

**MANATEE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT	FINAL PLAT - THE GROVES OF PARRISH	TYPE AGENDA ITEM	Consent
DATE REQUESTED	February 24, 1998	DATE SUBMITTED/REVISED	February 12, 1998
BRIEFINGS/WHO?	None	CONSEQUENCES IF DEFERRED	None
DEPARTMENT/DIVISION	Planning Growth Management	AUTHORIZED BY TITLE	Carol Clarke Director <i>CBC</i>
CONTACT PERSON TELEPHONE/EXTENSION	Debbie Perron, Final Plat Coordinator, 6866	PRESENTER/TITLE TELEPHONE/EXTENSION	N/A
ADMINISTRATIVE APPROVAL	<i>[Signature]</i>		

ACTION DESIRED

INDICATE WHETHER "REPORT or "DISCUSSION, "FORM OF MOTION, or "OTHER ACTION REQUIRED:

FORM OF MOTION:

- 1) Approval of, authorization for Chairman to execute, and authorization to record Final Subdivision Plat;

ENABLING/REGULATING AUTHORITY

Federal/State law(s), administrative ruling(s), Manatee County Comp Plan/Land Development Code, ordinances, resolutions, policy.)

MANATEE COUNTY LAND DEVELOPMENT CODE, ORDINANCE 90-01, AS AMENDED

FUTURE LAND USE ELEMENT GOAL 2.4, ADEQUATE PUBLIC FACILITIES IN ALL DEVELOPED OR DEVELOPING AREAS.

The Developer has been issued a Certificate of Level of Service for Potable Water, Solid Waste, Sanitary Sewer, Transit, Drainage, Traffic and Fire Protection, Objection 2.4.2, Concurrency.

BACKGROUND/DISCUSSION

- This is a single family subdivision with six (6) lots.
- The development is located on a paved County maintained road with water available for hook-up, sanitary sewer is not available.

APPROVED IN OPEN SESSION

FEB 24 1998

BOARD OF COUNTY COMMISSIONERS
MANATEE COUNTY, FLORIDA

10

HAS COUNTY ATTORNEY REVIEW BEEN REQUESTED? Indicate "NO" or "YES" Right. If "NO," proceed to 1) below; and if "YES," proceed to 2) below.

1) IF "NO" TO ABOVE,

A) PLEASE EXPLAIN BELOW: (see also following section 1B) re: contract, agreement, lease, etc.:

NOT REQUIRED BY THE LAND DEVELOPMENT CODE

B) IF A CONTRACT, AGREEMENT, LEASE OR OTHER DOCUMENT WAS PREVIOUSLY APPROVED, STATE YEAR OF LAST USE RIGHT:

2) IF "YES" TO FIRST QUESTION IN THIS SECTION,

A) HAS ENTIRE MATTER, OR ONLY A PORTION BEEN REVIEWED? IF ONLY A PORTION, WHICH PORTION?

N/A

B) HAVE ALL COMMENTS/SUGGESTIONS RAISED BY COUNTY ATTORNEY BEEN ADDRESSED/INCORPORATED? IF NOT, PLEASE EXPLAIN. A COPY OF FINAL COUNTY ATTORNEY MEMO RE THIS MATTER **MUST BE ATTACHED** (if comments were verified, so indicate.)

N/A

<p>ATTACHMENTS: (List in order as attached)</p> <ul style="list-style-type: none"> Final Plat Documents <p>These attachments may not be included in each agenda packet; however, the original is on file with Board Records and a full copy has been placed in the Board of County Commissioner's Reading file for review.</p>	<p>INSTRUCTIONS TO BOARD RECORDS:</p> <p>1) Final Plat (1 Page. Please return 2 certified copies of Plat).</p>
<p>COST: N/A</p>	<p>SOURCE (ACCT# & NAME): N/A</p>
<p>COMMENTS: N/A</p>	<p>AMT. REQ. OF RECURRING COSTS (ATTACH FISCAL IMPACT STATEMENT): N/A</p>

