

MANATEE COUNTY ORDINANCE NO. Z-86-09  
MASTHEAD DEVELOPMENT 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 REZONING OF CERTAIN LAND FROM A-1 (SUBURBAN AGRICULTURE DISTRICT) TO C-1 (GENERAL COMMERCIAL DISTRICT); PROVIDING AN EFFECTIVE DATE.

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 3 of this Ordinance from A-1 (Suburban Agriculture District) to C-1 (General Commercial District).

B. The said Board of County Commissioners held a Public Hearing on January 9, 1986, 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 3 herein is found to be consistent with the requirements of Manatee County Ordinance No. 80-4, THE MANATEE PLAN.

Section 2. 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 3 herein from A-1 (Suburban Agriculture District) to C-1 (General Commercial District) 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 3. Legal Description:

From the intersection of the South line of the South  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 11, Township 34 South, Range 17 East with the northwesternly line of U.S. Highway 41; thence, go northeasternly along said northwesternly line a distance of 985.7 feet; thence, continue North  $89^{\circ} 20' 24''$  West a distance of 150.45 feet for the point of beginning; thence, continue North  $89^{\circ} 20' 24''$  West a distance of 640.55 feet; thence, South  $00^{\circ} 30' 03''$  West a distance of 439.82 feet; thence, continue North  $89^{\circ} 23' 06''$  East a distance of 88.26 feet along the North right of way line of 26th Street West; thence, continue North  $00^{\circ} 36' 54''$  West a distance of 24.4 feet; thence, continue North  $89^{\circ} 23' 06''$  East a distance of 245.40 feet; thence, continue along an arc a distance of 511.62 feet with a radius of 1191.99 feet, and a cord running North  $37^{\circ} 12' 06''$  East a distance of 507.7 feet to the P.O.B.

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CLERK CIRCUIT COURT  
MANATEE CO. FLORIDA

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The above described area contains 4.868 acres more or less and is located in Manatee County, Florida.

Section 4. 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.

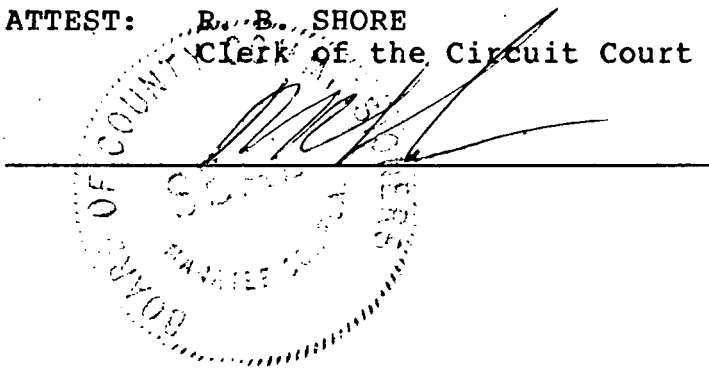
PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida this the 9th of January, 1986.

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA

BY:

*Herbert H. Hatcher*  
Chairman

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 9th day of January, 1986.

SUBJECT: Z-86-09:

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 REZONING OF CERTAIN LAND FROM A-1 (SUBURBAN AGRICULTURE DISTRICT) TO C-1 (GENERAL COMMERCIAL DISTRICT); PROVIDING AN EFFECTIVE DATE.

WITNESS My Hand and Official Seal this the 10th day of January, 1986, in Bradenton, Florida.



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



# The Bradenton Herald

102 MANATEE AVE. WEST, P.O. BOX 921  
BRADENTON, FLORIDA 33506  
TELEPHONE (813) 748-0411

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 Z-85-74(R) 2x19 1/2

in the \_\_\_\_\_ Court,

was published in said newspaper in the issues of \_\_\_\_\_

12/20/85

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

Sworn to and subscribed before me this

23rd day of December

A.D. 19 85

(SEAL) Notary Public

Notary Public, State of Florida at Large  
My Commission Expires May 30, 1987

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that the Board of County Commissioners of Manatee County will conduct a Public Hearing on Thursday, Jan. 9, 1986, at 9:00 A.M. in the Chambers of the Board of County Commissioners in the Manatee County Courthouse at Bradenton, Florida, to consider and act upon the following Matters:

Z-85-74(R)—Request for a rezone from A (General Agriculture) to PDC (Planned Development Commercial) and the approval of a conceptual development plan to allow a commercial and professional complex on the N side of U.S. 301, 1/4 +/- mile E. of Red Rooster Rd., Parrish (12.8 +/- Ac.)

Z-85-100—Request for a rezone from C-1A (Resort Commercial) to C2 (Heavy Commercial) on the SW corner of U.S. 301 and 15th Ave. Dr. E., Palmetto (.78 +/- Ac.)

