

## Manatee County Zoning Ordinance

### **PDR-22-06(Z)(G)- RUTLAND PLANNED DEVELOPMENT – ARDITH C. RUTLAND I, LLC (OWNER) – NICHOLAS 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 REZONE 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, FROM A (GENERAL AGRICULTURE) TO PD-R (PLANNED DEVELOPMENT-RESIDENTIAL); 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.

**WHEREAS**, Ardith C. Rutland I, LLC (Owner) / Nicholas Aparicio (Contract Purchaser) (the “Applicants”) filed an application to rezone of three (3) parcels of land approximately 152 acres described in Exhibit “A”, attached hereto, (the “Property”) from A (General Agriculture) to the PD-R (Planned Development-Residential) zoning district; and

**WHEREAS**, the applicant also filed a General Development Plan for a maximum of 100 residential dwellings, with the potential of up to 380 residential dwelling units; and amenity center (the “project”) on the property; and

**WHEREAS**, the applicant also filed a Schedule of Permitted and Prohibited Uses Exhibit “B” attached hereto; and

**WHEREAS**, the applicant also filed a request for Specific Approval for alternatives to Land Development Code Sections: 1) 402.7.D.7-Yards and Setback - reduce the required front yard building setback from twenty-five (25) feet to twenty-three (23) feet; 2) 402.7.D.7-Yards and Setback - Allow for secondary front yards on corner lots to be treated as side yards for setback purposes reducing the secondary side yard to ten (10) feet from the required twenty-five (25) feet; and

**WHEREAS**, the Manatee County Planning Commission, after due public notice, held a public hearing on October 13, 2022, to consider the rezone, General Development Plan, Schedule of Permitted and Prohibited Uses 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 a General Development Plan and an Official Zoning Atlas Amendment as it relates to the real property described in Exhibit "A" of this Ordinance from A (General Agriculture) to the PD-R (Planned Development-Residential) zoning district.

B. The Board of County Commissioners, after due public notice, held a public hearing on October 20, 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 General Development Plan to comply with the requirements of Land Development Code Section 401.7.D.7, the Board finds that the purpose of the Land Development Code regulation is satisfied to an equivalent degree of compliance that meets the intent of the Land Development Code.

E. Notwithstanding the failure of this General Development Plan to comply with the requirements of Land Development Code Section 402.7.D.7, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree of compliance that meets the intent of the LDC.

**Section 2. GENERAL DEVELOPMENT PLAN.** The General Development Plan is hereby approved for a maximum of 100 residential dwellings, with the potential of up to 380 residential dwelling units and amenity center, upon the property subject to the following Stipulations:

**A. DESIGN AND LAND USE STIPULATIONS**

1. No lots shall be platted through any landscape buffers, or retention ponds.
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 Site Plan, and shall include language to inform prospective homeowners of:

- a. The presence of active agricultural operations in the nearby area and their potential impacts (noise and odor).
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. A 2-foot separation from the internal edge of the sidewalk to the property line shall be provide for all proposed front-loaded garage units to ensure a 25-foot separation from the sidewalk to the garage.
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 project is subject to Exhibit "B" Schedule of permitted and prohibited uses voluntarily proffered by the applicant.
7. The project shall be limited to one-hundred (100) single-family detached lots on a single-access point to Rye Road North until such time a second means of access is achieved by the development. The project shall be limited to an overall maximum of three-hundred and eighty (380) single-family detached lots subject to achieving two approved means of access.
8. Visibility triangles shall be provided on all corner lots in accordance with Section 1002 of the Land Development Code. A building envelope shall be depicted and labeled on the Preliminary / Final Site Plan for each corner lot demonstrating no conflict with the visibility triangle area.
9. The maximum building height of the residential buildings should not exceed two (2) stories.

**B. ENVIRONMENTAL**

1. All other applicable state or federal permits shall be obtained prior to commencement of development.
2. There are 0.60 acres of impact to jurisdictional wetlands (S-1 and S-2) being approved by the adoption of this Ordinance.

