

MANATEE COUNTY ORDINANCE NO. Z-86-22  
PALMA SOLA GOLF CLUB, INC.

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 R-2 (ONE AND TWO FAMILY RESIDENTIAL DISTRICT, 8.5 DU/ACRE) AND R-3B (MULTI-FAMILY RESIDENTIAL DISTRICT, 16 DU/ACRE) 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 R-2 (One and Two Family Residential District, 8.5 Du/Acre) and R-3B (Multi-Family Residential District, 16 Du/Acre) to C-1 (General Commercial District).

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 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 R-2 (One and Two Family Residential District, 8.5 Du/Acre) and R-3B (Multi-Family Residential District, 16 Du/Acre) 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:

Commence at an iron rod, marking the S.E. corner of the S.W. 1/4 of the S.E. 1/4 of Section 6, Township 35 South, Range 17 East; thence N 00°12'17" W, along the East line of said S.W. 1/4 of the S.E. 1/4, 29.48 feet to an iron rod, marking the intersection with the Northerly R/W of State Road #684 (Cortez Road), for a P.O.B.; thence continue N 00°12'17" W, along said East line 500.69 feet to an iron rod; thence N 89°38'51" W, 1299.78 feet to a concrete monument, marking the intersection with the East R/W of 75th Street W.; thence S 00°16'26" E, along said East R/W, parallel to the West line of the S.E. 1/4 of said Section 6, and

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MANATEE COUNTY, FLORIDA

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30.0 feet Easterly therefrom, 537.55 feet to a concrete monument, marking the intersection with the South line of said Section 6; thence continue S 00°16'26" E, along said East R/W, parallel to the West line of said S.E. 1/4, and the Southerly extension thereof, and 30.0 feet Easterly therefrom, 62.45 feet to a concrete monument, marking the intersection with the Northerly R/W of said State Road #684; thence N 85°34'30" E, along the Northerly R/W of said State Road #684, 842.85 feet to a concrete monument marking the P.C. of a curve, concave to the South, having a radius of 11,509.20 feet; thence Easterly, along said Northerly R/W, and the arc of said curve, through a central angle of 02°17'08", 459.11 feet to the P.O.B., being and lying in Sections 6 and 7, Township 35 South, Range 17 East, Manatee County, Florida.

Containing 16.312 Acres.

Subject to R/W along the East line for 71st Street W., if any.

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 30th of January, 1986.

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA

BY: *Richard H. Hatcher*

Chairman

1/30/86

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

*Richard H. Hatcher* - Deputy Clerk

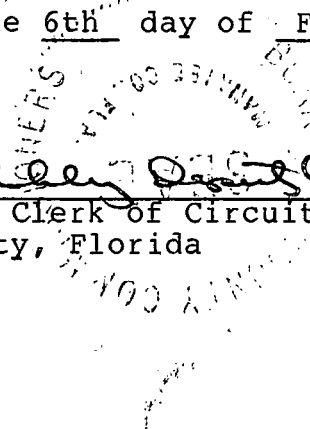
STATE OF FLORIDA

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 30th day of January, 1986.

SUBJECT: ORDINANCE Z-86-22  
PALMA SOLA GOLF CLUB, INC  
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 R-2 (ONE AND TWO FAMILY  
RESIDENTIAL DISTRICT, 8.5 DU/ACRE) AND R-3B (MULTI-  
FAMILY RESIDENTIAL DISTRICT, 16 DU/ACRE) TO C-1  
(GENERAL COMMERCIAL DISTRICT); PROVIDING AN EFFECTIVE  
DATE.

WITNESS My Hand and Official Seal this the 6th day of February,  
1986, in Bradenton, Florida.

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



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 86-2

\_\_\_\_\_ in the \_\_\_\_\_ Court,  
was published in said newspaper in the issues of \_\_\_\_\_  
1/10/86

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

13th 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 30, 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-86-2—Request for a rezone from A (General Agriculture) to A-1 (Suburban Agriculture) on the S. side of Upper Manatee River Rd., 2 +/- mi. NE of S.R. 64 (900 +/- Ac.).

Z-86-21—Request for a rezone from M-2 (Heavy Industrial District) to M-1 (Light Industrial District) on the NE corner of 63rd Avenue E. and 21st Street E. (4.3 +/- Ac.)

Z-86-22—Request for a Rezone from R-2 (One and Two Family Residential District, 8.5 du/acre) and R-3B (Multi-family Residential, 16 du/acre) to C-1 (General Commercial District) on the north side of Cortez Road between 71st Street West and 75th Street West (16.3 +/- ac.)

Z-86-23—Request for a Rezone from R-2 (One and Two Family Residential, 8.5 du/acre) and R-1AB (One Family Residential District, 5.3 du/acre) to PR (Professional Office District) on the east side of 26th Street West, 400 feet south of 53rd Avenue West (1.4 +/- ac.)

SP-86-2—Request for a special permit to allow a mobile home as a residence on the W. side of Verna Bethany Rd. (2 +/- mi. S. of S. R. 64), (Part of Tracts 53 through 56, Waterbury Grapefruit Tract). Current zoning: A/WP/ST (General Agriculture/Watershed Protection Overlay/Special Treatment Overlay) (25 +/- Ac.).

