

MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION
Notice of Self Storage Sale
Please take notice Hide-Away Storage - Ellenton, located at 2900 US 301 N., Ellenton, FL 34222 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storagetreasures.com on 8/28/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Tabaly Gonzalez unit #00101; Christopher Bailey unit #00198; John Walker III unit #00656; Reginald Douglas unit #00741; Jodi Rodgers unit #00937. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
August 9, 16, 2024 24-01208M

FIRST INSERTION
Notice of Self Storage Sale
Please take notice Prime Storage - Bradenton located at 512 Cortez Road W Bradenton FL 34207 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storagetreasures.com on 8/26/2024 at 12:00PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Dustin Barbee unit #H10102; Ervin Lowell unit #H10403; Michael Perce unit #H10601; Nicole Ramsay unit #V10921; Dorothy Bishop unit #V10925. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
August 9, 16, 2024 24-01209M

FIRST INSERTION
NOTICE OF PUBLIC SALE
Notice is hereby given that on 08/23/2024, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1969 CAMB mobile home bearing Vehicle Identification Number 60122523 and all personal items located inside the mobile home. Last Tenant: Michael Francis Konopka, Estate of Michael Konopka, All Unknown Parties, Beneficiaries, Heirs, Successors, and Assigns of Michael Konopka, and Susan Powers, as potential heir. Sale to be held at: Coach House, 4907 28th Avenue East, Palmetto, Florida 34221 (941)-845-3115.
August 9, 16, 2024 24-01245M

FIRST INSERTION
NOTICE OF PUBLIC SALE
Notice is hereby given that on 8/23/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1979 FLEE HS FLFL1594A & FLFL1594B . Last Tenants: MICHAEL MATOUK III and all unknown parties beneficiaries heirs . Sale to be at MHC COLONY COVE, LLC, 101 AMSTERDAM AVE, ELLENTON, FL 34222. 813-282-5925. August 9, 16, 2024 24-01237M

FIRST INSERTION
NOTICE OF PUBLIC SALE
Notice is hereby given that on 8/23/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1990 FLEE HS FLFL70A18036SE . Last Tenants: ROBIN FRENCH JOHNSON and all unknown parties beneficiaries heirs . Sale to be at MHC RIDGEWOOD ESTATES LLC, 3461 STEPHANIE LANE, ELLENTON, FL 34222. 813-282-6754. August 9, 16, 2024 24-01238M

FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Cardinal Angel Sweets located at 5466 Latches Lane in the City of Lakewood Ranch, Manatee County, FL 34211 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 6th day of August, 2024. Megan Hausler August 9, 2024 24-01232M

FIRST INSERTION
PADDOCKS COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE PADDOCKS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE PADDOCKS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR MEETING OF THE PADDOCKS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors ("Board") of the Paddocks Community Development District ("District") will hold public hearings on August 30, 2024 at 11:00 A.M., at ZNS Engineering, 1023 Manatee Avenue West, Bradenton, Florida 34205, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments.

The District is located entirely within unincorporated Manatee County, Florida. The lands to be improved are generally located on the southeast corner of Ellenton Gillette Road and 37th Street East, and are geographically depicted below and in the Master Engineer's Report, dated June 25, 2024 ("Engineer's Report"). The public hearing is being conducted pursuant to Chapters 170, 190 and 197, Florida Statutes. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33410, (561) 571-0010 ("District Manager's Office").

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements are currently expected to include, but are not limited to, roadways, water and sewer utilities, stormwater management, hardscape and landscape, amenities, environmental conservation and mitigation, offsite improvements, and other infrastructure ("Improvements"), all as more specifically described in the Engineer's Report on file and available during normal business hours at the District Manager's Office. According to the Engineer's Report, the estimated cost of the Improvements is \$23,760,000.

The District intends to impose assessments on benefited lands in the manner set forth in the District's Master Special Assessment Methodology Report, dated June 28, 2024 ("Assessment Report"), which is on file and available during normal business hours at the District Manager's Office.

The purpose of any such assessment is to secure the bonds issued to fund the Improvements. As described in more detail in the Assessment Report, the District's assessments will be levied against respective benefited lands within the District. The Assessment Report identifies maximum assessment amounts for each assessment area and land use category that is currently expected to be assessed. The lien for assessments is proposed to be allocated on an equal assessment per acre basis, and will be levied on an equivalent residential unit ("ERU") basis at the time that such property is platted or subject to a site plan or sold.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to assess and collect sufficient revenues to retire no more than \$32,840,000 in debt, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows: Bond Assessment Apportionment

Table with 6 columns: Unit Type, Total Number of Units, Total Cost Allocation, Total Bond Assessment Apportionment, Bond Assessment Apportionment per Unit, Annual Bond Assessment Debt Service per Unit - paid in March*. Rows include Single Family 40', Single Family 50', and Total.