3. 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.
4. Pursuant to the Environmental Narrative provided by ECT Inc., dated January 2022 (Revised July 2022), ninety (90) days prior to construction and land clearing, a 100 percent gopher tortoise survey will be required to identify all gopher tortoise burrows within or near the construction footprint and a gopher tortoise conservation permit will be required to relocate tortoises to an FWC-approved recipient site prior to construction.
5. Pursuant to the Environmental Narrative provided by ECT Inc., dated January 2022 (Revised July 2022), conservation measures will include the Standard Protection Measures for the Eastern Indigo Snake (August 2013) which is used to educate construction personnel. In addition, all gopher tortoise burrows, active or inactive, will be excavated prior to site development as an additional protection measure for the species.
6. 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.
7. 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.
8. 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**

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 floodplain as derived from the FEMA August, 10, 2021, effective

FIRM 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 shall be submitted to demonstrate compliance prior to commencement of construction.

2. Any fill within the 100-year floodplain as derived from the FEMA August 10, 2021, effective FIRM 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 to demonstrate no adverse drainage impacts are created for the design storm frequency events.
3. 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 proposed development shall be restricted to no more than 100 dwelling units until such time that a functional secondary access meeting Manatee County Land Development Code Section 1001.1.C. is approved, constructed, inspected, and accepted.

#### **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 alternatives to Land Development Code Sections: 1) 402.7.D.7-Yards and Setback - reduce the required front yard building setback from twenty-five (25) feet to twenty-three (23) feet; 2) 402.7.D.7-Yards and Setback - Allow for secondary front yards on corner lots to be treated as side yards for setback

purposes reducing the secondary side yard to ten (10) feet from the required twenty-five (25) feet.

**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 A (General Agriculture) to the PD-R (Planned Development-Residential) 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.

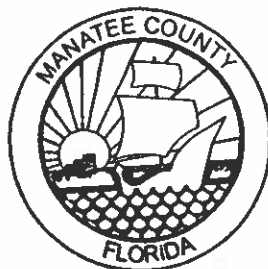
**Section 5. SEVERABILITY.** If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, sentence, clause, or provision shall be deemed severable, and such invalidity or unconstitutionality 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**

(Lands of Thomas H. Rutland)

Description: (First American Title Insurance Company Commitment for Title Insurance  
Commitment Number: NCS-1061008-CAST)

The Land referred to herein below is situated in the County of Manatee, State of Florida, and is described as follows:

#### **PARCEL A:**

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE N00°10'36"W, ALONG THE EAST LINE OF SAID SECTION 13, A DISTANCE OF 100.00 FT.; FOR A POINT OF BEGINNING; THENCE CONTINUE N00°10'36"W, ALONG SAID EAST LINE OF SECTION 13, A DISTANCE OF 1601.13 FT.; THENCE N89°12'08"W, 574.00 FT.; THENCE S00°10'36"E, A DISTANCE OF 1435.21 FT. TO THE NORTHERLY LINE OF THAT CERTAIN PARCEL AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1524, PAGE 744, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S73°09'22"E, ALONG SAID NORTHERLY LINE, A DISTANCE OF 600.21 FT. TO THE POINT OF BEGINNING; BEING AND LYING IN SECTION 13, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

#### **PARCEL B:**

EASEMENT RIGHTS, FOR ACCESS SHOWN AS EXHIBIT “B”, AS CONTAINED IN THAT CERTAIN WARRANTY DEED, BY AND BETWEEN ARDITH C. RUTLAND, AN UNREMARIED WIDOW, AS GRANTOR AND THOMAS H. RUTLAND, AS GRANTEE, FILED JUNE 13, 2007, RECORDED IN OFFICIAL RECORDS BOOK 1685, PAGE 7417, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

(Lands of Ardith C. Rutland I, LLC)

Description: (First American Title Insurance Company Commitment for Title Insurance  
Commitment Number: NCS-1061008-1-CAST)

The Land referred to herein below is situated in the County of Manatee, State of Florida, and is described as follows:

#### **PARCEL A:**

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE N 00 DEGREES 10 MINUTES 36 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 13, A DISTANCE OF 100.00 FEET TO THE NORTHERLY LINE OF THAT CERTAIN PARCEL AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1524, PAGE 744, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA FOR A POINT OF BEGINNING; THENCE RUN THE FOLLOWING COURSES ALONG SAID NORTHERLY LINE N 73 DEGREES 09 MINUTES 22 SECONDS WEST 1364.63 FEET; THENCE N 89 DEGREES 19 MINUTES 19 SECONDS WEST 652.50 FEET; THENCE N 81 DEGREES 40 MINUTES 04 SECONDS WEST A DISTANCE OF 2601.18 FEET TO THE INTERSECTION WITH THE EASTERLY MAINTAINED RIGHT-OF-WAY OF RYE ROAD; THENCE RUN THE FOLLOWING COURSES ALONG SAID

