

MANATEE COUNTY ORDINANCE NO. 2-83-24 (REVISED)
MANATEE CAPITAL CORPORATION

AN ORDINANCE OF THE COUNTY OF MANATEE, FLORIDA; AMENDING THE OFFICIAL ZONING ATLAS OF MANATEE COUNTY ORDINANCE NO. 81-4, THE MANATEE COUNTY COMPREHENSIVE ZONING AND LAND DEVELOPMENT CODE, RELATING TO ZONING WITHIN THE UNINCORPORATED AREA OF MANATEE COUNTY; PROVIDING FOR THE REVISION OF A CONCEPTUAL DEVELOPMENT PLAN IN AN EXISTING PDR (PLANNED RESIDENTIAL DEVELOPMENT DISTRICT) WITH WR (WHITFIELD RESIDENTIAL) OVERLAY CLASSIFICATION

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA:

Section 1. FINDINGS OF FACT The Board of County Commissioners of said County, after considering the testimony, evidence, documentation, application for amendment of the Official Zoning Atlas, the recommendation and findings of the Planning Commission of said County as well as all other matters presented to said Board at the Public Hearing hereinafter referenced, hereby makes the following findings of fact:

A. The Board of County Commissioners has received and considered the report of the Manatee County Planning Commission concerning the application for Official Zoning Atlas Amendment as it relates to the real property described in Section 4 of this Ordinance zoned PDR (Planned Residential Development District) with WR (Whitfield Residential) Overlay Classification.

B. The said Board of County Commissioners held a Public Hearing on December 12, 1985, regarding said proposed Official Zoning Atlas Amendment described herein in accordance with the requirements of Manatee County Ordinance No. 81-4, THE MANATEE COUNTY COMPREHENSIVE ZONING AND LAND DEVELOPMENT CODE and has further considered the information received at said Public Hearing.

C. The proposed amendment to the Official Zoning Atlas regarding the property described in Section 4 herein is found to be consistent with the requirements of Manatee County Ordinance No. 80-4, THE MANATEE PLAN.

Section 2. The Revised Conceptual Development Plan titled Courtyards of Whitfield, is hereby APPROVED, allowing eighty-three (83) single family lots, subject to the following conditions:

1. A third lane, twelve (12') feet in width, shall be constructed on 9th Street East from Whitfield Avenue East to the south side of this project's southern access and shall meet County standards and the requirements of the County Engineer.
2. Left-turn storage shall be constructed at 9th Street East on Whitfield Avenue East, meeting County standards and the requirements of the County Engineer.
3. A six (6') foot wide, concrete sidewalk shall be constructed within the eastern common area to provide access to Abel Elementary School. This sidewalk shall be constructed to the eastern property line from the proposed public roads on the north and south sides of this common area.
4. The developer, his heirs, assigns or transferees, are hereby notified that the Impact Fee Ordinance when adopted by Manatee County may require the payment of impact fees.

Section 3. AMENDMENT OF OFFICIAL ZONING ATLAS The official zoning Atlas of Manatee County Ordinance No. 81-4, THE MANATEE COUNTY COMPREHENSIVE ZONING AND LAND DEVELOPMENT CODE is hereby amended by changing the zoning district classification of the property identified in Section 4 herein b-zoned PDR (Planned Residential Development District) with WR (Whitfield Residential) Overlay Classification and the Clerk of the Circuit Court, as Clerk to the Board of County Commissioners, as well as the Planning and Development Department are hereby instructed to cause such amendment to the said Official Zoning Atlas.

Section 4. Legal Description:

The West ¼ of the Northwest ¼ of the Northwest ¼ of the Northeast ¼; the Southwest ¼ of the Northwest ¼ of the Northeast ¼; and the Northwest ¼ of the Southwest ¼ of the Northeast ¼ in Section 25, Township 35 South, Range 17 East, Manatee County, Florida.

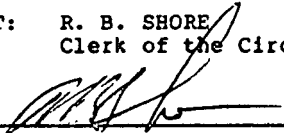
Section 5. EFFECTIVE DATE This ordinance shall take effect immediately upon the receipt of the official acknowledgment from the Office of the Secretary of State, State of Florida, that same has been filed with that office.

PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida this the 12th of December, 1985.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY: Edward W. Chang
Chairman 12/12/85

ATTEST: R. B. SHORE
Clerk of the Circuit Court



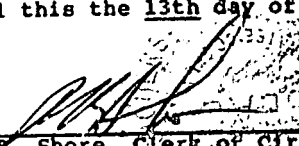
STATE OF FLORIDA
COUNTY OF MANATEE

I, R. B. Shore, Clerk of Circuit Court, in and for the County of Manatee, State of Florida, do hereby certify that the foregoing is a true copy of an ORDINANCE adopted by the Board of County Commissioners of said County in session on the 12th day of December, 1985.