Reading fee:
 1) Plat (1, 2) - \$30.00
 2) 2 cert. copies (c² 6/pt) - \$12.00

Fee Miller - 720-54160 ✓
 Plat 1st - 2nd
 pg - 117

TTL: \$42.00

Name of Agent: LEO MILLS & ASSOCIATES, INC.
Address: 620 8TH AVENUE WEST PALMETTO, FLORIDA
Zip: 34221 Phone: 941-722-2460
Contact Person: LEO MILLS

Name of Engineer: _____
Address: _____
Zip: _____ Phone: _____
Contact Person: _____

Name of Architect: _____
Address: _____
Zip: _____ Phone: _____
Contact Person: _____

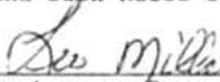
Name of Landscaps Architect: _____
Address: _____
Zip: _____ Phone: _____
Contact Person: _____

NOTE: UNLESS OTHERWISE NOTED ALL WRITTEN CORRESPONDENCE WILL BE MAILED TO THE AGENT. IF THERE IS NO AGENT, COMMENTS WILL BE SENT TO THE PROPERTY OWNER.

C. Signature

I hereby certify that the information in this application is true and correct. I have read this application and understand that other review processes and fees may be required prior to applying for and receiving Building Permits and/or Final Development Approval.

In executing this application, I acknowledge that I am familiar with the Rules and Procedures which apply to the boards or commissions which will act on my application and that I have read and understand such Rules of Procedures.



(Signature or Property Owner or Agent)

MANATEE COUNTY GOVERNMENT
PLANNING, PERMITTING AND INSPECTIONS
DEPARTMENT
LAND DEVELOPMENT APPLICATION

FOR STAFF USE ONLY

Date: 10/2/97 File Number: 97-S-35(F)
File Name: The Groves of Parrish
File Number: _____

This application shall be used for all land development, rezone or comprehensive plan amendment requests. Please attach appropriate standards or supplementary information, as applicable.

TYPE OF APPROVAL DESIRED: MINOR SUBDIVISION - FINAL PLAT

PAST CASE NUMBERS OF PREVIOUS APPROVALS: N/A

A. Property Information

Legal Description: SEE ATTACHED EXHIBIT "A"

D.P. Number(s): 4628.0000/4

Section: 32 Township: 33 Range: 19

Subdivision Name (if Platted): N/A

Lot: N/A 6. Block N/A

Address/Location of Property (see Address Coordinator, if physical address is needed): 6304 121ST AVENUE EAST,
PARRISH, FLORIDA 34719

Present Zoning Classification: VIL

(If Rezone) Proposed Zoning Classification: N/A

(If Comprehensive Plan Map Amendment) Proposed Future Land Use Category: N/A

Future Land Use Category: RES 6

Flood Zone Category: X 6. Map/Panel Numbers: 120153-0210-C

Property Size (to nearest tenth of acre or sq. ft.): 1.72

Existing Use(s) of Subject Property (ie: vacant, residence, commercial, etc.):
GROVE

Surrounding Land Use(s) (i.e.: vacant, residence, commercial, etc.):

a. North GROVE c. East RESIDENCE

b. South RESIDENCE & COMMERCIAL d. West RESIDENCE

Description of Proposed Activity or Use (Attach Separate Sheet if Necessary):

SINGLE FAMILY RESIDENCE - 6 LOTS

B. Names/Addresses

List all person(s) having ownership in subject property.