Z-85-117—Request for a rezone from R-1A (One Family Residential) to R-3B (Multi-Family Residential) and the approval of a conceptual site plan to allow 13 residential units at a density of 11.82 dwelling units per acre on the NW corner of 11th St. W. and 67th Ave. Terr. (Lots 12 through 15, Blk A, Pennsylvania Park and Lots 12 through 15, Blk B, Pennsylvania Park) (1.1 +/- Ac.)

Z-85-127—Request for a rezone from A-1 (Suburban Agriculture) to R-4B (Mobile Homes Residential) on the S side of Moccasin Wallow Rd., 1300 +/- ft. E of Ellenton-Gillente Rd., Palmetto (130 +/- ac.)

Z-85-135—Request for a rezone from R-1B (One Family Residential) to PDR (Planned Development Residential) and the approval of a Conceptual Development Plan to allow a 120 bed group care home on the E. side of Private Road #37, 400 +/- ft. S. of 49th Ave. E., Oneco. (Lot 1, Powers Subdivision.) (2.9 +/- ac.)

Z-85-136—Request for a rezone from A-1 (Suburban Agriculture) to R-3A (Multi-Family Residential) and the approval of a Conceptual Site Plan to allow 336 residential units at a density of 7.1 dwelling units per acre at the N.W. corner of Bayshore Rd. (Old U.S. 41) and Palm View Rd., Palmetto. (47.2 +/- ac.)

Z-86-05—County Commission Initiated Request for a rezone from R-1A (One Family Residential) to R-2 (One and Two Family Residential) on property described as follows: The S 1/2 of Lot 3 and Lots 4 through 41 of Aloose Estates together with the unplatted parcels currently zoned R-1A lying E. of Lots 20 through 28 and adjacent to 86th St. W. (13 +/- Ac.)

Z-86-8—Request for a rezone from A-1 (Suburban Agriculture) to R-1B (One Family Residential) at the western terminus of Oak Grove Dr. 1/2 +/- mile W. of N. Turtle Ave. (39 +/- Ac.)

Z-86-9—Request for a rezone from C-1 (General Commercial) and A-1 (Suburban Agriculture) to C-1 (General Commercial) on the NW corner of US 41 and 26th St., Palmetto (4.86 +/- Ac.)

Z-86-10—Request for a rezone from A-1 (Suburban Agriculture) to R-1A (One Family Residential) retaining the WP (Watershed Protection Overlay) District on the N side of Tallevast Rd. 450 +/- ft. E. of Prospect St. (9.32 +/- Ac.)

Z-86-11 and Z-86-9—Request for a rezone from R-2 (One and Two Family Residential) to PR (Professional Office) and a special permit to allow a group care home for 165 residents on the SE corner of 26th St. W. and 34th Ave. W. (7.9 +/- Ac.)

Z-85-13—Request for a rezone from R-2 (One and Two Family Residential) to PR (Professional Office) retaining the WR (Whitfield Residential Overlay) District on the SE corner of Pearl Ave. and Shepherd St. (.31 +/- Ac.)

Z-86-14—Request for a rezone from R-1A (One Family Residential) to C (Neighborhood Commercial) on the W. side of 24th St. W. 520 +/- ft.

A.D. 1985

(SEAL). Notary Public

Notary Public, State of Florida at Large  
My Commission Expires May 30, 1987

**-85-13—Request for a rezone from R-2 (One and Two Family Residential) to PR (Professional Office) retaining the WR (Whitfield Residential Overlay) District on the SE corner of Pearl Ave. and Shepherd St. (.31+/- Ac.)**

**Z-86-14—Request for a rezone from R-1A (One Family Residential) to C (Neighborhood Commercial) on the W. side of 24th St. W. 520+/- ft. N. of Cortez Rd. W. (.24+/- Ac.)**

**Z-86-15—Request for a rezone from R-2 (One and Two Family Residential) to C-1A (Resort Commercial) retaining the AF (Agricultural Fringe Overlay) District on the NE corner of S. R. 70 and 31st St. E. (.23+/- Ac.)**

**Z-86-16—Request for a rezone from A-1 (Suburban Agriculture) to PDR (Planned Development Residential) retaining the WP (Watershed Protection Overlay) District and the ST (Special Treatment Overlay) District and the approval of a conceptual development plan to allow 163 single family residential units at a density of 2.6 dwelling units per acre at the eastern terminus of Country Club Way, +/- mile E. of Whitfield Ave. (.634+/- Ac.)**

**SP-85-112—Request for a special permit to allow a mobile home in addition to a mobile home on property located 2+/- miles S. of S.R. 70 and 2+/- miles E. of M&J Rd., Myakka City. Current Zoning: A (General Agriculture) (40+/- Ac.)**

**SP-86-6—Request for a special permit to allow the expansion of an existing boat manufacturing establishment on the N. side of 67th Ave. E., 1,250+/- ft. E. of 15th Street E. (Old U.S. 301), Current Zoning: M-2 (Heavy Manufacturing) (18.2+/- Ac.)**

