



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
133312	477643	Print Legal Ad-IPL01432850 - IPL0143285		\$49.20	1	19 L

**Attention:** Gary Hunter

Holtzman Vogel  
119 S monroe St Suite 500  
Suite 500  
Tallahassee, FL 32301  
kkentnor@holtzmanvogel.com

### NOTICE OF INTENT TO SEEK LEGISLATION

TO WHOM IT MAY CONCERN; Pursuant to section 10, Article III of the Florida Constitution and section 11.02, Florida Statutes, please be advised that notice is hereby given of an intent to seek legislation before the 2024 Legislature and any Special or Extended Sessions amending chapter 2022-244, Laws of Florida, relating to the North River Ranch Improvement Stewardship District in Manatee County. This legislation expands the boundaries of the North River Ranch Improvement Stewardship District and provides an effective date.  
IPL0143285  
Oct 12 2023

### THE STATE OF TEXAS COUNTY OF DALLAS

Before the undersigned authority personally appeared Crystal Trunick, 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:  
1 insertion(s) published on:

10/12/23

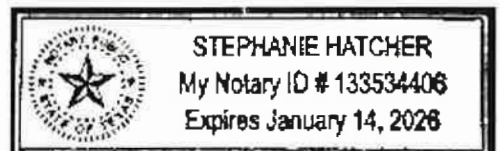
### THE STATE OF FLORIDA COUNTY OF MANATEE

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.

Sworn to and subscribed before me this 12th day of October in the year of 2023

*Stephanie Hatcher*

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!



Development Services  
Comprehensive Planning  
1112 Manatee Avenue West  
Bradenton, FL 34205  
Phone: (941) 748-4501  
[www.mymanatee.org](http://www.mymanatee.org)

September 26, 2023

Senator James Boyd  
Chair, Manatee County Legislative Delegation  
717 Manatee Avenue West, Suite 100  
Bradenton, Florida, 34205

RE: North River Ranch Improvement Stewardship District

Dear Senator Boyd:

Please be advised that the Board of County Commissioners of Manatee County has considered the proposed legislation amending the boundaries that created the North River Ranch Improvement Stewardship District.

Pursuant to F.S. 189.031(2)(e)4, the Board of County Commissioners hereby advises the delegation that such proposed amendments to the District are consistent with the approved local government comprehensive plan, and the County commission has no objection to the amendment proposed by the District.

Please do not hesitate to contact me should you have any questions.