1. Name of Property Owner: H. FORBES AND NAN S. DAVIS

Address: 1811 SOUTHPOINTE DRIVE, SARASOTA, FLORIDA

Zip: 34231-5337 Phone: 941-366-8818

2. Name: _____

Address: _____

Zip: _____ Phone: _____

Name of Agent: LEO MILLS & ASSOCIATES, INC.
Address: 620 8TH AVENUE WEST PALMETTO, FLORIDA
Zip: 34221 Phone: 941-722-2460
Contact Person: LEO MILLS

Name of Engineer: _____
Address: _____
Zip: _____ Phone: _____
Contact Person: _____

Name of Architect: _____
Address: _____
Zip: _____ Phone: _____
Contact Person: _____

Name of Landscape Architect: _____
Address: _____
Zip: _____ Phone: _____
Contact Person: _____

NOTE: UNLESS OTHERWISE NOTED ALL WRITTEN CORRESPONDENCE WILL BE MAILED TO THE AGENT. IF THERE IS NO AGENT, COMMENTS WILL BE SENT TO THE PROPERTY OWNER.

C. Signature

I hereby certify that the information in this application is true and correct. I have read this application and understand that other review processes and fees may be required prior to applying for and receiving Building Permits and/or Final Development Approval.

In executing this application, I acknowledge that I am familiar with the Rules of Procedure which apply to the Boards or Commissions which will act on my application and that I have read and understand such Rules of Procedures.

Leo Mills
(Signature or Property Owner or Agent)

EXHIBIT "A"

COMMENCE AT THE POINT OF INTERSECTION OF THE NORTH LINE OF SECTION 32, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA AND THE CENTERLINE OF OLD TAMPA ROAD (121ST AVENUE EAST); THENCE S00°53'10"E, ALONG SAID CENTERLINE, A DISTANCE OF 281.74 FEET; THENCE S89°20'17"E, 25.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID OLD TAMPA ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE S 00°53'10"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 500.95 FEET; THENCE S89°20'17"E, 150.00 FEET; THENCE N00°53'10"W, 500.95 FEET; THENCE N89°20'17"W, 150.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.72 ACRES, MORE OR LESS.

MANATEE COUNTY PLANNING, PERMITTING AND INSPECTIONS DEPARTMENT

AFFIDAVIT OF OWNERSHIP/AGENT AUTHORIZATION

A F F I D A V I T

FILE NO _____

H. Forbes Davis and Nan S. Davis
1811 Southpointe Drive
Sarasota, Florida 34231-5337

(Print) PROPERTY OWNER, MAILING ADDRESS, OFFICER'S NAME, TITLE

Being first duly sworn, depose and say:

1. That we are the owners and record title holders of the following described property to wit:
SEE ATTACHED EXHIBIT "A"
2. That this property constitutes the property for which a request for MINOR SUBDIVISION - FINAL PLAT is being applied for to Manatee County, Florida;
3. That the undersigned have appointed and do appoint LEO MILLS & ASSOC., INC. as agent to execute any petitions or other documents necessary to affect such petition; and request that you accept our agent's signature as representing our agreement of all terms and conditions of the approval process;
4. That this affidavit has been executed to induce the Manatee County, Florida to consider and act on the foregoing request;
5. That we, the undersigned authority, hereby certify that the foregoing is true and correct.

H. Forbes Davis
Owner Name Property Owner

Nan S. Davis
Owner Name Property Owner

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this SEVENTH day of FEBRUARY, 1997 by H. FORBES DAVIS AND N. S. DAVIS who is personally known to me or who has produced FLORIDA DRIVERS LICENSES as identification and who (did, did not) take an oath.

(SEAL)

Thomas E. McElfish
Signature
Notary Public, State of Florida at Large

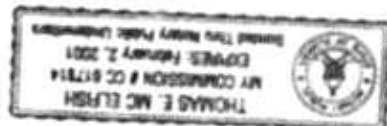


EXHIBIT "A"

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CONTAINING .72 ACRES, MORE OR LESS.