**SP-86-7—Request for a special permit to allow a church on the SE corner of 9th St. E. and 35th Ave. E. Current Zoning: R-2 (One and Two Family Residential) (.73+/- Ac.)**

**SP-86-8—Request for a special permit to allow a satellite receiving station as a light utility use at the NE corner of Linger Lodge Road and I-75. (Adjacent to Braden Woods Subdivision). (.02+/- Ac.)**

**SP-86-10—Request for a special permit to allow the construction of four additional residential units on the S. side of Idelwild Ct., 750+/- ft. W. of U.S. 301. Current Zoning: C-1 (General Commercial) (.32+/- Ac.)**

**SP-86-11—Request for a special permit to allow the consumption of beer and wine on premises (2-COP) at an existing restaurant on the E. side of U.S. 301, 50+/- ft. N. of 57th Ave. E. Current Zoning: C-1 (General Commercial) (1.71+/- Ac.)**

**SP-86-12—County Commission Initiated. Request for a special permit to allow a 19,530 sq. ft. expansion of the Manatee County Work Release facility on the N. side of 57th Ave. E., 600+/- ft. W. of 5th St. E. Current Zoning: R-2 (One and Two Family Residential) (3.52+/- Ac.)**

All interested parties are invited to appear at this Hearing and be heard. Additionally, any written comments filed with the Planning Commission or the Planning and Development Department will be heard and considered by the Board of County Commissioners.

Interested parties may examine the Official Zoning Atlas, the application and related documents and may obtain assistance regarding this matter from the Manatee County Planning and Development Department, 212 - 6th Avenue East, Bradenton, Florida.

According to Florida Statutes, Section 286.0105, any person desiring to appeal any decision made by the Board of County Commissioners with respect to any matter considered at said Public Hearing will need a record of the proceedings, and for such purposes he may need to ensure that a verbatim record of the proceedings made, which includes the testimony and evidence upon which the appeal is to be based.

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

**Manatee County Board  
of County Commissioners  
Manatee County Planning  
& Development Dept.  
Manatee County, Florida**

12/20/85

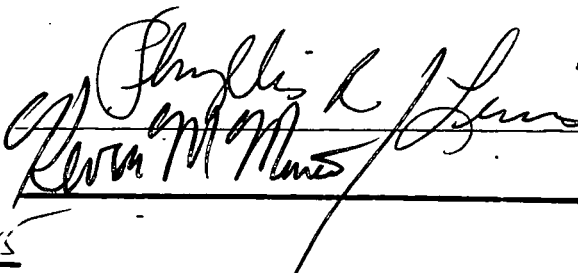
AFFIDAVIT OF POSTING OF PUBLIC NOTICE SIGN, AND  
NOTIFICATION BY MAIL TO CONTIGUOUS PROPERTY OWNERS

STATE OF FLORIDA  
COUNTY OF MANATEE

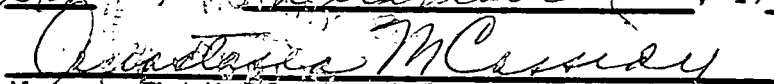
BEFORE ME, the undersigned authority, personally appeared Kevin Mineer and Phyllis Lewis, who, after having been first duly sworn and put upon oath, says as follows:

1. That <sup>they are</sup> ~~he is~~ the Agents for Manatee County ~~owner, agent for owner, attorney in fact for owner, etc.)~~ of the property identified in the application for Official Zoning Atlas Amendment No. Z-86-9, to be heard on January 9, 1986 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        feet from the front property line on the 18 day of December, 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 18 day of December, 1986, 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.

  
\_\_\_\_\_  
Phyllis L. Lewis

Sworn to and subscribed before me this 13th day of December, 1985

  
\_\_\_\_\_  
Notary Public State of Florida at Large

My Commission Expires:

Notary Public, State of Florida at Large  
My Commission Expires Nov. 27, 1987

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FLORIDA DEPARTMENT OF STATE **FILED FOR RECORD**

George Firestone  
Secretary of State

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January 16, 1986

Honorable Richard B. "Chips" Shore  
Clerk of Circuit Court  
Post Office Box 1000  
Manatee County Courthouse  
Bradenton, Florida 33506

**FILED**  
CLERK CIRCUIT COURT  
MANATEE CO. FLORIDA

Dear Mr. Shore:

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

1. Receipt of letter/s of January 10, 1986  
and certified copy/ies of Manatee  
County Ordinance(s) 86-5(Z), 86-9(Z), 86-10(Z),  
86-11(Z), and 85-74(Z)(R), 85-100(Z) relating to Zoning
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 January 16, 1986.
4. The ~~original~~/duplicate copy/ies showing the filing  
~~is~~/are being returned for your records.

Cordially,

*Liz Cloud*

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

LC/mb

(Enclosures) (6)