Sincerely,

BOARD OF COUNTY COMMISSIONERS  
MANATEE COUNTY, FLORIDA

Chairperson

---

JAMES  
SATCHER  
*District 1*

AMANDA  
BALLARD  
*District 2*

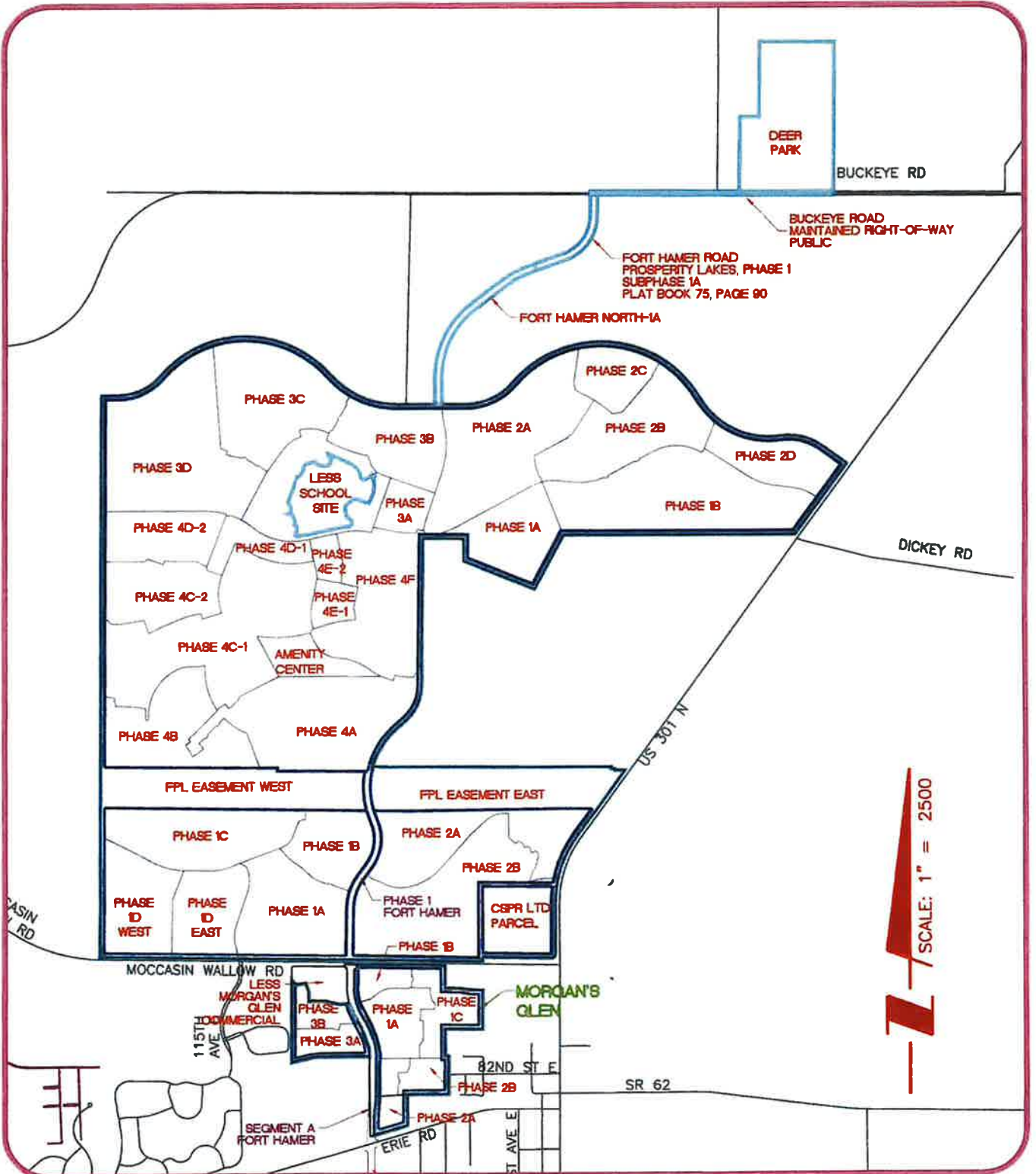
KEVIN  
VAN OSTENBRIDGE  
*District 3*

MIKE  
RAHN  
*District 4*

RAYMOND  
TURNER  
*District 5*

JASON  
BEARDEN  
*At Large*

GEORGE W.  
KRUSE  
*At Large*



PROJECT: NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC



**Stantec**

6900 Professional Parkway East, Sarasota, FL 34240-8414  
 Phone 941-907-6900 • Fax 941-907-6910  
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SCALE:	AS SHOWN	DATE:	9/19/2023
SEC:	TWP:	ROE:	REV NO:
7-9,16-18	33	19	ADD CHIN
PROJECT NO:	INDEX NO:		
215611912			
DRAWN BY/EMP NO:	SHEET NO:		
MSC/98616	1 of 1		



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September 26, 2023

Honorable Representative Mike Beltran District Office  
235 Apollo Beach Boulevard, Suite 234  
Apollo Beach, Florida 33572-2251

Re: North River Ranch Improvement Stewardship District

Dear Representative Beltran:

Please be advised that the Board of County Commissioners of Manatee County has considered the proposed legislation amending the boundaries that created the North River Ranch Improvement Stewardship District.

Pursuant to F.S. 189.031(2)(e)4., the Board of County Commissioners hereby advises the delegation that such proposed amendments to the District are consistent with the approved local government comprehensive plan and the County commission has no objection to the amendment proposed by the District.

Please do not hesitate to contact me should you have any questions.