97-5-35(F)

MANATEE COUNTY CHECK # 39447 BCC \$1177.00
MISCELLANEOUS RECEIPT 05125360 10-01-97 13:29 06/05/04 13:11:5 TOTAL \$1177.00

VOICE # : 125360
VOICE DATE : 10/01/1997

PRINT DATE : 10/01/1997
PRINT TIME : 13:20:26
OPERATOR : bobs
COPY # : 1

RECEIVED BY : bobs
C.D. FROM : LEO MILLS & ASSOC.
: CK# 39447
:

CASH DRAWER: CASHIER

ITEMS : FINAL PLAT GROVES OF PARRISH

DEBIT	AMOUNT	THIS RCPT	BALANCE
UB	\$1177.00	\$1177.00	\$0.00
TOTALS:	\$1177.00	\$1177.00	\$0.00
CHECK # : CK# 39447		\$1177.00	
RANGE :		\$0.00	

**MANATEE PINELLAS TITLE COMPANY
SUBDIVISION REPORT**

In accordance with Florida Statutes Section 177.041 this will serve to certify to: LEO MILLS & ASSOCIATES / MANATEE COUNTY ("Certified Party") that Manatee Pinellas Title Company ("MPTC"), has caused to be made a search of the Public Records of Manatee County, Florida, as contained in the Office of the Clerk of the Circuit Court, of said county, as to the following described property, lying and being in the aforesaid county, to-wit:

SUBDIVISION NAME: THE GROVES OF PARRISH

LEGAL DESCRIPTION:

A RESUBDIVISION OF A PORTION OF LOT 8, PLAT OF ORANGE GROVE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1 PAGE 101, AND A PARCEL OF LAND LYING AND BEING IN SECTION 32, TOWNSHIP 33 SOUTH, RANGE 19 EAST, COUNTY OF MANATEE, STATE OF FLORIDA DESCRIBED AS FOLLOWS: COMMENCE AT THE POINT OF INTERSECTION OF THE NORTH LINE OF SECTION 32, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA AND THE CENTERLINE OF OLD TAMPA ROAD (121ST AVENUE EAST); THENCE S 00°53'10" E, ALONG SAID CENTERLINE, A DISTANCE OF 281.14 FEET; THENCE S 89°20'17" E, 25.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID OLD TAMPA ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE S00°53'10" E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 500.95 FEET; THENCE S 89°20'17" E, 150.00 FEET; THENCE N 00°53'10" W, 500.95 FEET; THENCE N 89°20'17" W, 150.00 FEET TO THE POINT OF BEGINNING.

TO: December 23, 1997 @ 8:00 A.M.

AND FIND:

FEE SIMPLE TITLE VESTED IN: FORBES DAVIS FAMILY LIMITED PARTNERSHIP, LTD., a Florida limited partnership.

THE PERSONS EXECUTING THE OFFER OF DEDICATION APPEARING ON THE ABOVE IDENTIFIED PLAT:

ALL PROPERTY TAXES HAVE BEEN PAID ON THE LAND DESCRIBED AS OF THE DATE OF CERTIFICATION.

**ALL MORTGAGES OR LIENS NOT SATISFIED OR RELEASED OF RECORD ARE AS FOLLOWS:
MORTGAGEES: O.R. BOOK & PAGE:**

NONE

Public Records shall be defined herein as those records currently established under the Florida Statutes for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge. This Report shows only matters disclosed in the aforesaid Public Record, and it does not purport to insure or guarantee the validity or sufficiency of any documents noted herein; nor have the contents of any such documents been examined for references to other liens or encumbrances. This Report is not to be construed as an opinion, Warranty, or guarantee of title, as a title insurance policy, or as an Ownership and Encumbrance Report; and its effective date shall be the date above specified through which the Public Records were searched. This Report is being provided for the use and benefit of the Certified Party only, and it may not be used or relied upon by any other party.

In accordance with Florida Statutes Section 627.7843 the liability MPTC may sustain for providing incorrect information in this Report shall be the actual loss or damage of the Certified Party named above up to a maximum amount of \$1,000.00.

IN WHITNESS WHEREOF MANATEE PINELLAS TITLE COMPANY has caused this Report to be signed and sealed by an authorized signatory employee on the 23rd of December, 1997, all in accordance with its bylaws.