* Includes costs of collection estimated at 2% (subject to change) and an allowance for early payment discount estimated at 4% (subject to change)

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Manatee County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Also, on August 30, 2024 at 11:00 A.M., at ZNS Engineering, 1023 Manatee Avenue West, Bradenton, Florida 34205, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law. The Board meeting and/or the public hearings may be continued in progress to a certain date and time announced at such meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Manager's Office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office.

PADDOCKS COMMUNITY DEVELOPMENT DISTRICT



FIRST INSERTION
TARA COMMUNITY DEVELOPMENT DISTRICT 1
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024/2025 BUDGET; AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF MAINTENANCE AND OPERATION SPECIAL ASSESSMENTS AS WELL AS DEBT SERVICE ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors for Tara Community Development District 1 will hold a public hearing and a regular meeting on Tuesday, August 27, 2024, at 9:30 a.m. at the Tara Community Center located at 7340 Tara Preserve Lane, Bradenton, Florida 34203.

The first purpose of the public hearing is to receive public comment and testimony on the Fiscal Year 2024/2025 Proposed Budget. The additional purpose of the public hearing is to consider the imposition of special assessments to fund the District's proposed budget for Fiscal Year 2024/2025 upon the lands located within the District, consider the adoption of an assessment roll, and to provide for the levy, collection, and enforcement of the assessments. The public hearing is being conducted pursuant to Chapter 190, Florida Statutes. At the conclusion of the public hearing, the Board will, by resolution, adopt a budget and levy assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, which describes each property to be assessed and the amount to be assessed, and the agenda for the public hearing and meeting may be obtained at the offices of the District Manager, located at 210 N. University Drive, Suite 702, Coral Springs, Florida 33071, during normal business hours.

In accordance with Chapter 189, Florida Statutes, the Proposed Budget will be posted on the District's website (taracdd.org) at least two days before the Budget Public Hearing date.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The public hearing and/or meeting may be continued to a date, time, and place to be specified on the record at the hearing or meeting.

Any person requiring special accommodations at this public hearing or meeting because of a disability or physical impairment should contact the District Manager at (813) 382-7355 or Kristee.Cole@inframark.com at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or toll free at 1-(800) 955-8770 for aid in contacting the District Manager at least three (3) days prior to the date of the public hearing and meeting.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. Kristee Cole District Manager August 9, 16, 2024 24-01214M

FIRST INSERTION
NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on August 26, 2024, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:45 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 22125, 2100 US Highway 301 N, Palmetto, FL 34221, (941) 212-4690 Time: 09:45 AM Sale to be held at www.storagetreasures.com.

0023 - Dutra, Jason; 0049 - Sands, Cory; 0066 - Wall, Tina; 0069 - Philbrick, Tristan; 0070 - Moore, Troy; 0086 - Murphy, Keishone; 0148 - Wall, Tina; 0156 - Casas, Hugo; 0175 - Lenz, John; 0315 - Lenz, John; 0328 - Sands, Cory; 0432 - Walsh, Robert; 0547 - Baity, Tiara; 1065 - mcpherson, Jamyrah; 1092 - Randall, Lakenyah; 1095 - Colter, Kamaurion; 2001 - Rolle, Lathario; 2014 - Adkison, Steven; 2017 - Rausch, Carrie; 2024 - Benjamin, Dexter; 2026 - Benjamin, Dexter; 2048 - Rogers, Calvin; 2075 - Smith, Harold; 2156 - FLEMING, LAGUANDA; 2167 - Waiters, Leslie; 2227 - Green, Sean; 2248 - Picciano, John; 3007 - Picciano, John; 3061 - Tailored Interiors by Trae Griffin, Montrae; 3063 - Galloway, William; 3092 - Puffenburger, Tina K; 4067 - Harrell, Merchelle; 4169 - Hillery, Jennifer; 4184 - Boyo, Antwan; 4235 - Joynes, Jesse; 4240 - Armstrong, Debbie; 4248 - MARSHALL, JOHNNIE LEE; 4249 - johnson, Shane

PUBLIC STORAGE # 25803, 3009 53rd Ave E, Bradenton, FL 34203, (941) 217-7078 Time: 10:45 AM Sale to be held at www.storagetreasures.com.

0434 - Mcintyre, Janis; 0461 - Snow, Marsha; 0475 - Watkins, Crystal; 0531 - wiggins, Marybeth; 0609 - Byrd, Jewneathia; 0614 - fraiser, albrina; 0660 - Lawson, James; 0666 - Burton, James; 0720 - Lopez, Samuel; 0725 - Denali Transports, LLC George, Frisch; 0804 - Idalmys, Espinosa; 0838 - Alexander, Terrika; 0849 - Yacin, Charlene; 2014 - Redden, Christell; 2034 - Monteleone, Anthony; 2051 - Perlestein, Marla; 2098 - Berger, Richard; 2120 - Zamudio, Esmeralda PUBLIC STORAGE # 25948, 6801 Cortez Road W, Bradenton, FL 34210, (941) 217-7531 Time: 11:00 AM Sale to be held at www.storagetreasures.com.

