

# AFFIDAVIT OF PUBLICATION

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

**STATE OF FLORIDA  
COUNTY OF MANATEE**

BEFORE THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED JM MITCHELL, WHO ON OATH SAID SHE IS DIRECTOR OF ADVERTISING FOR THE SARASOTA HERALD-TRIBUNE, A DAILY NEWSPAPER PUBLISHED AT SARASOTA, IN SARASOTA COUNTY FLORIDA; AND CIRCULATED IN MANATEE COUNTEE DAILY; THAT THE ATTACHED COPY OF ADVERTISEMENT BEING A NOTICE IN THE MATTER OF:

Legal description documented below:

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

*11/28 1x*

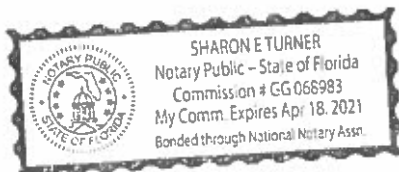
AFFIANT FURTHER SAYS THAT THE SAID SARASOTA HERALD-TRIBUNE IS A NEWSPAPER PUBLISHED AT SARASOTA, IN SAID SARASOTA COUNTY, FLORIDA, AND THAT THE SAID NEWSPAPER HAS THERETOFORE BEEN CONTINUOUSLY PUBLISHED IN SAID SARASOTA COUNTY, FLORIDA, EACH DAY, AND HAS BEEN ENTERED AS SECOND CLASS MAIL MATTER AT THE POST OFFICE IN BRADENTON, IN SAID MANATEE COUNTY, FLORIDA, FOR A PERIOD OF ONE YEAR NEXT PRECEDING THE FIRST PUBLICATION OF THE ATTACHED COPY OF ADVERTISEMENT; AND AFFIANT FURTHER SAYS THAT 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.

*J Mitchell*

SIGNED \_\_\_\_\_

SWORN OR AFFIRMED TO, AND SUBSCRIBED BEFORE ME THIS 28 DAY of November, A.D., 2017  
BY JM MITCHELL WHO IS PERSONALLY KNOWN TO ME.

*[Signature]*  
\_\_\_\_\_  
Notary Public



**NOTICE OF ZONING AND DEVELOPMENT OF REGIONAL IMPACT CHANGES IN UNINCORPORATED MANATEE COUNTY**

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on December 14, 2017 at 9:00 a.m. or as soon thereafter as same may be heard at the Manatee County Government Administrative Center, 1st Floor Chambers, 1112 Manatee Avenue West, Bradenton, Florida to consider, act upon, and forward a recommendation to the Board of County Commissioners on the following matter:

**ORDINANCE 17-55 (f.k.a. 16-46) – COOPER CREEK CENTER DR114 – DTS20160405**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380.08, Florida Statutes, for the Cooper Creek Center Development of Regional Impact (Ordinance 16-46); to approve the following changes to the Master Development Plan (Map H) and the Ordinance to include:

- 1) Add an Equivalency Matrix;
- 2) An additional 135,033 square feet of Commercial for a total of 951,200 square feet;
- 3) An additional 200,034 square feet of Office and/or school use for total of 378,700 square feet;
- 4) An additional 150 hotel rooms for a total of 400 rooms;
- 5) An additional 250 residential units for a total of 1,017 units;
- 6) Other minor updates, previously granted legislative extensions, terminology changes, and revisions to reflect consistency with prior approved changes and/or the LDA; providing for development approval, conditions, and obligations; providing for severability; and providing an effective date.

The Cooper Creek DRI is generally located in the northwest quadrant of I-75 and University Parkway, east side of Honore Avenue (Manatee County). The site is in the MU (Mixed Use) and RES-6 (Residential, six dwelling units per acre) Future Land Use Categories (FLUCs). The present zoning is PDMU/WP-E/ST (Planned Development Mixed Use/Evers Reservoir Watershed Protection/Special Treatment).

The Cooper Creek DRI is currently approved for 794,000 square feet of commercial space, 223,000 square feet of office space, 250 motel rooms, 20,000 square feet for a school and 787 residential units. Total acreage 604± acres.

**PDMU-96-01(G)(R-10) – COOPER CREEK CENTER - DTS20160401**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending, consolidating and restating Ordinance PDMU-96-01(G)(R-09), to amend the General Development Plan to: 1) Add a Land Use Equivalency Matrix (LUEM); 2) Add an additional 135,033 square feet of commercial for a total of 951,200 square feet; 3) Add an additional 200,034 square feet of office and/or school use for total of 378,000 square feet; 4) Add an additional 150 hotel rooms for a total of 400 rooms; 5) Add an additional 250 residential units for a total of 1,017 units; 6) Modify street landscape buffer; 7) Replace Exhibit K with a new Master Sign Plan and 8) Other minor updates, previously granted legislative extensions, terminology changes, and revisions to reflect consistency with prior approved changes and/or the LDA; Providing for development approval, conditions, and obligations; providing for severability; and providing an effective date.

