

## Manatee County Zoning Ordinance

**PDMU-21-28(Z)(P) – CCSS ENTERPRISES LLC AND SHOOT STRAIGHT SARASOTA  
HOLDING COMPANY, LLC (OWNERS) / THE VILLAGE AT SARASOTA  
(PLN2112-0052)**

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 9.78 ACRES FROM PDC (PLANNED DEVELOPMENT – COMMERCIAL) TO THE PDMU (PLANNED DEVELOPMENT MIXED USE) ZONING DISTRICT, AT 2355 UNIVERSITY PARKWAY, SARASOTA (MANATEE COUNTY); RETAINING THE EXISTING PDMU (PLANNED DEVELOPMENT MIXED USE) ZONING DISTRICT FOR A PARCEL APPROXIMATELY 8.50 ACRES LOCATED AT 2335 UNIVERSITY PARKWAY; FOR A TOTAL OF APPROXIMATELY 18.28 ACRES; APPROVING A PRELIMINARY SITE PLAN FOR THE ENTIRE COMBINED ACREAGE OF APPROXIMATELY 18.28 ACRES FOR 312 MULTI-FAMILY RESIDENTIAL UNITS; AN AMENITY CENTER, AND AN EXISTING 8,492 SQ. FT. NON-RESIDENTIAL/COMMERCIAL BUILDING; SUBJECT TO STIPULATIONS AS CONDITIONS OF APPROVAL; SETTING FORTH FINDINGS; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, CCSS Enterprises, LLC and Shoot Straight Sarasota Holding Company, LLC (the “Applicant”) filed an application to rezone approximately 9.78 acres described in Exhibit “A”, attached hereto, (the “Property”) from PDC (Planned Development – Commercial) to the PDMU (Planned Development Mixed Use) zoning district; and

**WHEREAS**, the applicant also filed a Preliminary Site Plan for the entire combined acreage of approximately 18.28 acres for 312 multi-family residential units; amenity center, and an existing 8,492 square feet of non-residential/commercial building (the “project”) on the property; and

**WHEREAS**, the applicant also filed a request for Specific Approval for alternatives to Land Development Code Sections: 1) 1005.3: reduce the number of required parking for 312 multi-family residential dwelling units from 2 spaces per unit to 1.55 spaces per dwelling unit.; 2) 701.4.B.4: reduce greenbelt buffer from 15 feet to 10 feet; 3) 900.6.A.2: reduce the required 20-foot Roadway buffer along Shade Avenue to a variable width buffer between seven (7) and twenty-five (25) feet in width; and 4) 900.5.C.4: Eliminate seventy-five (75) percent of all trees exceeding twenty-four (24) inch diameter breast height (DBH) shall be preserved; and

**WHEREAS**, the Manatee County Planning Commission, after due public notice, held a public hearing on October 13, 2022, to consider the rezone, Preliminary Site 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 applications for a Preliminary Site Plan and Official Zoning Atlas Amendment as it relates to the real property described in Exhibit "A" of this Ordinance from PDC (Planned Development – Commercial) to the PDMU (Planned Development Mixed Use) zoning district.

B. The Board of County Commissioners, after due public notice, held a public hearing on October 20, 2022, regarding the proposed Preliminary Site Plan and 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 Preliminary Site Plan to comply with the requirements of LDC Section 1005.3.a – Table 10-2, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design because there will likely be a reduced demand for parking as per the cited rate above.

E. Notwithstanding the failure of this Preliminary Site Plan to comply with the requirements of LDC Section 701.4.B.4, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design because the decrease in buffer width will be compensated by additional landscape plantings and fence being installed on outside of landscaping will allow for access in case of emergency situations.

F. Notwithstanding the failure of this Preliminary Site Plan to comply with the requirements of LDC Section 900.6.A.2, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design because the lack of roadway buffer width in some areas is compensated for with wider buffers in other areas along Shade Avenue.

G. Notwithstanding the failure of this Preliminary Site Plan to comply with the requirements of LDC Section 900.5.C.4, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design because trees removed will be replaced either on site, per LDC Sec. 700, or by paying into the Tree Protection Trust Fund, per the tree survey results that will be supplied at time of FSP review.

