

MANATEE COUNTY ORDINANCE NO. Z-86-17
CLAFLIN GARST, SR.

FILED FOR RECORD

'86 DEC 2 AM 1 29

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, 1 DU/ACRE) TO C-1A (RESORT COMMERCIAL) RETAINING THE AF (AGRICULTURAL FRINGE OVERLAY DISTRICT); PROVIDING AN EFFECTIVE DATE.

SECRET

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FILED

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 Agricultural, 1 du/acre) to C-1A (Resort Commercial retaining the AF (Agricultural Fringe Overlay District)).

B. The said Board of County Commissioners held a Public Hearing on November 13, 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 Agricultural, 1 du/acre) 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:

The West ¼ of the Southwest ¼ of the Southeast ¼ of Section 8, Township 35 South, Range 18 East less Road R/W to Manatee County as described in Official Record Book 982, Page 2552, Public Records of 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.

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Claflin Garst, Sr. (Z-86-17)

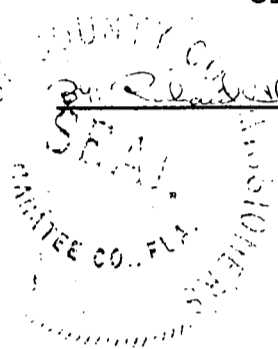
PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida this 13th day of November, 1986.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY: *Richard H. Kelly* _____
Chairman Date

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

R. B. Shore _____
Deputy Clerk



STATE OF FLORIDA

COUNTY OF MANATEE

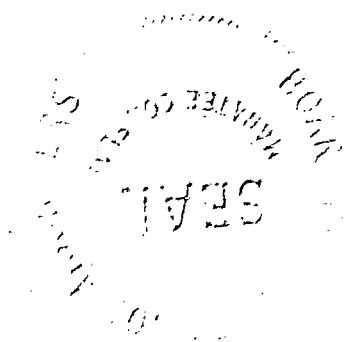
I, R. B. Shore, Clerk of Circuit Court, in and for the County of Manatee, State of Florida, do hereby certify that the foregoing is a true copy of an ORDINANCE adopted by the Board of County Commissioners of said County in session on the 13th day of November, 1986.

SUBJECT: MANATEE COUNTY ORDINANCE NO. Z-86-17
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
TO C-1A; PROVIDING AN EFFECTIVE DATE.

WITNESS My Hand and Official Seal this the 18th day of November, 1986,
in Bradenton, Florida.

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

Susan B. French
By: Deputy Clerk





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
SP-86-96 Public Hearing

_____ in the _____ Court,
was published in said newspaper in the issues of _____
10/24/86

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

28th day of October

A.D. 1986

Loraine 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, November 13, 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:

SP-86-85—Rolanda Wilson. Approval of a Special Permit to allow a group care home for seven (7) residents with a waiver of minimum floor area requirements. Located on the north side of 55th Avenue West approximately 100 feet west of 18th Street West. Present Zoning: R-2 (One and Two Family Residential District) (0.42 +/- Acres)

SP-86-86—John A. Blaser. Approval of a Special Permit to allow a mobile home as a residence. Located on the east side of the Pierce Canal south of Tallevast Road. Present Zoning: A-1 (Suburban Agriculture District) (32.6 +/- Acres)

SP-86-96—Taylor Mobile Home. Approval of a Special Permit to allow a mobile home as a residence. Located on Private Street 84-7, approximately 3000 +/- feet west of State Road 675, on lot 20-B of Waterbury Grapefruit Tracts. Present Zoning: A (General Agriculture) (5.0 +/- Acres).

Z-86-82—Furen. Approval to change the present zoning from R-1AB (Single-Family Residential, 5.3 du/acre) to R-3B (Multi-Family Residential, 16 units/acre) and the approval of a Conceptual Site Plan to allow thirteen (13) units. Located on the northeast corner of Blue Marlin Drive West and Snapper Way (3.09 +/- Acres).

Z-86-17—Claflin Garst, Sr. Approval to change the present zoning from A-1 (Suburban Agriculture, 1 du/acre) to C-1A (Resort Commercial), retaining the AF (Agricultural Fringe Overlay District). Located on the east side of 33rd Street East between 53rd Avenue East (S.R. 70) and 51st Avenue East (18.15 +/- Acres).

Z-86-79—David K. Dietrich. Approval to change the present zoning from A-1 (Suburban Agriculture District, 1 du/Acre) to R-1A (One Family Residential District, 4.4 du/acre). Located at the southwest corner of 44th Avenue East and 45th Street East (54.72 +/- Acres).

