

P.C. 03/14/02

**Z-01-13 Phil Stewart**

Request: Approval of a Zoning Ordinance of the County of Manatee, Florida, amending the Official Zoning Atlas of Manatee County (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area of Manatee County; providing for the rezoning of certain land from A (General Agricultural, 5 dwelling units per acre) to RSF-1, Residential Single-Family, (1 dwelling unit per acre) and providing an effective date. Located on the north side of Upper Manatee River Road at 1064 169<sup>th</sup> Street NE (± 10.1 acres).

App Received: 07/13/01

D.R.C.: 07/30/01

P.C.: 03/14/02, 04/11/02

B.O.C.C.: 03/26/02, 04/23/02

**RECOMMENDED MOTION:**

I move to **CONTINUE** the public hearing for Z-01-13 to **April 11, 2002 at 9:00 a.m.**, or as soon thereafter as same may be heard at the Manatee County Government Administrative Center, 1<sup>st</sup> Floor Chambers.



**NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY**

NOTICE IS HEREBY GIVEN, that the **Planning Commission of Manatee County** will conduct a Public Hearing on **Thursday, March 14, 2002, at 9:00 A.M. at the Manatee County Government Administrative Center, 1<sup>st</sup> Floor Chambers**, to consider, act upon, and forward a recommendation to the Board of County Commissioners on the following matters:

**PDW-01-01(Z)(P) - GAGNON/SUNNY SHORES MARINA**

Approval of (1) a Zoning Ordinance of the County of Manatee, Florida, amending the Official Zoning Atlas of Manatee County (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area of Manatee County; providing for the rezoning of certain land from RDD-4.5/CH (Residential Duplex, 4.5 dwelling units per acre/Coastal High Hazard Overlay) and RSMH-4.5/CH (Residential Single-Family Manufactured Home, 4.5 dwelling units per acre/Coastal High Hazard Overlay) to PDW/CH (Planned Development Waterfront/Coastal High Hazard Overlay); and (2) a Preliminary Site Plan for the existing uses and structures at Sunny Shores Marina; and providing an effective date. The site is located at 11510 36<sup>th</sup> Avenue West, north of Cortez Road and south of Palma Sola Bay (±0.47 acres).

\* **Z-01-13 PHIL STEWART**

Approval of a Zoning Ordinance of the County of Manatee, Florida, amending the Official Zoning Atlas of Manatee County (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area of Manatee County; providing for the rezoning of certain land from A (General Agricultural, 5 dwelling units per acre) to A-1, Suburban Agriculture, (1 dwelling unit per acre); and providing an effective date. Located on the north side of Upper Manatee River Road at 1064 169<sup>th</sup> Street NE (± 10.00 acres).

IF APPROVED, the A-1 (Suburban Agriculture, 1 dwelling unit per acre) zoning district permits uses such as single-family homes, Agricultural Uses, Agricultural Research Facilities, tree farms, private stables, family care homes, and health services offices.

**Z-01-20 - ADAMS REZONE**

Approval of a Zoning Ordinance of the County of Manatee, Florida, amending the Official Zoning Atlas of Manatee County (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area of Manatee County; providing for the rezoning of certain land from A-1 (Suburban Agriculture, 1 dwelling unit per acre) to RSF-3 (Residential Single-Family, 3 dwelling units per acre); and providing an effective date. Located at 3315 61<sup>st</sup> Street East, Palmetto (± 0.72 acres).

IF APPROVED, the applicant may develop the property with single-family lots at 3 units per acre. Other residential support uses may be permitted. The current zoning allows for suburban agricultural uses.

Rules of Procedure for this public hearing are in effect pursuant to Resolution 94-104(PC). Copies of this Resolution are available for review or purchase at cost, from the Planning Department.

All interested parties are invited to appear at this Hearing and be heard, subject to proper rules of conduct. Additionally, any written comments filed with the Director of the Planning Department will be heard and considered by the Planning Commission and entered into the record.

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, the application, and related documents, and may obtain assistance regarding these matters from the Manatee County Planning Department, 1112 Manatee Avenue West, 4th Floor, Bradenton, Florida, telephone number (941) 749-3070; e-mail to: [planning.agenda@co.manatee.fl.us](mailto:planning.agenda@co.manatee.fl.us)

**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 Rita Dralus at 742-5800; TDD ONLY 742-5802 and wait 60 seconds, or FAX 745-3790.

SAID HEARING MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS.

MANATEE COUNTY PLANNING COMMISSION  
Manatee County Planning Department  
Manatee County, Florida

Published: March 01, 2002

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# BRADENTON HERALD

www.bradenton.com  
 P.O. Box 921  
 Bradenton, FL 34206-0921  
 102 Manatee Avenue West  
 Bradenton, FL 34205-8894  
 941/748-0411 ext. 7065

Bradenton Herald  
 Published Daily  
 Bradenton, Manatee, Florida

STATE OF FLORIDA  
 COUNTY OF MANATEE;

Before the undersigned authority personally appeared Sandy Riley, 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 **NOTICE OF ZONING CHANGES** in the Court, was published in said newspaper in the issues of, **3/1,'02**

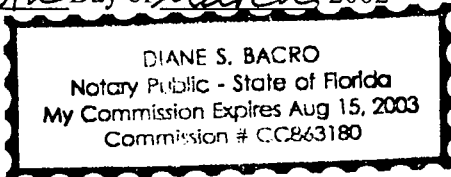
Affiant further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office in Bradenton, in said Manatee County, Florida for a period of 1 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.

*Sandy Riley*

(Signature of Affiant)

Sworn to and subscribed before me this

5th Day of March, 2002



*Diane S. Bacro*

SEAL & Notary Public

Personally Known  OR Produced Identification \_\_\_\_\_  
 Type of Identification Produced \_\_\_\_\_

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**PDW-01-01(Z)(P) - GAGNON/SUNNY**

**SHORES MARINA**

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**Z-01-20 - ADAMS**

**REZONE**

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**MANATEE COUNTY PLANNING COMMISSION**

Manatee County Planning Department  
 Manatee County, Florida

3/1/2002