

MANATEE COUNTY GOVERNMENT AGENDA MEMORANDUM

SUBJECT	FINAL PLAT - MAC'S SUBDIVISION	TYPE AGENDA ITEM	Consent
DATE REQUESTED	February 24, 1998	DATE SUBMITTED/REVISED	February 17, 1998
BRIEFINGS/WHO?	None	CONSEQUENCES IF DEFERRED	None
DEPARTMENT/DIVISION	Planning Growth Management	AUTHORIZED BY TITLE	Carol Clarke Director <i>CC</i>
CONTACT PERSON TELEPHONE/EXTENSION	Debbie Perron 6866 <i>DP</i>	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 2.3, 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, Concurrence.

BACKGROUND/DISCUSSION

- This is a single family subdivision with two (2) lots.
- The development is located on an unimproved 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

11

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 verbal, so indicate.)

N/A

ATTACHMENTS: (List in order as attached)

- Final Plat
- Documents

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.

INSTRUCTIONS TO BOARD RECORDS:

- 1) Final Plat (1 Page). Please return 2 certified copies of Plat).

COST	N/A	SOURCE (ACCT# & NAME)	N/A
COMMENTS	N/A	AMT./FREL. OF RECURRING COSTS (ATTACH FISCAL IMPACT STATEMENT)	N/A

Recording Fee:

- 1) 1 Plat (1 pg) - \$ 30.00
- 2) 2 Cdf copies (c 1/2 plat) - \$ 12.00

TTZ: \$ 42.00

*Plat BK. - 32
Pg. - 110*

*Rick Cepeman
792-8341*



ACTION

To Board Records Date 2/19/98

From D. Perina
Planning Dept.

Re Mac's Sub. - General Plat

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

- For your comments
- ~~For your comments~~
- Recommend we discuss
- All requested
- Please file

Comments

Scheduled for the Feb 24th
Agenda.

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

FOR STAFF USE ONLY

Date: 1/8/98 File Number: 97-5-43(F)
File Name: MAC'S SUBDIVISION

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: FINAL PLAT

LIST CASE NUMBERS OF PREVIOUS APPROVALS: N/A

A. Property Information

1. Legal Description: SEE ATTACHED
2. D. P. Number(s): 15172 0010 9
3. Section: 04 Township: 355 Range: 18E
4. Subdivision Name (if Platted): ELWOOD PARK
5. Lot: LOTS 6. Block: BLK 1
7. Address or Location of Property (See Address Coordinator, if physical address is needed):
4918 30th AVE E.
8. Present Zoning Classification: A1
9. (If Rezone) Proposed Zoning Classification: _____
10. (If Comprehensive Plan Map Amendment) Proposed Future Land Use Category: _____
11. Future Land Use Category: _____
12. Flood Zone Category: _____ Map/Panel Numbers: _____
13. Property Size (to the nearest tenth of acre or sq. ft.): 2 ACRES
14. Existing Use(s) of Subject Property (i.e.: vacant, residence, commercial, etc.):
VACANT
15. Surrounding Land Use(s) (i.e.: vacant, residence, commercial, etc.):
a. North: Residence c. East: Residence
b. South: VACANT d. West: VACANT
16. Description of Proposed Activity or Use (Attach Separate Sheet if Necessary):
2 LOT SUBDIVISION

B. Names/Addresses

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

1. Name of Property Owner: Ricky L. & Janise A. Coleman
Address: 1503 21st AVE NW BENDON
Zip: 34209 Phone: 792-8341
2. Name: _____
Address: _____
Zip: _____ Phone: _____

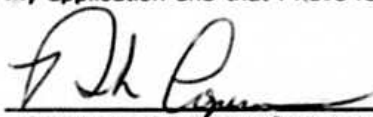
3. Name of Agent: Rick Copeman
Address: 1508 21st AVE NW BARNSTON
Zip: 34209 Phone: 792-8341
Contact Person: Rick Copeman
4. Name of Engineer: Clements Surveying
Address: 509 8th AVE W Suite 140 Palmetto
Zip: 34221 Phone: 79-10690
Contact Person: James Clements
5. Name of Architect: _____
Address: _____
Zip: _____ Phone: _____
Contact Person: _____
6. 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.

By 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.


