue West and one parcel adjacent to the north, commonly known as 5224 14th Street West, Bradenton (Manatee County); setting forth findings; providing a legal description; providing for severability, and providing an effective date.

Z-21-13 – Mad Mark's Rezone - Mad Marks Stereo Warehouse, Inc. (Owner) - PLN2111-0043

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance 15-17, as amended, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezoning of approximately 0.30 acres from Residential Multi-Family-6 (RMF-6) to the General Commercial (GC) zoning district; the area subject to rezoning is generally located southeast of the intersection at US 41 and 30th Avenue E, commonly known as 120 30th Avenue E. Bradenton (Manatee County); setting forth findings; providing a legal description; providing for severability, and providing an effective date.

Z-21-15 – GCFS LLC / Rye Road Rezone – GCFS LLC. (Owner) – PLN2111-0089

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance 15-17, as amended, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezoning of approximately 5.44 acres generally located at the southwest corner of Golf Course Road and North Rye Road at 4201 N. Rye Road, Parrish (Manatee County) 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-21-10 – Xiong Property Rezone/Xia and Maly Xiong (Owners) – PLN 2109-0176

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance 15-17, as amended, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezoning of approximately 3.38 acres generally located south of I-275 and Hightower Road, and east of 5th Avenue West on the north side of 77th Street, Terra Ceia (Manatee County), from PDR/CH-1A (Planned Development Residential/Coastal High Hazard Area Overlay District) to the RSF-1 (Residential Single-Family-1), retaining the Coastal High Hazard Area (CHHA) Overlay District; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

Interested parties may examine the proposed Ordinances and related documents and may obtain assistance regarding this matter from the Manatee County Development Services Department, 1112 Manatee Avenue West, 4th Floor, Bradenton, Florida; telephone number (941) 748-4501 x6878; e-mail to: planning.agenda@mymanatee.org.

All interested parties may appear and be heard at the meeting with respect to the proposed Ordinances. 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 said Public Hearing will need a record of the proceedings, and for such purposes he 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.

Rules of procedure for this public hearing are in effect pursuant to Resolution 22-051. A copy of this Resolution is available for review or purchase from the Development Services Department (see address below).

Please send comments to: Manatee County Development Services Department
Attn: Planning Coordinator
1112 Manatee Avenue West, 4th Floor
Bradenton, FL 34205
Planning.agenda@mymanatee.org

Americans with Disabilities: The Board of County Commissioners 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 Carmine DeMilio 941-792-8774 ext. 8303 or carmine.demilio@mymanatee.org; or FAX 745-3790.

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

MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS
Manatee County Development Services Department
Manatee County, Florida
IPL0081611
Jul 20 2022

Service Directory

Cleaning & Janitorial

HOUSE CLEANER: Very honest & reliable. Guarantee quality work. Have plenty of cleaning references to give upon interview. Bradenton & Palmetto. If interested & have questions, call 660-362-2333.

Lawn/Garden/Landscaping/Trees

Alvarado landscaping & irrigation LLC
we offer a variety of landscaping & irrigation services at low cost. lawn maintenance; junk removal; install/repair sprinklers; much more. for more info contact us at (941)580-8135

Miscellaneous

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Garage Sales

Estate Sale July 23rd-24th
9:00a-3:00p Cash Only
472 Driftwood Dr, Ellenton: Tools, TVs, Furniture, Electronics, Antique Glass, Vintage Collectibles, Artwork, Medical Equip. Unable to deliver

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