Z-86-81—James H. Auvil. Approval to change the present zoning from R-1AB (Single Family Residential, 5.3 du/acre) to PR (Professional Office). Located at 916 - 920 53rd Avenue East (1.5 +/- Acres).

Z-86-110—John R. and John C. Day. Approval to change the present zoning from A-1 (Suburban Agriculture, 1 du/acre) to PDC (Planned Commercial Development District), retaining the AF (Agricultural Fringe Overlay District) and the approval of a Conceptual Development Plan to permit the development of a retail shopping center and future development. Located on the north side of U.S. 301, 560 +/- feet east of 60th Avenue East and on the east side of 60th Avenue East, 300 +/- feet north of U.S. 301, Ellenton (32.5 +/- Acres).

Z-86-83—Clyde and Mary Glenn Goebel. Approval to change the present zoning from AF/A-1 (Suburban Agriculture) to PDC/AF (Planned Commercial Development) retaining the AF (Agricultural Fringe Overlay) District and the approval of a Conceptual Development Plan for a truck stop. Located on the south side of Moccasin Wallow Road, adjacent to I-75 (Southeast quadrant) (28.51 +/- Acres).

Z-86-84—Claflin Garst. Approval to change the present zoning from A-1 (Suburban Agriculture, 1 du/acre) to R-1B (One Family Residential, 3.7 du/acre). Located on the south side of 38th Avenue East, 1400 +/- feet east of its intersection with 30th Street East (29.0 +/- Acres)

10/24/86

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

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.

Z-86-93—Campus Ministry. Approval to change the present zoning from R-1B (Single Family Residential, 3.7 du/acre) to PR (Professional Office). Located on the northeast corner of 57th Avenue West and 28th Street West (77 +/- Acres).

Z-86-90—Christopher King/Mannuel & Heleen Perez. Approval to change the present zoning from A-1/AF (Suburban Agriculture, 1 du/acre) to R-1A/AF (Single Family Residential, 4.4 du/acre) retaining the Agricultural Fringe Overlay District. Located on the west side of 45th Street East, 800 +/- feet north of S.R. 70 (8.79 +/- Acres).

Z-86-89—Daniel & Vansesal Bellant/Donna Young. Approval to change the present zoning from A-1AF and A-1 (Suburban Agriculture, 1 du/acre) to C-1/AF (General Commercial) retaining the Agricultural Fringe Overlay District. Located in the Southwest Quadrant of the Intersection of S.R. 64 and I-75 (6.25 +/- Acres).

Z-86-88—First Communities. Approval to change the present zoning from A-1 (Suburban Agriculture, 1 du/acre) and R-1AB (Single Family Residential, 5.3 du/acre) to C (Neighborhood Commercial). Located on the north side of 38th Avenue East and east of the extension of 27th Street East (2.0 +/- Acres).

Z-86-87—Manatee Builders. Approval to change the present zoning from A-1 (Suburban Agriculture, 1 du/acre) to R-1B (Single Family Residential, 3.7 du/acre). Located on the northwest corner of 51st Avenue East and 30th Street East (29.0 +/- Acres)

MANATEE COUNTY
PLANNING & DEVELOPMENT DEPT.

AFFIDAVIT OF POSTING OF PUBLIC NOTICE SIGN, AND
NOTIFICATION BY MAIL TO CONTIGUOUS PROPERTY OWNERS 1986

STATE OF Florida
COUNTY OF Manatee

RECEIVED

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

1. That he is the attorney in fact 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. 2-86-17, to be heard on November 13, 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 12 feet from the front property line on the 24th day of October, 1986.

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 24th day of October, 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.

Caleb J. Grimes
Caleb J. Grimes

Sworn to and subscribed before me this 24th day of October, 1986

Janet M. Kanyger
Notary Public State of Florida at Large

My Commission Expires:

Notary Public, State of Florida
My Commission Expires May 17, 1988
Bonded By Ohio Casualty Insurance Co.



FLORIDA DEPARTMENT OF STATE

George Firestone
Secretary of State

November 25, 1986

R. B. "Chips" Shore
Clerk of Circuit Court
Manatee County
P.O. Box 1000
Bradenton, Florida 33506

CLERK OF COURT
MANATEE COUNTY, FLORIDA

DEC 2 AM 1 29

FILED FOR RECORD

Dear Sir:

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

1. Receipt of letter/s of November 18, 1986
and certified copy/ies of Manatee
County Ordinance(s) No. Z-86-17, Z-86-79, Z-86-81,
Z-86-87, Z-86-90 and Z-86-93.
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 November 25, 1986.
4. The original/duplicate copy/ies showing the filing
is/are being returned for your records.

Cordially,

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

LC/