(Signature of Property Owner or Agent)

MANATEE COUNTY PLANNING, PERMITTING AND INSPECTIONS DEPARTMENT

AFFIDAVIT OF OWNERSHIP/AGENT AUTHORIZATION

AFFIDAVIT

FILE NUMBER _____

Ricky L & Janise A. Capeman

7508 21st Avenue Brenton, FL 34209

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

Being first duly sworn, depose(s) and say(s):

1. That I am (we are) the owner(s) and record title holder(s) of the following described property legal description, to wit: W 1/2 of T 4 Sec 21 Lots 5 & 6 E of Sec 21
2. That this property constitutes the property for which a request for mine subdivision

(Type of Application Approval Requested)
is being applied for to Manatee County, Florida;
3. That the undersigned has (have) appointed and does (do) appoint N/A
as agent(s) to execute any petitions or other documents necessary to affect such petition; and request that you accept my agent(s) signature as representing my agreement of all terms and condition of the approval process;
4. That this affidavit has been executed to induce Manatee County, Florida to consider and act on the foregoing request;
5. That I, (we) the undersigned authority, hereby certify that the foregoing is true and correct.

[Signature]
Owner Signature/Print Title

[Signature]
Owner Signature/Print Title

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 11/5/97 by Ricky & Janise Capeman
(date) (named by person acknowledging)

who is personally known to me or who has (name of person acknowledging) produced N/A
type of identification)

as identification.

[Signature]
Signature of Person Taking Acknowledgement

DAVID J REALL
Name

Title or Rank

Serial Number, if any



My Commission Expires: 10/12/01

Commission No.: CC 688011

MACS SUBDIVISION

Comprised from

LEGAL DESCRIPTION: The West 1/2 of the North Four (4) acres of the following:
Lot 5, Block 1, Section 4, Township 35 South, Range 18 East, as shown on
plat entitled NEW HOME DEVELOPMENT COMPANY COMBINATION LANDS, as per plat thereof,
recorded in Plat Book 2, Page 9, of the Public Records of Manatee County,
Florida, now known as Elwood Park, as per plat recorded in Plat Book
2, Page 76, of said Public Records. Subject to road right-of-way for 30th
Avenue East on the North.

97-5-43 (P)

MANATEE COUNTY CHECK # 1113 BCC \$945.00
MISCELLANEOUS RECEIPT 05129426 11-13-97 15101 CAL/01/04 125657 TOTAL \$945.00

VOICE # : 129426
VOICE DATE : 11/13/1997

PRINT DATE : 11/13/1997
PRINT TIME : 15:07:47
OPERATOR : bobs
COPY # : 1

RECEIVED BY : bobs
C.D. FROM : RICK COPEMAN

CASH DRAWER: CASHIER

ITEMS : FINAL PLAT (2 LOTS) CK #1113

ITEM ID	AMOUNT	THIS RCPT	BALANCE
PLAT	\$945.00	\$945.00	\$0.00
TOTALS:	\$945.00	\$945.00	\$0.00
CHECK # :		\$945.00	
RANGE :		\$0.00	

LEVEL OF SERVICE
CONCURRENCY/RESERVATION APPLICATION
Manatee County Planning, Permitting, and Inspections

Project File # _____ LOS Application # _____

Project Name MAC's Subdivision

Type of Approval Requested mine Sub

If a previous "parent" project approval remains unexpired, please identify:

Parent Project File # _____ CLOS # _____

Site Address 4918 30th AVE. E

DP# 15172 00109 Land Area 2 (acres)

Section 4 Township 355 Range 18E

Type of Land Use: _____
Please indicate appropriate number(s) for item(s) circled:

units _____ # hotel rooms _____ # parking spaces _____

RV pads _____ # berths _____ # beds _____

seats/pews _____ # classrooms _____ # students _____

employees _____ square footage _____ acres _____

APPLICANT

Authorized by (print name) Ricky L. Cogeman

(Owner/Agent)

Signature [Signature] Date _____

Mailing Address 1508 21st Ave NW

Brenton, FL 34229

Telephone 792-8341

- STAFF USE ONLY -

TAE Number _____

UTILITIES APPROVAL (Solid Waste/Waste Water/Potable Water)

Approved by: _____ Date _____

GROWTH MANAGEMENT APPROVAL

Drainage: YES _____ NO _____ Fireflow: YES _____ NO _____

Approved by: _____ Date _____

Parks: YES _____ NO _____ Transit: YES _____ NO _____

Traffic Circulation: YES _____ NO _____

Roadway _____ Link # _____ # of Trips _____

Approved by: _____ Date _____

MEMBER

Florida Society Of
Professional Surveyors
& Mappers
Manatee Chapter
Of Surveyors



CLEMENTS SURVEYING, INC.

509 8th Avenue West
SUITE 140
PALMETTO, Florida 34221
Phone: 729-6690
Fax: 729-7580

LB#6667

Boundaries

Mortgage

Elevation Cert.