Sincerely,

BOARD OF COUNTY COMMISSIONERS  
MANATEE COUNTY FLORIDA

Commissioner Kevin Van Ostenbridge  
Chairman

**Attachments:**

Exhibit "A" – Boundary Map

JAMES  
SATCHEL  
*District 1*

AMANDA  
BALLARD  
*District 2*

KEVIN  
VAN OSTENBRIDGE  
*District 3*

MIKE  
RAHN  
*District 4*

RAYMOND  
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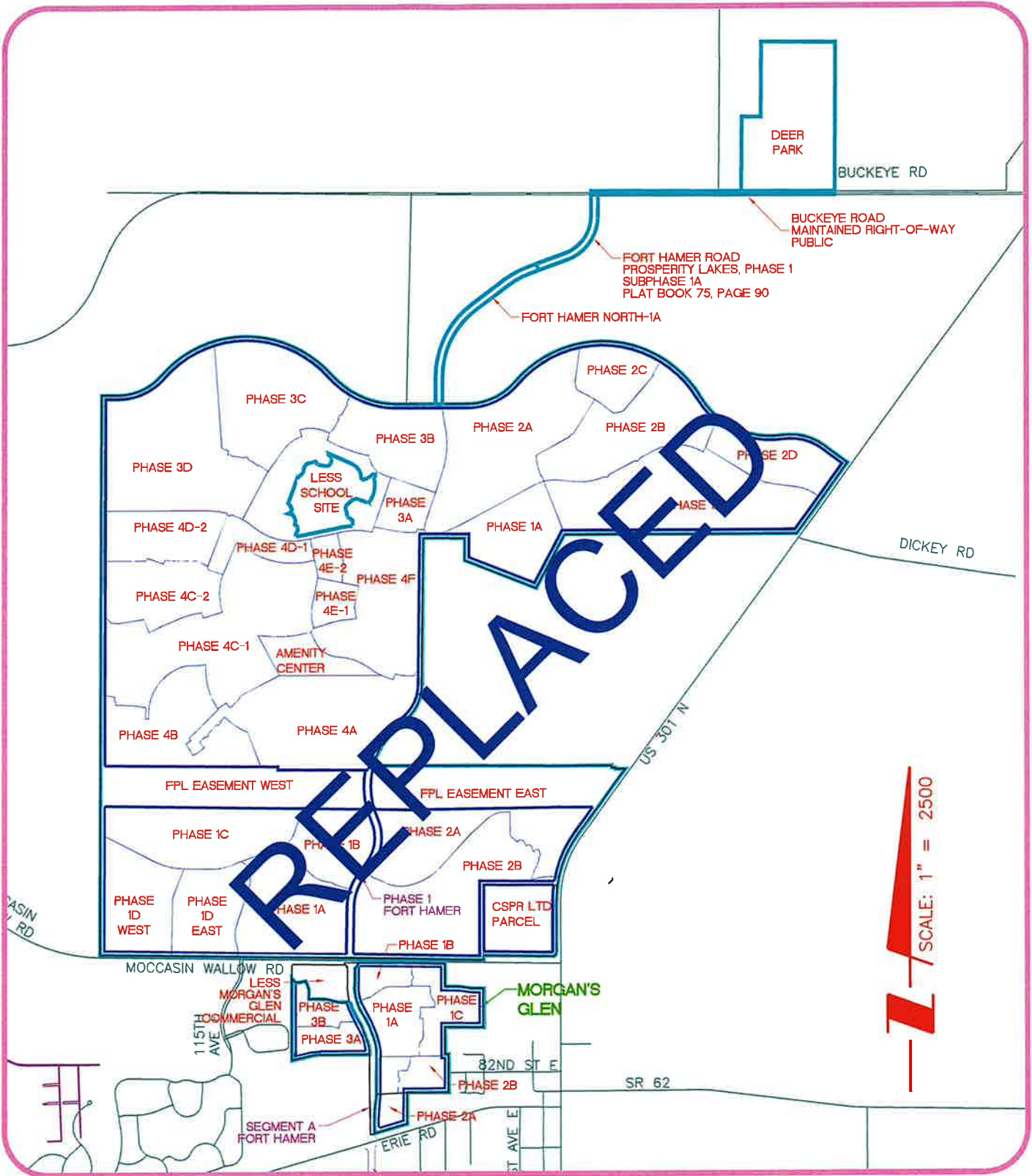
JASON  
BEARDEN  
*At Large*

GEORGE W.  
KRUSE  
*At Large*

Exhibit "A"

**BOUNDARY MAP FORTHCOMING**

**REPLACED**



PROJECT: NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC



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7-9,16-18	33	19	ADD CHIN
PROJECT NO.	INDEX NO:		
215611912			
DRWN BY/EMP NO.	SHEET NO:		
MSC/98616	1 OF 1		



## County Administration

1112 Manatee Ave West, Suite 902  
Bradenton, FL 34212  
Phone number: (941) 748-4501

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## MEMORANDUM

To: Charlie Bishop, County Administrator

From: Quantana Acevedo, Agenda Coordinator

Date: September 22, 2023

Subject: **Agenda Update for Meeting of September 26, 2023**

*This memo and the changes indicated below are reflected in the electronic agenda (items were renumbered).*

### PORT AUTHORITY

- This agenda item was updated to include written correspondence from Diana Adams and Mike Adams

### COMMISSIONER AGENDA

#### Commissioner Bearden

#### **Item 1, Veterans Housing Discussion**

- This agenda item was updated to include written correspondence.

### CITIZEN COMMENTS (Future Agenda Item)

- Written correspondence submitted by Diana Adams

### CONSENT AGENDA

#### Administrator

#### **Item 6, Approval of State Legislative Priorities**

- This agenda item was updated to include the Priorities List.

#### Community and Veterans Services

#### **Item 13, Adoption of Resolution R-23-157, appropriating Grant Funds to Align Revenues and Expenditures for Activities within the 2023-2028 Consolidated Plan, and the 2019/2020, 2020/2021, 2021/2022, and 2023/2024 HUD Annual Action Plan**

- This agenda item was updated to include a corrected Resolution.

#### Development Services

#### **Item 18, Acceptance of North River Ranch Improvement Stewardship District Amendment**

- This agenda item was updated to include Exhibit A, Boundary Map and a corrected cover sheet.