EASTERLY MAINTAINED RIGHT-OF-WAY N 00 DEGREES 32 MINUTES 53 SECONDS EAST 399.75 FEET; THENCE N 00 DEGREES 06 MINUTES 01 SECONDS EAST 84.26 FEET; THENCE N 00 DEGREES 04 MINUTES 10 SECONDS WEST A DISTANCE OF 60.17 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF RYE ROAD AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1648, PAGE 6963, SAID PUBLIC RECORDS, SAID POINT LYING ON THE ARC OF A CURVE WHOSE RADIUS POINT LIES N 82 DEGREES 31 MINUTES 10 SECONDS WEST, A DISTANCE OF 3869.72 FEET; THENCE RUN NORTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05 DEGREES 02 MINUTES 48 SECONDS A DISTANCE OF 340.85 FEET; THENCE S 89 DEGREES 12 MINUTES 08 SECONDS EAST, A DISTANCE OF 4494.41 FEET TO THE INTERSECTION WITH AFORESAID EAST LINE OF SECTION 13; THENCE S 00 DEGREES 10 MINUTES 36 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 1601.13 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 13, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

LESS AND EXCEPT: COMMENCE AT THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE N00°10'36"W, ALONG THE EAST LINE OF SAID SECTION 13, A DISTANCE OF 100.00 FT.; FOR A POINT OF BEGINNING; THENCE CONTINUE N00°10'36"W, ALONG SAID EAST LINE OF SECTION 13, A DISTANCE OF 1601.13 FT.; THENCE N89°12'08"W, 574.00 FT.; THENCE S00°10'36"E, A DISTANCE OF 1435.21 FT. TO THE NORTHERLY LINE OF THAT CERTAIN PARCEL AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1524, PAGE 744, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S73°09'22"E, ALONG SAID NORTHERLY LINE, A DISTANCE OF 600.21 FT. TO THE POINT OF BEGINNING; BEING AND LYING IN SECTION 13, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

**PARCEL B:**

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 13; THENCE N00°05'09"W, ALONG THE EAST LINE OF SAID SECTION 13, A DISTANCE OF 1701.09 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N00°05'09"W, ALONG SAID EAST LINE, A DISTANCE OF 930.88 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 13, THENCE S65°12'59"W, 1377.06 FEET; THENCE N89°12'08"W, 1483.90 FEET; THENCE S01°40'19"W, 336.20 FEET; THENCE S89°12'08"E, 2745.46 FEET TO THE POINT OF BEGINNING.





## RUTLAND PDR Schedule of Uses

### EXHIBIT B SCHEDULE OF USES

#### PDR – CURRENT MUNICODE

| Land Use                                 |        | PDR | PDO | PDC | PDRP | PDI | PDPI | PDW | PDMU | PDRV | PDMH | PDGC | PDA | PDEZ |
|--|--------|-----|-----|-----|------|-----|------|-----|------|------|------|------|-----|------|
| <b>AGRICULTURAL USES</b>                 |        |     |     |     |      |     |      |     |      |      |      |      |     |      |
| 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 <sup>4</sup>     | 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    |