The Cooper Creek DRI is generally located in the northwest quadrant of I-75 and University Parkway, and east side of Honore Avenue (Manatee County). The site is in the MU (Mixed Use), RES-6 (Residential, six dwelling units per acre) and P/SP-1 (Public/Semi Public 1) Future Land Use Categories (FLUCs). Present zoning is PDMU/WP-E/ST (Planned

Development Mixed Use/Evers Reservoir Watershed Protection/Special Treatment).

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**PDMU-17-03(Z)(P) – CORTEZ ROAD INVESTMENTS AND FINANCE, INC./HUNTERS POINT RESORT AND MARINA DTS20170107 - MEPS654**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance No. 15-17, as amended, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 6.31 acres of a total 18.73± acre site (12.42± acres already zoned PDMU) generally located north of Cortez Road (S.R. 684), east of 128th Street West, south of Harbour Landings Drive, West of 123th Street West, Cortez (Manatee County) from GC (General Commercial - 1.3 acres) and R/D-6 (Residential Duplex - 6 du/ac - 5.2 acres of submerged land [i.e. canal]) to the PDMU (Planned Development Mixed Use) zoning district; approving a Preliminary Site Plan for a mixed use project consisting of approximately 88 residential units, 45,620 square feet of non-residential uses including: 62 hotel rooms; a clubhouse, restaurant and retail space to serve guests and residents; and 17-slip marina, 31-slip parallel docking facility along the canal, and 1 water taxi slip to be known as Hunters Point Resort and Marina; approving a Schedule of 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.

**PDO-17-09(G) RELATED TO PDO-04-40(P)(R) - HARRIS PROFESSIONAL CENTER F.K.A. ELLENTON VENTURE LLC - GENERAL DEVELOPMENT PLAN DTS20170363**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a General Development Plan to change the stipulations of a previously approved and constructed project [PDO-04-40(P)(R) - Ellenton Venture, LLC] on an approximately 4.04 acre site in the RES-9 (Residential - 9) Future Land Use Category, within the PDO (Planned Development Office) zoning district and generally located at the southwest corner of US 301 North and Wellon Ranch Road at 7915 US 301 N, Ellenton (Manatee County); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

**Z-17-03 - PRICE PROPERTY REZONE DTS20170125**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending the official zoning atlas (Ordinance 15-17, the Manatee County Land Development Code), relating to zoning in the unincorporated area; providing for the rezoning of approximately 1.01 acres of an approximately 8.32 acre site on the west side of Jim Davis Road approximately 0.40 miles south of County Road 675, Parrish (Manatee County) from A/NCO (General Agriculture - 1 dwelling unit per 5 acres/North Central Overlay District) to the A-1/NCO (Suburban Agriculture - 1 dwelling units per acre), retaining the North Central Overlay zoning district; setting forth findings proving a legal description; providing for severability, and providing an effective date.

It is important that all parties present their concerns to the Planning Commission in as much detail as possible. The issues identified at the Planning Commission hearing will be the primary basis for the final decision by the Board of County Commissioners. Interested parties may examine the Official Zoning Atlas, Local

Development Agreements, the applications, related documents, and may obtain assistance regarding these matters from the Manatee County Building and Development Services Department, 1112 Manatee Avenue West, 4th Floor, Bradenton, Florida, telephone number (941) 749-4501x5878, e-mail to [planning.agenda@mymanatee.org](mailto:planning.agenda@mymanatee.org).

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

**Americans with Disabilities:** The Board of County Commissioners of Manatee County does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions including one's access to and participation in public hearings. Anyone requiring reasonable accommodation for this meeting as provided for in the ADA, should contact Kaycee Ellis at 742-5800, TDD ONLY 742-5802 and wait 60 seconds, or FAX 745-3790.

**THIS HEARING MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS.**  
MANATEE COUNTY PLANNING COMMISSION  
Manatee County Building and Development Services Department  
Manatee County, Florida

Date of pub: November 28, 2017

**Bradenton Herald**

Nov. 28, 2017

Miscellaneous Notices

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**MANATEE COUNTY PLANNING COMMISSION**

Manatee County Building  
and Development Services

Department  
Manatee County, Florida  
11/28/2017