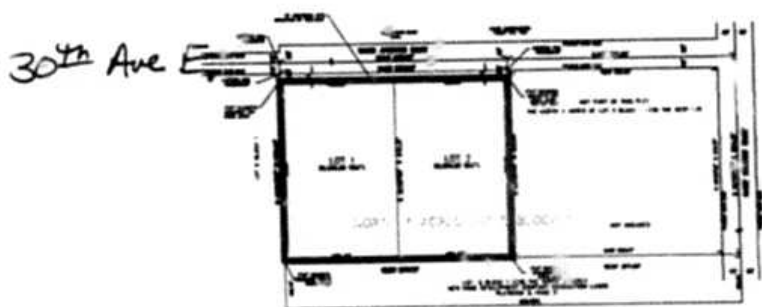
Construction Layout

Subdivisions

BOUNDARY SURVEY OF LOTS _____ BLOCK _____ SUBDIVISION MAC'S SUBDIVISION
SECTION 4 TOWNSHIP 35 SOUTH, RANGE 18 EAST, AS RECORDED IN PLAT BOOK _____ PAGES _____
IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA



LOCATION MAP
X T T



S/1ST. E.

Job NO. _____

CERTIFICATION OF SURVEYOR

FB _____ PG. _____

BY _____

JAMES L. CLEMENTS, P.S.M. # 4091

Date Of Boundary _____

Foundation _____

Final _____

Update _____

DATE OF CERTIFICATION _____

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED

SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

LEGEND

P=Flag M=Measured D=Deed
R/W=Right Of Way
● =Iron Rod Found(80)
○ =Iron Rod Set(85) #6667
⊙ =Iron Pipe Found
▲ =Wood & Disc Found
△ =Wood & Disc Set #6667
TBM=Temporary Bench Mark
POB=Point Of Beginning
PCO=Point Of Commencement
CMF=Concrete Monument Found
CNS=Concrete Monument Set #6667
PRM=Permanent Reference Monument
PC=Point Of Curve

TITLE CERTIFICATION

SUBDIVISION NAME: MAC'S SUBDIVISION
(Identity of Plat)

Comprised from
LEGAL DESCRIPTION: The West 1/2 of the North Four (4) acres of the following: Lot 5, Block 1, Section 4, Township 35 South, Range 18 East, as shown on plat entitled NEW HOME DEVELOPMENT COMPANY COMBINATION LANDS, as per plat thereof, recorded in Plat Book 2, Page 9, of the Public Records of Manatee County, Florida, not known as Elwood Park, as per plat recorded in Plat Book 2, Page 76, of said Public Records. Subject to road right-of-way for 30th Avenue East on the North.

I, Mary Ann Burch, American Pioneer Title ~~the (attorney-at-law or,~~
(Name)
abstractor, of title insurance company) hereby confirm that
apparent record title to the land described above and shown on
Warranty Deed/ O.R. Book 1580, Page 304 PRMCF is in the name of
(Identity of Plat)
Ricky L. Copeman and Janise A Copeman, Husband and Wife the person(s) (or
(Name of Property Owner)
organization) 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:

Mortgages:

ORB. 6 pg1

Nothing shown of record

Liens:

WITNESS my hand and official seal at Manatee County, Florida,
this 16th day of February, 1998.

Signature Mary Ann Burch *Mary Ann Burch*
(Attorney-at-Law)
or Manager, American Pioneer Title Insurance
Company d/b/a Chelsea Title Company
Signature 2601 Manatee Avenue West, Suite E

RICK L. COPEMAN
JANISE A. COPEMAN
4918 30TH AVE E
BRADENTON, FL 34208

01-91

83-1377-831

1227

Date

2/24/08

Pay to the
Order of

Clerk of Court

\$42.00

Forty Two & 00/100

Dollars

00/100



[Handwritten Signature]

For _____

⑆063113727⑆1227 4008312⑆

⑆The American Express Company

⑆American Express Company



Robin

ACTION

To *Board Records* Date *2/24/98*

From *Jessie Brown*
Planning Dept.

Re *Mac's Subdivision*

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

- For your comments
- Please handle
- Recommend as discussed
- Requested
- Please file

Comments
Recording Fee Attached

BK 1545 PG 1315 DKT# 1092927
FILED AND RECORDED 02/26/98 9:11AM 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:

MACS SUBDIVISION

IN PLAT BOOK 32 PAGE(S) 196

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

BY: 

DEPUTY CLERK

OWNER OF RECORD AS STATED ON PLAT: RICKY L. & JANICE A
COPEMAN

1992-1993
1-2-1993
1992-1993
1-2-1993

1992-1993
1-2-1993