**Section 2. PRELIMINARY SITE PLAN.** The Preliminary Site Plan is hereby approved for the entire combined acreage of approximately 18.28 acres for 312 multi-family residential units; amenity center, and an existing 8,492 square feet of non-residential/commercial building upon the property subject to the following Stipulations:

**A. DESIGN AND LAND USE STIPULATIONS**

1. All dumpsters, compactors, and other utility equipment shall be screened from view from adjacent residential property with a six-foot high wall constructed with building materials matching the principal structures.
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 presence of neighborhood commercial uses, which may possibly generate adverse impacts (e.g. lighting, sound, etc.) with such uses.
3. 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.
4. All project buffers (width and vegetation) shall be provided as shown on the PSP Landscaping Plan. The location and details of the proposed berms within the buffer shall be reviewed and approved concurrent with the Final Site Plan. Buffers shall meet the minimum requirements of LDC Section 900.6.A (Entranceway Landscaping and Buffers).
5. The project will provide a minimum of 12 live-work units. At least 50% of the total number of apartments will be studios and/or 1 bedroom units.

**B. ENVIRONMENTAL STIPULATIONS**

1. All other applicable state or federal permits shall be obtained prior to commencement of development.
2. An Environmental Resource Permit (ERP) approved by Southwest Florida Water Management District (SWFWMD) shall be provided to the Environmental Planning Section (EPS) and uploaded into Accela for review prior to Commencement of Construction.
3. There are impacts to jurisdictional wetlands and wetland buffers being approved by the adoption of this Ordinance. Mitigation for non-viable wetlands excluded by SWFWMD shall be included in mitigation per the State ERP permitting or be required to be mitigated separately per LDC Section 706.6.B. This site will need to be re-evaluated for the presence of floral and faunal listed species (state and federally listed endangered, threatened or species of special concern) prior to FSP approval in accordance with LDC Section 705 and Comprehensive Plan Policy 3.3.2.1 (1).
4. Additional threatened and endangered species surveys are recommended prior to construction activity. The applicant is responsible for ensuring that no listed species (or

their nests or burrows), including, but not limited to, gopher tortoises or gopher tortoise burrows are located within the project area. If any listed species are encountered, all construction activity must cease until a permit is obtained. A copy of the permit shall be submitted to EPS within 30 days of permit issuance.

5. 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.
6. If wells are encountered, a Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the EPS for review and approval prior to recommencing construction activities. The Well Management Plan shall include the following information:
  - Digital photographs of the well along with nearby reference structures (if existing);
  - GPS coordinates (latitude/longitude) of the well;
  - The methodology used to secure the well during construction (e.g. fence, tape); &
  - The final disposition of the well - used, capped, or plugged.
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. INFRASTRUCTURE STIPULATIONS**

1. Connection to the County 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 County's Wastewater System 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.

### **D. STORMWATER 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 Final Site Plan/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 floodplain as derived from the FEMA 2014 effective FIRM, the adopted Pearce Drain Watershed Management Plan (WMP), and post-development discharge of runoff. The following design 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 development condition shall include results in terms of runoff and staging. Drainage Modeling (utilizing best available information from the adopted Pearce Drain Watershed Management Plan) shall be submitted to demonstrate compliance prior to commencement of construction.

2. Any fill within the 100-year floodplain (as derived from the FEMA 2014 effective FIRM and the adopted Pearce Drain Watershed Management Plan) shall be compensated by the creation of an equal or greater storage volume above seasonal high-water table. 100-year floodplain compensation shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation). Alternatively, the applicant can utilize drainage modeling (submitted for review to the Public Works Department with the Final Site Plan/Construction Plan submittal) to demonstrate no adverse drainage impacts are created for the design storm frequency events.
3. The Engineer of Record (EOR) shall submit drainage modeling to demonstrate the allowable pre-development rate of discharge has been reduced by fifty (50) percent for Pearce Drain Watershed.

