

**PDC-01-05(Z) - MC CLURE PROPERTIES, LTD.**

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-1/WP-E/ST (Suburban Agriculture, 1 dwelling unit per acre/Watershed Protection-Evers/Special Treatment Overlay Districts) and PDR/WP-E/ST (Planned Development Residential/Watershed Protection-Evers/Special Treatment Overlay Districts) to PDC/WP-E/ST (Planned Development Commercial/Watershed Protection-Evers/Special Treatment Overlay Districts); and providing an effective date. The parcel is at the southwest corner of Lockwood Ridge Road and the future extension of the 63<sup>rd</sup> Avenue East (Honore Avenue) (±18.67 acres).

<b><u>App Received:</u></b>	<b>06/08/01</b>	<b><u>D.R.C.</u></b>	<b>07/06/01</b>
<b><u>P.C.:</u></b>	<b>08/08/02</b>	<b><u>B.O.C.C.:</u></b>	<b>08/27/02</b>

**RECOMMENDED MOTION:**

**I move to CONTINUE the public hearing for PDC-01-05(Z) - McClure Properties, Ltd. to September 12, 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.**

# 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

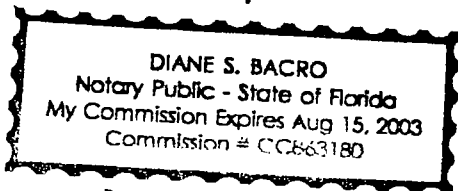
STATE OF FLORIDA  
COUNTY OF MANATEE;

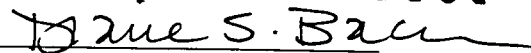
Before the undersigned authority personally appeared Sandy Riley, who on oath says that she is a Legal Advertising Representative of the Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter of **NOTICE OF ZONING CHANGES** in the Court, was published in said newspaper in the issues of, **7/27,'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.

  
(Signature of Affiant)

Sworn to and subscribed before me this  
1st Day of August, 2002





SEAL & Notary Public

Personally Known  OR Produced Identification

Type of Identification Produced \_\_\_\_\_

**NOTICE OF ZONING CHANGES IN UNINCORPORATED AREAS**

Notice of Zoning Changes in Unincorporated Areas of Manatee County, Florida, will be held on Thursday, August 8, 2002, at 9:00 A.M. at the Manatee County Government Administrative Center, 1st Floor Chambers, to consider, act upon, and forward a recommendation to the Board of County Commissioners on the following matters:

**PDC-01-03(Z)(P) - ROSA FIORELLI / FIORELLI WINERY**

(1) 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/WP-M/ST (General Agricultural, 1 dwelling unit per five acres) to PDC/WP-M/ST (Planned Development Commercial) retaining the Watershed Protection, Lake Manatee and Special Treatment Overlay Districts; and (2) Approval of a Preliminary Site Plan to allow a 6,000 sq. ft. winery and a 3,400 sq. ft. eating establishment; and providing an effective date. The project is on the west side of C.R. 675, approximately 3/4 of a mile south of S.R. 64 (±10.16 acres).

**PDC-02-03(Z)(P) - JOHN GRANT**

(1) 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, 1 dwelling units per 5 acres) to PDC (Planned Development Commercial); and (2) Approval of a Preliminary Site Plan to allow a 2,800 sq. ft. retail convenience store, 3,200 sq. ft. of canopy and eight (8) gas pumps; and providing an effective date. Located at the northwest corner of SR 64 and South Duette Road, at 2915 South Duette Road (±10.26 acres).

**PDC-01-05(Z) - MC CLURE PROPERTIES, LTD.**

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/WP-E/ST (Suburban Agriculture, 11 dwelling unit per acre) to PDC/WP-E/ST (Planned Development Commercial) retaining the Watershed Protection-Evers and Special Treatment Overlay Districts; and providing an effective date. The parcel is at the southwest corner of Lockwood Ridge Road and the future extension of the 63rd Avenue East (Honore Avenue) (±18.67 acres).

**IF APPROVED**, the PDC (Planned Development Commercial) zoning district permits uses such as Retail Sales/Neighborhood Convenience, Motor Vehicle Sales, Banks, Business Services, Hotels, Medical Offices/Clinics, and Dry Cleaners. A new public hearing will be required prior to site plan approval for specific uses on this site.

**Z-02-03 - ANGEL QUEST**

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 RSF-4.5 (Residential Single-Family, 4.5 dwelling units per acre) to PR-S (Professional-Small Office); and providing an effective date. 2004 53rd Avenue East (± 0.44 Acres).

**IF APPROVED**, the PR-S (Professional-Small) zoning district permits office uses on a small scale to serve residential neighborhoods.