| <b>COMMERCIAL - RETAIL</b>                                 |        |   |   |    |   |    |   |    |    |   |   |   |   |   |
|--|--------|---|---|----|---|----|---|----|----|---|---|---|---|---|
| Alcoholic Beverage Establishment                           | 531.4  | X | X | SP | X | SP | X | SP | SP | X | X | X | X | X |
| 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 |
| <b>COMMERCIAL - SERVICES</b>                               |        |   |   |    |   |    |   |    |    |   |   |   |   |   |
| 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                                     | 531.10 | X | X | P  | X | P  | P | X  | P  | X | X | X | X | X |
| Car Wash: Incidental                                       | 531.10 | X | X | P  | X | P  | P | X  | P  | X | X | X | X | X |
| Car Wash: Self-Service                                     | 531.10 | 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                          | 531.24 | X | X              | P | X              | P              | X | X | P | X | X | X | X | X |
| Free-Standing Emergency Department (FSED) <sup>5</sup>       | 531.62 | X | X              | P | X              | X              | 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 <sup>4</sup>  |        | 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 |
| Lodging Places: Hotel/motel                                  | 531.28 | X | X              | P | P              | P <sup>2</sup> | P | P | P | X | X | X | X | P |
| Office, Medical or Professional                              | 531.64 | 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                                  | 531.46 | 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 <sup>3</sup> | P | P <sup>3</sup> | 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 |
| <b>INDUSTRIAL</b>  |        |                    |   |   |   |   |   |   |   |   |   |   |   |   |
| Asphalt/Concrete Processing, Manufacturing, or Recycling Plants <sup>4</sup> | —      | 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 |
| 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 |
| <b>COMMUNITY SERVICE USES</b>  |        |                    |   |   |   |   |   |   |   |   |   |   |   |   |
| 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  | 531.40 | 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 |
| Utility Use  | 531.54 | P                  | P | P | P | P | P | P | P | P | P | P | P | P |
| Alternative Energy Generation Facility                       | 531.54 | X                  | X | X | X | P | P | X | X | X | X | X | X | P |
| Utility Use, Heavy   | 531.54 | X                  | X | X | X | P | X | X | P | X | X | X | X | X |
| <b>MISCELLANEOUS USES</b>                                    |        |                    |   |   |   |   |   |   |   |   |   |   |   |   |
| Flea Markets: Enclosed                                       | 531.20 | X                  | X | P | X | X | X | X | P | X | X | X | X | X |
| Flea Markets: Open   | 531.20 | 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 |
| 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   | 531.60 | X                  | X | X | X | X | X | P | P | X | X | X | X | X |
| <b>OPEN USE OF LAND - LIGHT</b>                              |        |                    |   |   |   |   |   |   |   |   |   |   |   |   |
| 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 |
| <b>OPEN USE OF LAND - HEAVY</b>                              |        |                    |   |   |   |   |   |   |   |   |   |   |   |   |
| 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   | 531.30 | 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 |
| <b>RECREATION USES</b>                                       |        |                    |   |   |   |   |   |   |   |   |   |   |   |   |
| Environmental Land Preserves, Public and Private             | 531.17 | P                  | P | P | P | P | P | P | P | P | X | X | P | X |
| Recreation, High Intensity                                   | 531.44 | 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                                 | 531.44 | 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 |
| Recreation, Rural   | 531.44 | X | X | X | X | P | P | X | X | X | X | X | X | X |
| <b>RESIDENTIAL USES</b>   |        |   |   |   |   |   |   |   |   |   |   |   |   |   |
| Accessory Dwelling Unit <sup>6</sup>  | 511.18 | P | X | X | X | X | X | X | P | X | X | X | P | X |
| Assisted Living Facility, Large <sup>4</sup>  | 531.45 | P | P | P | X | X | P | X | P | X | X | X | P | X |
| Assisted Living Facility, Small <sup>4</sup>  | 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 <sup>1</sup>  | 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 |
| Residential Use: Waterfront Structures, Multi-Family                                    | 531.47 | P | X | X | X | X | X | P | P | X | X | X | P | X |
| <b>RESIDENTIAL SUPPORT USES</b>   |        |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 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             | 531.50 | X | X | X | X | X | P | X | P | X | X | X | X | X |
| Schools, Elementary                       | 531.50 | P | P | X | P | X | P | X | P | X | X | X | P | X |
| Schools, High and Middle                  | 531.50 | P | P | X | P | X | P | X | P | X | X | X | P | X |
| Schools of Special Education              | 531.50 | P | P | P | P | X | P | X | P | X | X | X | P | X |
| Schools, Public                           | 531.50 | P | P | P | P | P | P | P | P | P | P | P | P | P |
| <b>TRANSPORTATION USES</b>                |        |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 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 |
| 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 |
| <b>WAREHOUSING</b>                        |        |   |   |   |   |   |   |   |   |   |   |   |   |   |
| Mini Warehouses, Self-storage             | 531.31 | X | X | P | X | P | X | X | P | X | X | X | X | X |
| Warehouses                                | 531.50 | X | X | X | P | P | P | X | P | X | X | X | P | P |



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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

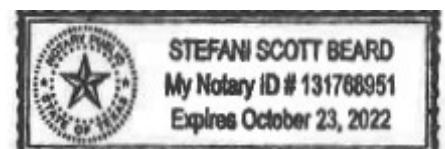
Affidavit further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office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





## 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 PDR-22-06(Z)(G)**, which was filed in this office on October 27, 2022.

Sincerely,

Anya Owens  
Program Administrator

ACO/rra