**Section 3. SPECIFIC APPROVAL.** Specific Approval is hereby granted for alternatives to Land Development Code Sections: 1) 1005.3: reduce the number of required parking for 312 multi-family residential dwelling units from 2 spaces per unit to 1.55 spaces per dwelling unit.; 2) 701.4.B.4: reduce greenbelt buffer from 15 feet to 10 feet; 3) 900.6.A.2: reduce the required 20-foot Roadway buffer along Shade Avenue to a variable width buffer between seven (7) and twenty-five (25) feet in width; and 4) 900.5.C.4: Eliminate seventy-five (75) percent of all trees exceeding twenty-four (24) inch diameter breast height (DBH) shall be preserved. Specific Approval shall continue in effect and shall expire concurrent with the Preliminary Site Plan for the project approved pursuant to Section 2 hereof.

**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 PDC (Planned Development – Commercial) 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.

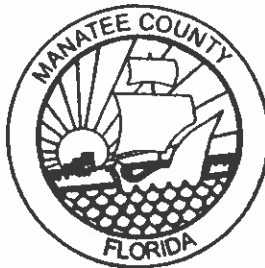
**Section 5. SEVERABILITY.** If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, sentence, clause, or provision shall be deemed severable, and such invalidity or unconstitutionality 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 20<sup>th</sup> day of October 2022.



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

BY:   
Kevin Van Ostenbridge, Chairman

**ATTEST: ANGELINA COLONNESO**  
Clerk of the Circuit Court

BY:   
Deputy Clerk

**Exhibit "A"**

**Legal Description**

**Rezone Portion**

PARCEL ID # 2039410051

CURRENT OWNER: Shoot Straight Sarasota Holding CO LLC

DESCRIPTION: Per Deed Recorded in ORI# 201541003352075 & on Britt Surveying, Inc

**DESCRIPTION:**

The West ½ of the East ½ of the SE ¼ of the SW ¼ of Section 32, Township 35 South, Range 18 East, Manatee County, Florida. LESS the portion thereof taken for State Road 610, described in Official Records Book 974, Page 127, of the Public Records of Manatee County, Florida.

Containing 426,212 square feet or 9.7845 acres, more or less

PARCEL ID # 2039400003

CURRENT OWNER: CCSS Enterprises LLLP

Description: Per Deed Recorded in ORI# 200641002298146 & on MSB Surveying, Inc.

**DESCRIPTION:**

The East Half of the East ½ of the Southeast ¼ of the Southwest ¼ of Section 32, Township 35 South, Range 18 East, Manatee County, Florida.

LESS AND EXCEPT the right-of-way of State Road 610, including the portion thereof conveyed by deed recorded in Book 964, page 761.

ALSO LESS AND EXCEPT that portion conveyed by deed recorded in Book 986, Page 2959, Public Records of Manatee County, Florida.

**Entire portion Legal Description**

The East Half of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 32, Township 35 South, Range 18 East, Manatee County, Florida;

LESS AND EXCEPT the right-of-way of State Road 610, including the portion thereof conveyed by deed recorded in Book 964, page 761, Public Records of Manatee County, Florida;

ALSO LESS AND EXCEPT that portion conveyed by deed recorded in Book 986, Page 2959, Public Records of Manatee County, Florida.

**Parcel B:**

Commence at the Northeast Corner of the West Half of the East Half of the Southeast Quarter of the Southwest Quarter of Section 32, Township 35 South, Range 18 East, Manatee County, Florida, also being the Northwest corner of lands described in Official Records Book 850, Page 955, of the Public Records of Manatee County, Florida: thence S.00°22'28"W., along the East line of said lands described in Official Records Book 850, Page 955, a distance of 896.86 feet to

the POINT OF BEGINNING; thence continue S.00°22'28"W., along said East line of lands described in Official Records Book 850, Page 955, a distance of 344.44 feet to the South boundary line of said lands described in Official Records Book 850, Page 955, same being the North Right of Way of State Road #610, per Official Records Book 974, Page 127 of the Public Records of Manatee County, Florida; thence S.84°32'15"W., along said North Right of Way line of State Road #610, a distance of 83.91 feet; thence N.00°14'17"E. a distance of 154.05 feet; thence N.89°24'31"W. a distance of 49.42 feet; thence N.00°22'28"E. parallel with and 133.26 feet easterly of said East line of lands described in Official Records Book 850, Page 955, a distance of 235.10 feet; thence S.82°48'39"E. a distance of 97.04 feet; thence S.55°41'08"E. a distance of 44.49 feet to the POINT OF BEGINNING.