**PDR-06-15(P) - MANATEE RIVER LAND PARTNERSHIP/MANATEE RIVER PLANTATION**

Approval of a Preliminary Site Plan to allow 493 lots for single-family detached homes at a gross density of 1.50 dwelling units per acre. Manatee River Plantation is immediately south of Mulholland Road, north of the Manatee River and Gamble Creek, and east of Fort Harmer Road (±351.8 acres). This project is within the Coastal

Evacuation Area Overlay District, Coastal Planning Area, and partially within the Coastal High Hazard Overlay District and Coastal Storm Vulnerability Overlay District. 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 con-

sidered 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

With Americans 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 Kaycee Ellis at 742-5800; TDD ONLY 742-5802 and wait 60 seconds, or FAX 745-3780.

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

MANATEE COUNTY PLANNING COMMISSION  
Manatee County Planning Department  
Manatee County, Florida  
7/27/2002

SARASOTA HERALD-TRIBUNE  
PUBLISHED DAILY  
SARASOTA, SARASOTA COUNTY, FLORIDA

STATE OF FLORIDA

COUNTY OF SARASOTA

SARASOTA HERALD TRIBUNE

ATTN: KIM SPARKS  
MANATEE COUNTY GOVERNMENT  
1112 MANATEE AVE. W. 4TH FLR  
BRADENTON FL 34206

REFERENCE: 94051403  
7QBC00500 NOTICE OF ZONING CHA

Before the undersigned authority, personally appeared Moya Neville, who on oath says she is the Advertising Director of the Herald-Tribune, a daily newspaper published at Sarasota, in Sarasota County, Florida; that the attached copy of advertisement, was published in said newspaper on the dates listed.

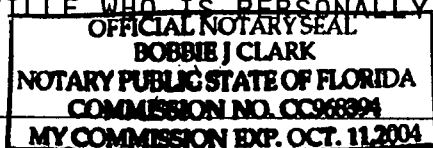
Affiant further says that the said Herald Tribune is a newspaper published at Sarasota, in said Sarasota County, Florida, and that the said newspaper has heretofore been continuously published in said Sarasota County, Florida, each day and has been entered as periodicals matter at the post office in Sarasota, in said Sarasota 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.

PUBLISHED ON: 07/27

TOTAL COST: 137.70 AD SPACE: 260 LINE  
FILED ON: 07/27/02

SWORN TO AND SUBSCRIBED BEFORE ME THIS 27th DAY OF JULY  
MOYA NEVILLE WHO IS PERSONALLY KNOWN TO ME.

SEAL



NOTARY PUBLIC

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, August 8, 2002, at 9:00 A.M. at the Manatee County Government Administrative Center, 1st Floor Chambers, to consider, act upon, and forward a recommendation to the Board of County Commissioners on the following matters:

PDC-01-03(Z)(P)-ROSA FIORELLI/FIORELLI WINERY

(1) 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/WP-M/ST (General Agricultural, 1 dwelling unit per five acres) to PDC/WP-M/ST (Planned Development Commercial) retaining the Watershed Protection - Lake Manatee and Special Treatment Overlay Districts; and (2) Approval of a Preliminary Site Plan to allow a 6,000 sq. ft. winery and a 3,400 sq. ft. eating establishment; and providing an effective date. The project is on the west side of C.R. 675, approximately 3/4 of a mile south of S.R. 64 (±10.16 acres).

PDC-02-03(Z)(P) - JOHN GRANT

(1) 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, 1 dwelling unit per 5 acres) to PDC (Planned Development Commercial); and (2) Approval of a Preliminary Site Plan to allow a 2,800 sq. ft. retail convenience store, 3,200 sq. ft. of canopy and eight (8) gas pumps; and providing an effective date. Located at the northwest corner of SR 64 and South Duetta Road, at 2915 South Duetta Road (±10.26 acres).

PDC-01-05(Z) - MC CLURE PROPERTIES, LTD.

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/WP-E/ST (Suburban Agriculture, 1 dwelling unit per acre) to PDC/WP-E/ST (Planned Development Commercial) retaining the Watershed Protection-Evers and Special Treatment Overlay Districts; and providing an effective date. The parcel is at the southwest corner of Lockwood Ridge Road and the future extension of the 63rd Avenue East (Honore Avenue) (±18.67 acres).

IF APPROVED, the PDC (Planned Development Commercial) zoning district permits uses such as Retail Sales/Neighborhood Convenience, Motor Vehicle Sales, Banks, Business Services, Hotels, Medical Offices/Clinics, and Dry Cleaners. A new public hearing will be required prior to site plan approval for specific uses on this site.

Z-02-03 - ANGEL QUEST

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 R-35 (Residential Single-Family, 4.5 dwelling units per acre) to PR-S (Professional-Small Office); and providing an effective date. 2004 53rd Avenue East (±0.44 Acres).

IF APPROVED, the PR-S (Professional-Small) zoning district permits office uses on a small scale to serve residential neighborhoods.

