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MANATEE COUNTY  
CIRCUIT COURT  
MANATEE CO. FLORIDA

MANATEE COUNTY ORDINANCE NO. Z-86-32  
GILMORE, HAYGOOD, HAYGOOD, JR., WYATT  
WYATT, SR., MARGARET PARENT

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 PDR (PLANNED RESIDENTIAL DEVELOPMENT 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 4 of this Ordinance from A-1 (Suburban Agriculture District, 1 du/acre) to PDR (Planned Residential Development District).

B. The said Board of County Commissioners held a Public Hearing on March 27, 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. 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 (Suburban Agriculture District, 1 du/acre) to PDR (Planned Residential Development 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. The Conceptual Development Plan titled Whispering Woods, is hereby APPROVED with the following stipulations:

1. A non-vehicular ingress and egress easement must be recorded along the south property lines of Lots 8 and 9.
2. The Preliminary Development Plan/Plat shall comply with the requirements of corner lots in terms of lot width and setbacks.

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3. A tree survey shall be submitted with the Preliminary Development Plan/Plat for review in accordance with tree protection provisions of the Land Development Code.

4. 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.

5. The entrance road shall be relocated westward so as to not to align directly with existing residences to the south.

6. The developer agrees to complete those road improvements on 51st Street East as identified by the County Highway Department at the time of preliminary plan.

7. No certificate of occupation shall be issued for this project until the new 301 is open to 1st Street or 14 months from this date (3/27/86).

Section 4. