

MANATEE COUNTY ORDINANCE NO. Z-86-20
ROBERT F. SILVERMAN

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, 1 DU/ACRE) TO R-4B (MOBILE HOME RESIDENTIAL DISTRICT, 7.0 DU/ACRE) AND C-1 (GENERAL COMMERCIAL DISTRICT) RETAINING THE AF (AGRICULTURAL FRINGE) OVERLAY CLASSIFICATION; 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, 1 du/acre) to R-4B (Mobile Home Residential District, 7.0 du/acre) and C-1 (General Commercial District) retaining the AF (Agricultural Fringe) Overlay Classification.

B. The said Board of County Commissioners held a Public Hearing on January 23, 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, 1 du/acre) to R-4B (Mobile Home Residential District, 7.0 du/acre) and C-1 (General Commercial District) retaining the AF (Agricultural Fringe) 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.

SECRETARY OF STATE

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CLERK CIRCUIT COURT
MANATEE CO. FLORIDA

Section 3. Legal Description:

R-4B Parcel:

A part of the N.E. $\frac{1}{4}$ of the N.W. $\frac{1}{4}$ of Section 31, Township 33 south, Range 18 east, Manatee County, Florida lying westerly of U.S. 41 (SR 45), being more particularly described as follows:

From the N. W. corner of the N.E. $\frac{1}{4}$ of the N.W. $\frac{1}{4}$ of said Section 31, run S $00^{\circ}06'53''$ W, along the west line of the said N.E. $\frac{1}{4}$ of the N.W. $\frac{1}{4}$, a distance of 138.88 feet to a point on the arc of a curve to the right whose radius point bears S $21^{\circ}24'06''$ W, at a distance of 303.00 feet for the point of beginning; thence southeasterly along the arc of said curve through a central angle of $11^{\circ}18'24''$, a distance of 59.79 feet to the P.T. of said curve; thence S $57^{\circ}17'30''$ E, a distance of 211.24 feet to a point on the aforesaid westerly right-of-way line of U.S. 41 (SR 45), said point also being a point on the arc of a curve to the right whose radius point bears N $57^{\circ}17'30''$ W, at a distance of 5661.58 feet; thence southwesterly along said right-of-way line and the arc of said curve through a central angle of $04^{\circ}06'57''$, a distance of 406.70 feet to the aforesaid west line of the N.E. $\frac{1}{4}$ of the N.W. $\frac{1}{4}$ of said section 31; thence N $00^{\circ}06'53''$ E, a distance of 475.33 feet to the point of beginning.

Subject to pertinent easements, rights-of-way, and restrictions of record.

Containing 1.30 acres, more or less.

C-1 Parcel:

That part of the south 544.5 feet (south 16.5 acres) of the S.E. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$ of Section 30, Township 33 south, Range 18 east, Manatee County, Florida lying westerly of U.S. 41 (S.R. 45); together with a part of the N.E. $\frac{1}{4}$ of the N.W. $\frac{1}{4}$ of Section 31, Township 33 south, Range 18 east, Manatee County, Florida lying westerly of U.S. 41 (S.R. 45), being more particularly described as follows:

Begin at the S.W. corner of the S.E. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$ of said Section 30; thence N $00^{\circ}18'24''$ W, a distance of 544.5 feet to the N.W. corner of the south 544.5 feet of the said S.E. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$; thence S $89^{\circ}41'06''$ E, along the north line of the south 544.5 feet of the said S.E. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$, a distance of 670.05 feet to a point on the aforesaid westerly right of way line of U.S. 41 (S.R. 45), said point also being a point on the arc of a curve to the right whose radius point bears N $66^{\circ}42'43''$ W, at a distance of 5661.58 feet; thence along said right of way line the following six courses; southwesterly along the arc of said curve through a central angle of $04^{\circ}25'02''$, a distance of 436.49 feet; thence N $62^{\circ}17'41''$ W, a distance of 42.00 feet to a point on the arc of a curve to the right whose radius point bears N $62^{\circ}17'41''$ W, at a distance of 5619.58 feet; thence southwesterly along the arc of said curve through a central angle of $04^{\circ}00'00''$, a distance of 392.32 feet, into the N.E. $\frac{1}{4}$ of the N.W. $\frac{1}{4}$ of said Section 31; thence S $58^{\circ}17'41''$ E, a distance of 42.00 feet to a point on the arc of a curve to the right whose radius point bears N $58^{\circ}17'41''$ W, at a distance of 5661.58 feet; thence

southwesterly along the arc of said curve through a central angle of 01°00'11", a distance of 99.11 feet; thence N 57° 17'30" W, a distance of 211.24 feet to the P.C. of a curve to the left having a radius of 303.00 feet; thence northwesterly along the arc of said curve through a central angle of 11°18'24", a distance of 59.79 feet to the west line of the N.E. ¼ of the N.W. ¼ of said Section 31; thence N 00°06'53" E, a distance of 138.88 feet to the point of beginning.

