

MANATEE COUNTY ORDINANCE NO. Z-86-12
CLYDE AND EMILIE BRADLEY

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/WP/ST (AGRICULTURAL FRINGE/WATERSHED PROTECTION/SPECIAL TREATMENT OVERLAY DISTRICT TO PDR/WP/ST (PLANNED RESIDENTIAL DEVELOPMENT/WATERSHED PROTECTION/SPECIAL TREATMENT OVERLAY DISTRICT) AND CONCEPTUAL DEVELOPMENT PLAN APPROVAL; 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 4 of this Ordinance from A-1/WP/ST, (Suburban Agriculture/Watershed Protection/Special Treatment Overlay Classification) to PDR/WP/ST, (Planned Residential Development/Watershed Protection/Special Treatment Overlay Classification).

B. The said Board of County Commissioners held a Public Hearing on January 30, 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 4 herein is found to be consistent with the requirements of Manatee County Ordinance No. 80-4, THE MANATEE PLAN.

Section 2. The Conceptual Development Plan titled Sarapalms for sixty-nine (69) single family lots is hereby APPROVED with the following stipulations:

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MANATEE CO. FLORIDA

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1. The developer shall construct the two (2) south bound lanes of a four (4)-lane divided section for Lockwood Ridge Road and the east bound two (2) lanes of a four (4)-lane undivided section for Whitfield Avenue, as shown on the Conceptual Development Plan, to County standards and requirements of the County Engineer.
2. 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.
3. Prior to the approval of constructions drawings, the developer shall obtain and present to the County via the Planning and Development Department all permits necessary for this development, including those from the Department of Environmental Regulation and the Southwest Florida Water Management District for stormwater or more stringent water quality/stormwater regulations that may be developed.

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 from A-1/WP/ST, (Suburban Agriculture/Watershed Protection/Special Treatment Overlay Classification) to PDR/WP/ST, (Planned Residential Development/Watershed Protection/Special Treatment 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 Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 28, Township 35 South, Range 18 East; Less the Southerly 330 feet thereof, and less the North 815 feet of the East 310 feet of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, all being and lying in Manatee County, Florida.

Containing approximately 24.3 acres.

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 30th of January, 1986.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY: *Herbert H. Hester*
Chairman 1/30/86

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 30th day of January, 1986.

SUBJECT: ORDINANCE Z-86-12
CLYDE AND EMILIE BRADLEY
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/WP/ST
AGRICULTURAL FRINGE/WATERSHED PROTECTION/SPECIAL
TREATMENT OVERLAY DISTRICT TO PDR/WP/ST (PLANNED
RESIDENTIAL DEVELOPMENT/WATERSHED PROTECTION/
SPECIAL TREATMENT OVERLAY DISTRICT) AND CONCEPTUAL
DEVELOPMENT PLAN APPROVAL; PROVIDING AN EFFECTIVE
DATE.

WITNESS My Hand and Official Seal this the 12th day of February,
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 84-88

_____ in the _____ Court
was published in said newspaper in the issues of _____
1/3/86

Affiant further says that the said The Bradenton Herald is 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

9th day of January

A.D. 19 86 *Louise Tucker*

(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. 23, 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-84-88 (Rev)—Request for a rezone from PDR (Planned Development Residential) and A-1 (Suburban Agriculture) to PDR (Planned Development Residential) retaining the AF (Agricultural Fringe Overlay) District and the approval of a revised conceptual development plan to allow 723 residential units at a density of 3.2 dwelling units per acre on the N. side of S. R. 70, 850+/- ft. E. of 37th St. E. (222.6+/- Ac.)

Z-86-12—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 69 residential units at a density of 2.84 dwelling units per acre on the W. side of Lockwood Ridge Rd., 1+/- mile N. of Tallevast Rd. at the western terminus and intersection with Whitfield Ave. Extension (30+/- Ac.)

Z-86-20—Request for a rezone from A-1 (Suburban Agriculture) to R-4B (Mobile Home Residential) and C-1 (General Commercial) retaining the AF (Agricultural Fringe Overlay) District on the W. side of U.S. 41, 650+/- ft. N. of Palm View Rd., Palmetto (9.31+/- Ac.)

SP-86-13—Request for a special permit to allow a mobile home as a residence on the W. side of Jim Davis Rd., 3/4+/- mile S. of S.R. 675 (30+/- Ae.). Current Zoning: A (General Agriculture)

SP-86-14—Request for a special permit to allow a residential treatment facility for 64 residents on the S. side of 57th Ave. E. at the intersection of 24th St. E. Current Zoning: A-1 (Suburban Agriculture) (7.49+/- Ac.)

SP-86-15—Request for a special permit to allow a 10,000 sq. ft. warehouse on the W. side of U.S. 301, 340+/- ft. S. of 63rd Ave. E. Current Zoning: C-2 (Heavy Commercial) (2.07+/- Ac.)

SP-86-17—Request for a special permit to allow self-service gasoline pumps in conjunction with associated retail sales on the NE corner of U.S. 41 and 66th Ave. W. Current Zoning: C-1 (General Commercial) (4.94+/- Ac.)

SP-86-18—Request for a special permit to allow a restaurant on the corner of U.S. 301 and 2nd St. Parrish. Current Zoning: V-2 (Parrish Village) (.69+/- Ac.)

Ordinance 85-26—Notice of Intent to Consider an Amendment to Ordinance No. 81-4. An amendment of Section 203G.4 (a) of Ordinance 81-4, the Manatee County Comprehensive Zoning and Land Development Code, to require that new recreation buildings located within travel trailer and mobile home parks be constructed for use as private emergency shelters.

Ordinance-85-27—Notice of Intent to consider an Amendment to Ordinance No. 81-4: An Amendment of Section 204 A.3. Permitted Accessory Uses of Ordinance 81-4 the Manatee County Comprehensive Zoning and Land Development Code, to regulate the placement of Satellite Dish Antennas as accessory structures.

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

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

PLANNING & DEVELOPMENT DEPT.

STATE OF FLORIDA

COUNTY OF MANATEE

JAN 7 1986

RECEIVED

BEFORE ME, the undersigned authority, personally appeared
PATRICIA A. PETRUFF, who, after having been first duly sworn and
put upon oath, says as follows:

1. That he is the Agent (owner, agent for owner),
attorney in fact for owner, etc.) of the property identified in the application for
Official Zoning Atlas Amendment No. 2-86-12, to be heard on
January 23, 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 pur-
suant to Manatee County Ordinance No. 81-4 on the property identified in said
application and said sign was conspicuously posted SW corner of Whitfield and
feet from the front Lockwood Ridge Rd.
property line on the 3 day of January, 19 85.
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 2 day of January, 19 86, and
attaches hereto as part of and incorporated herein, copies of said letters of notifi-
cation.
4. That Affiant is aware of and understands that failure to adhere to the provi-
sions 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
3 day of January, 19 86

012 R. B. Bowers
Notary Public State of Florida at Large

My Commission Expires: 4-26-86

Patricia A. Petruff



FLORIDA DEPARTMENT OF STATE FOR RECORD

George Firestone
Secretary of State

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February 21, 1986

Honorable Richard B. "Chips" Shore
Clerk of Circuit Court
Manatee County
Post Office Box 1000
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 February 12, 1986
and certified copy/ies of Manatee
County Ordinance(s) 86-12(Z)
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 February 21, 1986
4. The ~~original~~ 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

LC/ mb

Enclosure (1)