A18CC - Perry, Brandy N; B18 - Shard'AE, Bianca; B34 - cooper, Lois; B41 - hill, Rashaud; C04 - Welsh, Margaret; C08CC - slocum, michael; C09 - carpenito, patricia; C34 - Heredia, Daniel; D12CC - Mc Umber, James; D18CC - Cromwell, Christopher; E13CC - Holzhauser, James; E25CC - Schellenberger, Harmony; E26CC - Adkins, Kenneth; E40CC - Coleman, Hassan; F20 - Hildebrand, Katherine; G03 - white, Tawan; G09CC - Montgomery, Chances; G12CC - Laskett, Sinclair; H14 - Hill, Rashaud; J11CC - Anderson, Alloy; K03CC - Mesa, Nicholas; K10CC - edwards, Cody; LI1CC - Baker, David PUBLIC STORAGE # 27137, 6500 Manatee Ave W, Bradenton, FL 34209, (941) 867-9430 Time: 11:30 AM Sale to be held at www.storagetreasures.com.

1324 - Mathews, Kevin; 1436 - Nunez, Chad; 1502 - Wochnik, Jurgen; 1503 - Dagggett, Michael; 2007 - abdullah-haytham, Jahzara; 2018 - Jones, Robyn; 2023 - soldati, michelle; 2202 - Rodman, Shakeitha; 2205 - Currie, Sonia; 2313 - Healy, Kayla; 2315 - Wochnik, Jurgen; 2347 - Carlson, Jessica Frost; 2413 - Rosko, Sandra PUBLIC STORAGE # 27251, 920 Cortez Road W, Bradenton, FL 34207, (941) 217-7473 Time: 12:30 PM Sale to be held at www.storagetreasures.com.

A004 - gutierrez, Jessica; A020 - kruse, donna; A022 - Fleuranville, Mishiline; A043 - Duffy, Faith; A044 - Adderley, Dorette; A053 - bontrager, Timothy; A059 - Gonzales, Edwin; A068 - Dufrene, Wesley; B016 - Fry, Maria; B032 - Wilson, Carlton; B050 - Cameron, Sandy; C012 - Trotter, Cathy; C013 - Williams, Elroy; C070 - Widner, Michelle; C072 - Barrett, Hollie; C097 - Milton, Mercedes; C098 - Lewis, Cynthia; C118 - Malinowski, Dawn; D022 - Frechette, Gregory; D047 - Cabrera, Abdiel; D082 - Dent, Mallorie; E032 - adams, Jahyra; E044 - Bradley, Daquarius; F027 - Duche, Lori; G007 - Rafferty, Danielle; G011 - Hird, Azirra; G046 - Brown, Jason; H008 - courtney, Judy; H023 - Edwards, Tykearia; H055 - Washington, Dominique; J022 - Ortiz, Juan PUBLIC STORAGE # 77875, 6015 26th St W, Bradenton, FL 34207, (941) 290-5339 Time: 01:15 PM Sale to be held at www.storagetreasures.com.

0136 - Webb, Kevin; 0189 - Kurgansky, Gene; 0207 - Juan Ortiz, Juna; 0260 - Crawford, Anthony; 0315 - Mendoza, Alma; 1059 - Buck, Zachary; 2042 - Casiano, Cristian; 2078 - Wright, Jokierra; 2135 - Solomon, Ashley Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080. August 9, 16, 2024 24-01210M

--- PUBLIC SALES ---

FIRST INSERTION

PUBLIC NOTICE
COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT
SPECIAL MEETING
ATTORNEY/CLIENT SESSION MEETING
MONDAY, AUGUST 19, 2024 AT 6:30 PM
COPPERSTONE CLUBHOUSE,
8145 115TH AVENUE EAST, PARRISH, FL 34219

A meeting will be held under the Attorney/Client Session provisions available under Florida's Sunshine Law, Section 286.011(8), Florida Statutes, on Monday, August 19, 2024, and beginning at 6:30 p.m. and lasting approximately sixty (60) minutes at the request of the District's Attorney.

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, IF AN INDIVIDUAL DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD OF SUPERVISORS WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING, A RECORD OF THE PROCEEDINGS WILL BE REQUIRED AND THE INDIVIDUAL WILL NEED TO ENSURE THAT A VERBATIM TRANSCRIPT OF THE PROCEEDINGS IS MADE, WHICH RECORDING INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED.