Subject to pertinent easements, rights of way, and restrictions of record.

Containing 8.01 acres, more or less.

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 23rd of January, 1986.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY: *Robert F. Silverman*
Chairman

ATTEST: *R. B. Shore*
Clerk of the Circuit Court

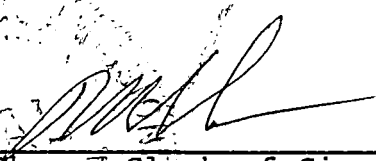
STATE OF FLORIDA

COUNTY OF MANATEE

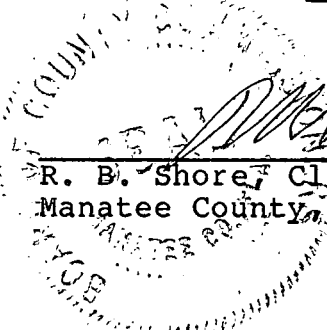
I, R. B. Shore, Clerk of Circuit Court, in and for the County of Manatee, State of Florida, do hereby certify that the foregoing is a true copy of an ORDINANCE adopted by the Board of County Commissioners of said County in session on the 23rd day of January, 1986.

SUBJECT: Z-86-20
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 R-4B AND C-1 RETAINING
THE AF OVERLAY CLASSIFICATION, PROVIDING AN
EFFECTIVE DATE.

WITNESS My Hand and Official Seal this the 29th day of January, 1986,
in Bradenton, Florida.



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



X

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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. 1986
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+/- Ac.). 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

1395

**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 _____
Robert C. Gause, who, after having been first duly
sworn and put upon oath, says as follows:

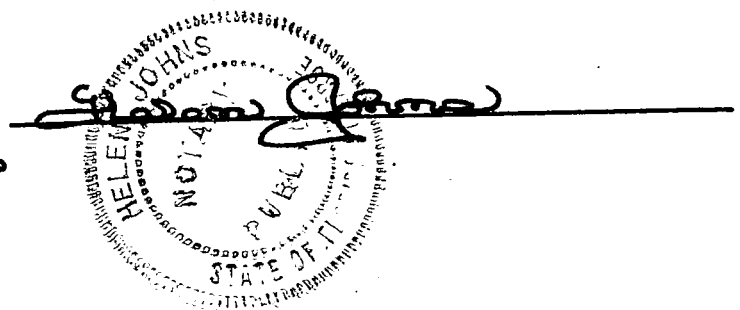
1. That he is the agent for owner (owner, agent for owner,
attorney in fact for owner, etc.) of the property identified in the application for
Official Zoning Atlas Amendment No. Z-86-20, to be heard on
January 23, 1986, and as such, is author-
ized to execute and make this Affidavit and is familiar 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 be posted
pursuant to Manatee County Ordinance No. 81-4, on the property identified in
said application and said sign was conspicuously posted 0 feet from the front
property line on the 3 day of January, 1986.
3. That the Affiant has caused the mailing of the required letter of notifi-
cation to contiguous property owners pursuant to Manatee County Ordinance 81-4,
by 1st Class Mail, on the 31 day of December, 1985,
and attaches hereto as a 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.

Robert C. Gause

SWORN TO AND subscribed before me on this 3RD day of _____
JANUARY, 1986.

My Commission Expires: 8-29-86





FLORIDA DEPARTMENT OF STATE FILED FOR RECORD

George Firestone
Secretary of State

'86 FEB 10 AM 3 11

February 4, 1986

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

CLERK CIRCUIT COURT
MANATEE CO. FLORIDA

Attention: Deputy Clerks/County Ord. Records Division

Dear Mr. Shore:

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

1. Receipt of letter/s of January 29, 1986
and certified copy/ies of Manatee (Zoning)
County Ordinance(s) 86-20(Z) and 84-88 (Z)(R)-
(re: Planned Residential Development)
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 3, 1986.
4. The ~~original~~^{one each}/duplicate copy/ies showing the filing
~~is~~/are being returned for your records.

Cordially,

Cordially,

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

 LC/mb

Enclosures (2)

FLORIDA-State of the Arts

E.