MANATEE PINELLAS TITLE COMPANY

BY: Jennifer Ruffino
JENNIFER RUFFINO

MANATEE PINELLAS TITLE COMPANY
6210 Manatee Avenue West
Bradenton, Florida 34210
FLORIDA CERTIFICATE NO: 59-1940826
FILE #25932

12/22/97

DD004 B3 - PTA BASE INFORMATION

MANATEE COUNTY TAX COLLECTOR COLLECTIONS:

ACTION: () NEXT SCREEN: ()
AX ACCT: (1997-4628.00 0/74)

	NOV '97	DEC '97	1997 REAL ESTATE	JAN '98	FEB '98	MAR '98	APP-ADD 3%
	641.30	647.98	654.66		661.34	668.02	INT + ADV
EX-TYPE	ESCROW	MIL CD	TAXES LEVIED	299.11	OWNER		
AG PROP		0001	COUNTY	294.91	FORBES DAVIS FAMILY LIMITED		
AG VALUE	32,152	SCHOOL		74.00	PARTNERSHIP LTD		
TAXABLE	32,152	PARSH FC	TOTAL	668.02	1811 SOUTHPOINTE DR		
					SARASOTA, FL 34231		

32 33S 19E
COM AT THE PT OF INTERSECTION OF
THE N LN OF SEC 32, & THE C/L OF
3RD TAMPA RD (2ND AVE): TH N 00
DEG 51 MIN 20 SEC W. ALG SD C/L,
A DIST OF 229.02 FT; TH N 86 DEG
SEE TAX ROLL FOR MORE LEGAL

*** PAID *** PAID *** PAID ***
11/19/97 PERIOD01
15-19971110-000897
\$641.30 OK

BP04 TAX BILL HAS BEEN PROCESSED
*** THIS INFO IS BELIEVED CORRECT BUT IS SUBJECT TO CHANGE AND NOT WARRANTED ***

Alt-Z FOR HELP3 ADDS 60 3 FDX 3 2400 E71 3 LOG CLOSED : PRINT OFF 3 ON-LINE

EEC-2/24/98 - Recording fee for the name of reason 5/10

40260

LEO MILLS & ASSOCIATES, INC.
620 - 8TH AVENUE W.
PALMETTO, FL 34221

89-27621
201

2-23 98

PAY TO THE ORDER OF Manatee County Clerk of Circuit \$ 42.00

Forty-two no/100 DOLLARS

NationsBank
National Bank, N.A.
Florida

FOR Paul Selva

⑆040260⑆ ⑆063100277⑆ 0000085014⑆



ACTION

To Robin Board Records Date 2/23/98

From Debbie Perro Date Out _____

Planning Dept.

Re Final Plats Scheduled on Feb 24th

- For your information
- For your approval
- For your signature
- Prepare reply for signature of _____

- For your comments
- Please handle
- Recommend we discuss
- As requested
- Please file

Comments

Attached is the mylar for the Groves of Parris and the Recording fee. The developer for Mac's Sub. has been notified for the amount of rec. fee.

BK 1545 PG 1327 DKT# 1092934
FILED AND RECORDED 02/26/98 9:13AM 1 of 1
R.B. SHORE CLERK OF CIRCUIT COURT MANATEE COUNTY FL

CLERK'S CERTIFICATE OF PLAT RECORDING

**STATE OF FLORIDA
COUNTY OF MANATEE**

**NOTICE TO THE PUBLIC: PLEASE NOTE THE FOLLOWING SUBDIVISION
HAS BEEN RECORDED IN THE PUBLIC RECORDS OF MANATEE COUNTY,
FLORIDA:**

GROVES OF PARRISH

IN PLAT BOOK 32 PAGE(S) 117

**R.B. SHORE
CLERK OF CIRCUIT COURT
MANATEE COUNTY, FLORIDA**

BY: _____

DEPUTY CLERK

**OWNER OF RECORD AS STATED ON PLAT: FORBES DAVIS FAMILY
LIMITED PARTNERSHIP**