PURSUANT TO SECTION 286.26, FLORIDA STATUTES, IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND FLORIDA STATE STATUTES, PERSONS WITH DISABILITIES NEEDING SPECIAL ASSISTANCE TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE DISTRICT MANAGER AT LEAST THREE BUSINESS DAYS PRIOR TO THE MEETING (813) 933-5571.

August 9, 2024 24-01243M

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Villages of Glen Creek Community Development District

The Board of Supervisors (the "Board") of the Villages of Glen Creek Community Development District (the "District") will hold a public hearing and a meeting on August 27, 2024, at 6:00 p.m. at the SpringHill Suites by Marriott Bradenton Downtown/Riverfront located at 102 12th Street West, Bradenton, Florida 34205.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2024-2025 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting.

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

Heather Dilley
District Manager
August 9, 2024 24-01213M

FIRST INSERTION

PADDOCKS COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Paddocks Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2024, with an option for two additional optional annual renewals.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) unbound and one (1) electronic copy of their proposal to the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 in an envelope marked on the outside "Auditing Services, Paddocks Community Development District."

District Manager
August 9, 2024 24-01240M

FIRST INSERTION

PADDOCKS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARINGS TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET AND FISCAL YEAR 2024/2025 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Paddocks Community Development District ("District") will hold public hearings on August 30, 2024 at 11:00 A.M., at ZNS Engineering, 1023 Manatee Avenue West, Bradenton, Florida 34205 for the purpose of hearing comments and objections on the adoption of the proposed budget of the District for the fiscal year beginning October 1, 2023, and ending September 30, 2024 (the "2023/2024 Proposed Budget").

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Any person requiring special accommodations at the hearings/meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the hearings/meeting.

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

District Manager
August 9, 16, 2024 24-01215M

FIRST INSERTION

EAST RIVER RANCH STEWARDSHIP DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the East River Ranch Stewardship District ("District") will hold a public hearing and regular meeting as follows:

DATE: August 29, 2024
TIME: 9:00 a.m.
LOCATION: Medallion Home
1651 Whitfield Ave., Suite 200
Sarasota, Florida 34243

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("Proposed Budget").

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting.

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

District Manager
August 9, 16, 2024 24-01216M

FIRST INSERTION

NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is given that the District's Final Agency Action is approval of the minor alteration of an existing Surface Water Management System on 175.50 acres to serve the Residential project known as North River Ranch Phases IV-A & IV-B Mod. The project is located in Manatee County, Section(s) 17, 18, Township 33 South, Range 19 E.

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District (District) at 7601 Highway 301 North, Tampa, Florida 33637.

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this permit may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of final agency action.

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's final action in this matter is not available prior to the filing of a request for hearing.
August 9, 2024 24-01227M

FIRST INSERTION

NOTICE OF AUDIT REVIEW COMMITTEE MEETING
PROSPERITY LAKES COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of Prosperity Lakes Community Development District will hold their regular meeting on August 22, 2024 at 11:00 a.m. at the offices of Harrison Ranch Clubhouse located at 5755 Harrison Ranch Blvd. Parrish FL 34219.

The meeting is open to the public and will be conducted in accordance with provisions of the Florida Law for Community Development Districts. There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 933-5571, at least 48 hours before the meetings.

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

Debby Wallace
District Manager
August 9, 2024 24-01223M

FIRST INSERTION

EAST RIVER RANCH STEWARDSHIP DISTRICT

NOTICE OF REGULAR MEETING AND AUDIT COMMITTEE MEETING

The Board of Supervisors ("Board") of the East River Ranch Stewardship District ("District") and the Auditor Selection Committee ("Audit Committee") will hold a Regular Meeting and an Audit Committee Meeting on August 29, 2024 at 9:00 a.m., Medallion Home, 1651 Whitfield Ave., Suite 200, Sarasota, Florida 34243.

The meetings are open to the public and will be conducted in accordance with the provision of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at the meetings.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meetings.

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

District Manager
August 9, 2024 24-01217M

FIRST INSERTION

REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES FOR THE PADDOCKS COMMUNITY DEVELOPMENT DISTRICT

RFQ for Engineering Services

The Paddocks Community Development District (the "District"), located in the Manatee County, Florida, announces that professional engineering services will be required on a continuing basis for the District's public improvements authorized by Chapter 190, Florida Statutes.

Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All Applicants interested must submit one (1) unbound and one (1) electronic copy of Standard Form No. 330 and the Qualification Statement by 12:00 p.m. on August 23, 2024 to the attention of District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Manager's Office").

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours (excluding weekends) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed.

PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386 and select the appropriate County name from the menu.
or email legal@businessobserverfl.com
Business Observer logo