SP-85-117—Request for a Special Permit to allow gasoline pumps in conjunction with associated retail sales on the southwest corner of U.S. Highway 301 and 63rd Avenue East. Current Zoning: C-1 (General Commercial District) (1.03 +/- 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. ¼ +/- mile S. of S. R. 675 (30 +/- Ac.). Current Zoning: A (General Agriculture)

SP-86-19—Request for a Special Permit to allow the extension of an existing boat dock on the west side of 71st Street North West, 325 +/- feet north of 17th Avenue North West. Current Zoning: R-1A (One Family Residential District) (+/- ac.)

SP-86-21—Request for a Special Permit to allow a mobile home in addition to a residence on the south side of private street PS-86-4, 1300 +/- feet west of Verna Bethany Road (Tract 47, Waterbury Grapefruit Tracts). Current Zoning: A/WP/ST (General Agriculture/Watershed Protection Overlay/Special Treatment Overlay) (10 +/- ac.)

SP-86-22—Request for a Special Permit to allow the expansion of a light manufacturing use (patio furniture) on the west side of U.S. Highway 301, 320 +/- feet south of 61st Avenue East. Current Zoning: C-2 (Heavy Commercial District) (5 +/- ac.)

SP-86-23—Approval of a special permit to allow mobile home as a residence. Located on the Eastside of Brendle Rd. 1600 +/- ft. N. of Singletary Road. Current zoning: A/1, (Suburban agricultural) 5 +/- acres.

SP-86-24—Request for a Special Permit to allow a mobile home as a residence on the east side of private road 83-3, 350 +/- feet north of L&J Road (Tracts 26 and 27, Waterbury Grapefruit Tracts) Current Zoning: A/WP/ST (General Agricultural/Watershed Protection Overlay/Special Treatment) (20 +/- ac.)

SP-86-25—Request for a Special Permit to allow a day care center for 50 children on the south side of 30th Avenue West, 950 +/- feet west of U.S. Highway 41 (14th Street West) Current Zoning: R-2 (One and Two Family Residential District) (5 +/- ac.)

SP-86-26—Request for a Special Permit to allow gasoline pumps in conjunction with associated retail sales at the northeast corner of U.S. Highway 301 (15th Street East) and Tallevast Road. Current Zoning: C-2 (Heavy Commercial District) (.61 +/- ac.)

SP-86-27—Request for a Special Permit to allow vehicle sales on the north side of Cortez Road West, 450 +/- feet west of 26th Street West. Current zoning: C-1 (General Commercial District) (.22 +/- ac.)

SP-86-28—Request for a Special Permit to allow a day care center for 60 children at the Tillman Elementary School on the southwest corner of Canal Road and 26th Street East, Palmetto. Current Zoning: R-1AB (One Family Residential District)

All interested parties are invited to appear at this Hearing and be heard. Additionally, any

publication of the public hearing; that the attached copy of advertisement, being a legal advertisement in the matter of  
Public Hearing- Z 86-2

\_\_\_\_\_ in the \_\_\_\_\_ Court,  
was published in said newspaper in the issues of \_\_\_\_\_  
1/10/86

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

13th day of January

A.D. 1986

Louise Tucker

(SEAL) Notary Public

Notary Public, State of Florida at Large

My Commission Expires May 30, 1987

R. 64), (Part of Tracts 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 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AFFIDAVIT OF POSTING OF PUBLIC NOTICE SIGN, AND  
NOTIFICATION BY MAIL TO CONTIGUOUS PROPERTY OWNERS

MANATEE COUNTY  
PLANNING & DEVELOPMENT DEPT.

STATE OF FLORIDA  
COUNTY OF MANATEE

JAN 16 1986

BEFORE ME, the undersigned authority, personally appeared  
Mark P. Barnebey, who after been first duly sworn and put upon  
oath, says as follows:

1. That he is the agent for owner of the property identified  
in the application for Official Zoning Atlas Amendment No. 2-86-22,  
to be heard on January 30, 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 three public  
notice signs to be posted pursuant to Manatee County Ordinance No.  
81-4 on the property identified in said application and to said signs  
were conspicuously posted five (5) feet from the front and side  
property lines on the 9th day of January, 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 10th day of  
January, 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 appli-  
cation and any public hearing held thereon to be ineffective and a  
nullity.

FURTHER YOUR AFFIANT SAITH NOT.

Mark P. Barnebey  
Mark P. Barnebey

Sworn to and subscribed before me  
this 10th day of Jan.,  
1986.

Jane A. Orendas  
Notary Public State of Florida  
at Large

My Commission Expires:  
Notary Public, State Of Florida At Large  
My Commission Expires Sept. 30, 1986  
Bonded By SAPECO Insurance Company of America

1000?



FLORIDA DEPARTMENT OF STATE

George Firestone  
Secretary of State

FILED FOR RECORD

'86 FEB 18 AM 11 09

February 14, 1986

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

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 6, 1986  
and certified copy/ies of Manatee  
County Ordinance(s) 86-21(Z), 86-22(Z) and  
86-23(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 13, \_\_\_\_\_ 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/ mb

Enclosures (3)