AND

Parcel C:

A part of lands described in Official Records Book 850, Page 955, of the Public Records of Manatee County, Florida, described as follows:

Begin at the Northeast corner of the West Half of the East Half of the Southeast Quarter of the Southwest Quarter of Section 32, Township 35 South, Range 18 East, Manatee County, Florida, also being the Northeast corner of lands described in Official Records Book 850, Page 955, of the Public Records of Manatee County, Florida: thence S.00°22'28"W., along the East line of said lands described in Official Records Book 850, Page 955, a distance of 896.86 feet; thence leaving said East line, N.26°36'53"W. a distance of 86.78 feet; thence N.43°04'34"W. a distance of 129.14 feet; thence N.70°43'16"W. a distance of 141.09 feet; thence S.60°57'05"W. a distance of 88.20 feet to the West line of said lands described in Official Records Book 850, Page 955; thence N.00°23'40"E., along said West line of lands described in Official Records Book 850, Page 955, a distance of 724.73 feet to the North Line of the Southeast Quarter of the Southwest Quarter of said Section 32; thence S.89°23'52"E. along said North line of the Southeast Quarter of the Southwest Quarter of said Section 32; a distance of 338.25 feet to the POINT OF BEGINNING.





## FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

October 27, 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 PDMU-21-28(Z)(P)**, which was filed in this office on October 27, 2022.

Sincerely,

Anya Owens  
Program Administrator

ACO/rra



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  
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## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
33903	328011	Print Legal Ad-IPL00927630 - IPL0092763		\$205.92	2	87 L

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

*Bobbi Roy*

October 7, 2022  
1070006401

### 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 **October 20, 2022, at 1:30 p.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-21-28(Z)(P) - CCSS Enterprises, LLC and Shoot Straight Sarasota Holding Company, LLC (Owners) / The Village at Sarasota PLN2112-0052**

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 9.78 acres from PDC (Planned Development - Commercial) to the PDMU (Planned Development Mixed Use) zoning district, at 2355 University Parkway, Sarasota (Manatee County); retaining the existing PDMU (Planned Development Mixed Use) zoning district for a parcel approximately 8.50 acres located at 2335 University Parkway; for a total of approximately 18.28 acres; approving a Preliminary Site Plan for the entire combined acreage of approximately 18.28 acres for 312 multi-family residential units; an amenity center, and an existing 8,492 sq. ft. non-residential/commercial building; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

#### **PDR-22-06(Z)(G)- Rutland Planned Development - Ardith C. Rutland I, LLC (Owner) - Nicolas Aparicio (Contract Purchaser) - PLN2201-0114**

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 three (3) parcels of land approximately 152 acres generally located east of Rye Road and south of Rutland Road and north of Rye Wilderness Trail, Parrish (Manatee County) from A (General Agriculture) to the PD-R (Planned Development-Residential) zoning district; approving a General Development Plan for a maximum of 100 residential dwellings, with the potential of up to 380 residential dwelling units; and amenity center; 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.

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](mailto: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](mailto: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](mailto: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  
IPL0092763  
Oct 7 2022

### 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: 10/07/2022  
Ending Issue of: 10/07/2022

### THE STATE OF FLORIDA COUNTY OF MANATEE

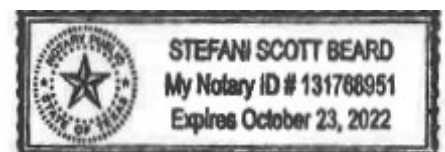
Affidavit further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office 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 7th day of October 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!