### **Public Safety**

#### **Item 40, Adoption of Resolution R-23-143, Low Income Pool and Graduate Medical Education Program Funding**

- This agenda item was updated to correctly state the Resolution number as R-23-144 instead of R-23-143.

### **Public Works**

#### **Former Item 41 (new Item 45), Adoption of Ordinance 23-99, No Thru Commercial Vehicles, Spencer Parrish Road from Golf Course Road to S.R. 62, and Jim Davis Road from Golf Course Road to C.R. 675**

- This agenda item was moved from the Consent Agenda to Advertised Public Hearings (Presentations Upon Request).

## **REGULAR**

### **Attorney**

#### **Item 49, Board of County Commissioners' consideration of Plaintiff's proposed Bert Harris Act Settlement Agreement in the matter of *The Concession Land Development, LLC v. Manatee County, Florida*, Twelfth Judicial Circuit, Case No. 2022-CA-3333**

- This agenda item was updated to include the Settlement Agreement (signed by the Plaintiff) and written correspondence.

### **Utilities**

#### **Item 51, Facility Investment Fee Study for outside of the Future Development Area Boundary (FDAB)**

- This agenda item was added to the Agenda.

#### **Item 52, Execution and Recording of Water Vendor Participation Agreement for the Florida Low Income Household Water Assistance Program (LIHWAP)**

- This agenda item was added to the Agenda.

### **Administrator**

#### **Item 53, Hurricane Idalia Pre- and Post-Storm Presentation**

- This agenda item was added to the Agenda.

## **REPORTS**

#### **Item 54, Update from staff on the planned removal of the temporary speed humps on Twin Rivers Trail**

- This agenda item was updated to include written correspondence.

## **COMMISSIONER AGENDA (Continued)**

### **Commissioner Rahn**

#### **Item 55, Bill of Rights Sanctuary Resolution**

- This agenda item added to the Agenda.



**APPROVED** in Open Session  
**9/26/2023**

Manatee County Board of County  
Commissioners



## September 26, 2023 Regular Meeting

### **Subject**

Acceptance of North River Ranch Improvement Stewardship District Amendment

### **Category**

CONSENT AGENDA

### **Briefings**

Briefing Provided Upon Request

### **Contact and/or Presenter Information**

Presenter: Charles Andrews, CNU-A, AICP, Principal Planner, 941-748-4501 ext. 6836,  
Charles.andrews@mymanatee.org

Contact: Bobbi Roy, Senior Planning and Zoning Technician, 941-748-4501 ext. 6878,  
bobbi.roy@mymanatee.org

### **Action Requested**

Authorization for Chairman to sign Letter to Legislative Delegation finding the amendment to the North River Ranch Improvement Stewardship District Amendment consistent with the Manatee County Comprehensive Plan and expressing no objection.

### **Enabling/Regulating Authority**

Section 189.031(2)(e)4, Florida Statutes

### **Background Discussion**

- The North River Ranch Improvement Stewardship District ("Stewardship District") was established by the Florida Legislature during the 2020 legislative session and is codified initially in Chapter 2020-191, Laws of Florida.
- The Stewardship District was created to provide one consolidated special district in lieu of multiple community development districts ("CDD").
- Several boundary amendments occurred in 2019 and 2021 to this Stewardship District to consolidate CDD's (Community Development Districts) and to ensure a continued consolidated special district.
- The parcels identified as "Deer Park" and "CSPR LTD" are being added to the boundary.
- The parcel identified as "School Site" is being removed from the boundary.

**Attorney Review**

Not Reviewed (No apparent legal issues)

**Instructions to Board Records**

N/A

**Cost and Funds Source Account Number and Name**

N/A

**Amount and Frequency of Recurring Costs**

N/A



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September 26, 2023

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Sincerely,

BOARD OF COUNTY COMMISSIONERS  
MANATEE COUNTY FLORIDA

Commissioner Kevin Van Ostenbridge  
Chairman

**Attachments:**

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*District 1*

AMANDA  
BALLARD  
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KEVIN  
VAN OSTENBRIDGE  
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RAYMOND  
TURNER  
*District 5*

JASON  
BEARDEN  
*At Large*

GEORGE W.  
KRUSE  
*At Large*



## September 26, 2023 Regular Meeting

### **Subject**

Acceptance of North River Ranch Improvement Stewardship District Amendment

### **Category**

CONSENT AGENDA

### **Briefings**

Briefing Provided Upon Request

### **Contact and/or Presenter Information**

Presenter: Charles Andrews, CNU-A, AICP, Principal Planner, 941-748-4501 ext. 6836, Charles.andrews@mymanatee.org

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### **Attorney Review**

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### **Instructions to Board Records**

N/A

**Cost and Funds Source Account Number and Name**

N/A

**Amount and Frequency of Recurring Costs**

N/A

REPLACED