SUBJECT:

ORDINANCE Z-83-24 (REVISED)
AN ORDINANCE OF THE COUNTY OF MANATEE, FLORIDA,
AMENDING THE OFFICIAL ZONING ATLAS OF MANATEE
COUNTY ORDINANCE NO. 81-4, THE MANATEE COUNTY
COMPREHENSIVE ZONING AND LAND DEVELOPMENT CODE,
RELATING TO ZONING WITHIN THE UNINCORPORATED AREA
OF MANATEE COUNTY; PROVIDING FOR THE REVISION OF
A CONCEPTUAL DEVELOPMENT PLAN IN AN EXISTING PDR
(PLANNED RESIDENTIAL DEVELOPMENT DISTRICT) WITH WR
(WHITFIELD RESIDENTIAL) OVERLAY CLASSIFICATION.

WITNESS My Hand and Official Seal this the 13th day of December,
1985, in Bradenton, Florida.



R. B. Shore, Clerk of Circuit Court
Manatee County, Florida



FLORIDA DEPARTMENT OF STATE

George Firestone
Secretary of State

December 20, 1985

Honorable R. B. Shore
Clerk of the Circuit Court
Manatee County
P. O. Box 1000
Manatee County Courthouse
Bradenton, FL 33506

RECEIVED
MANATEE COUNTY
CLERK OF THE CIRCUIT COURT
DECEMBER 22 1985

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge:

1. Receipt of your letter/s of December 13, 1985.
and certified copy/ies of Manatee
County Ordinances Z-83-24, Z-85-133, Z-85-141, Z-86-03,
Z-86-04, Z-86-06 and Z-86-07
2. Receipt of _____ County Ordinance/s
relative to:
(a) _____
which we have numbered _____
(b) _____
which we have numbered _____
3. We have filed this/these Ordinance/s in this office
on December 20, 1985.
4. The original/duplicate copy/ies showing the filing date
is/are being returned for your records.

Cordially,

Liz Cloud
(Mrs.) Liz Cloud, Chief
Bureau of Administrative Code

L.C/

Enclosure

The Bradenton Herald

102 MANATEE AVE. WEST, P.O. BOX 921
BRADENTON, FLORIDA 33606
TELEPHONE (813) 740-0411

PUBLISHED DAILY
BRADENTON, MANATEE COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF MANATEE:

Before the undersigned authority personally appeared Sandy Riley, who on oath says that she is the Legal Advertising Clerk and the official representative of the Publisher of The Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida, with the express, limited authority to execute this affidavit for the purpose of establishing proof of publication of the public or legal notice and advertisement in the form attached hereto; that the attached copy of advertisement, being a legal advertisement in the matter of

Public Hearing 2x19 1/2 783-24(R)

_____ in the _____ Court,

was published in said newspaper in the issues of _____

11/22/85

Affiant further says that the said The Bradenton Herald is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Bradenton, 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 one year next preceding the first publication of the attached copy of advertisement; and the 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

Subscribed to and subscribed before me this

26th day of November

A.D. 1985

Notary Public

(SEAL) Notary Public

1037

Notary Public, State of Florida at Large

My Commission Expires May 30, 1987

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

STATE OF Florida
COUNTY OF Manatee

BEFORE ME, the undersigned authority, personally appeared Nelson, Hall & Associates, Inc., Landscape Architects/Planners, Architects & Engineers, who, after having been first duly sworn and put upon oath, says as follows:

1. That he is the agent for owner (owner, agent for owner), attorney in fact for owner, etc.) of the property identified in the application for Official Zoning Atlas Amendment No. 2-83-24(R) to be heard on DECEMBER 12, 1985 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 knowledge, information and belief.
2. That the Affiant has caused the required public notice sign to be posted pursuant to Manatee County Ordinance No. 81-4 on the property identified in said application and said sign was conspicuously posted ^{*see} below feet from the front property line on the 20th day of November, 1985.
3. That the Affiant has caused the mailing of the required letter of notification to contiguous property owners pursuant to Manatee County Ordinance 81-4, by 1st Class Mail, on the 21st day of November, 1985, and attaches hereto as part of and incorporated herein, copies of said letters of notification.
4. That Affiant is aware of and understands that failure to adhere to the provisions of Manatee County Ordinance No. 81-4 as it relates to the above matters may cause the above-identified application and any public hearing held thereon to be ineffective and a nullity.

FURTHER YOUR AFFIANT SAITH NOT.

Sworn to and subscribed before me this

25th day of November, 1985

Richard D. Mears
Notary Public, State of Florida at Large

My Commission Expires: February 20, 1988

Richard D. Mears

Nelson, Hall & Associates, Inc., Landscape Architects/Planners, Architects & Engineers

* 5 $\frac{1}{2}$ feet from property line on Whitfield Avenue, approximately 150' east of the 9th Street East intersection; 5 $\frac{1}{2}$ feet from property line on 9th Street East (Pennsylvania Avenue), approximately 200' south of the Whitfield Avenue intersection