PDR-96-15(P) - MANATEE RIVER LAND PARTNERSHIP/MANATEE RIVER PLANTATION

Approval of a Preliminary Site Plan to allow 493 lots for single-family detached homes at a gross density of 150 dwelling units per acre. Manatee River Plantation is immediately south of Mulholland Road, north of the Manatee River and Gamble Creek, and east of Fort Hamer Road (±351.8 acres). This project is within the Coastal Evacuation Area Overlay District, Coastal Planning Area, and partially within the Coastal High Hazard Overlay District and Coastal Storm Vulnerability Overlay District.

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

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STATE OF FLORIDA

COUNTY OF SARASOTA

SARASOTA HERALD TRIBUNE

NOTICE OF ZONING CHANGES IN  
UNINCORPORATED MANATEE COUNTY

ATTN: KIM SPARKS  
MANATEE COUNTY GOVERNMENT  
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PUBLISHED ON: 07/27

TOTAL COST: 137.70  
FILED ON: 07/27/02

AD SPACE: 260 LINE

SWORN TO AND SUBSCRIBED BEFORE ME THIS 27th DAY OF JULY  
MOYA NEVILLE WHO IS PERSONALLY KNOWN TO ME.

OFFICIAL NOTARY SEAL  
BOBBIE J CLARK  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC968394  
MY COMMISSION EXP. OCT. 11, 2004

*[Signature]*  
NOTARY PUBLIC

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**Z-02-03 - ANGEL QUEST**  
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MANATEE COUNTY PLANNING COMMISSION  
Manatee County Planning Department  
Manatee County, Florida  
Published: 7/27/2002

AFFIDAVIT OF POSTING OF PUBLIC NOTICE SIGN, AND NOTIFICATION BY U.S. MAIL TO CONTIGUOUS PROPERTY OWNERS

STATE OF FLORIDA

COUNTY OF MANATEE

BEFORE ME, the undersigned authority, personally appeared LUCIENNE GAUFILLET who, after having first been duly sworn and put upon oath, says as follows:

1. That he/she is the Agent (owner, agent for owner, attorney in fact for owner, etc.) of the property identified in the application for McClure Properties - PDC-01-05(Z), to be heard before the Manatee County Planning Commission at a public hearing to be held on August 8, 2002 and to be heard before the Manatee County Board of County Commissioners at a public hearing to be held on August 27, 2002 and as such, is authorized to execute and make this Affidavit and is familiar with the matters set forth herein, and they are true to the best of his/her knowledge, information and belief.

2. That the Affiant has caused the required public notice sign to be posted pursuant to Manatee County Ordinance No. 90-01, on the property identified in said application, and said sign was conspicuously posted 0 feet from the front property line on the 26<sup>th</sup> day of July, 2002.

3. That the Affiant has caused the mailing of the required letter of notification to property owners within 500 feet of the project boundary pursuant to Manatee County Ordinance No. 90-01, as amended, by U.S. Mail, on the 26<sup>th</sup> day of July, 2002, and attaches hereto, as a part of and incorporated herein, a complete list of the names and addresses of the persons entitled to notice.

4. That Affiant is aware of and understands that failure to adhere to the provisions of Manatee County Ordinance No. 90-01, as it relates to the required public notice, may cause the above identified hearing to be postponed and rescheduled only upon compliance with the public notice requirements.

FURTHER YOUR AFFIANT SAITH NOT.

Lucienne Gaufillet  
Property Owner/Agent Signature

SIGNED AND SWORN TO before me on 7-26-02 (date) by LUCIENNE GAUFILLET. (name of affiant). He/she is personally

known to me or has produced \_\_\_\_\_ (type of identification) as identification and who did take an oath.

Diana L. Fair  
Signature of Person Taking Acknowledgment

Diana L. Fair  
Type Name

Notary Public  
Title or Rank



SEAL  
Diana L. Fair  
MY COMMISSION # CC973444 EXPIRES  
December 8, 2004  
BONDED THRU TROY FAIR INSURANCE, INC.

My Commission Expires:

Serial Number, if any

Commission No.:

Parcel Owners in 500 Foot Buffer Around a Parcel

*Kim Sparks*

Parcel ID	Site Address	Owner	Mailing Address	Mailing Address2	City State Zip
1 1878900059	NO ASSIGNED ADDRESS	MANATEE FRUIT CO	BOX 128		PALMETTO FL 34220
2 1879200002	NO ASSIGNED ADDRESS	MCCLURE PROPERTIES LTD	P O BOX 936		PALMETTO FL 34220
3 1879210050	NO ASSIGNED ADDRESS	MCCLURE PROPERTIES LTD	P O BOX 936		PALMETTO FL 34220
4 1879210100	NO ASSIGNED ADDRESS	MCCLURE PROPERTIES LTD	<del>P O BOX 936</del>		PALMETTO FL 34220

②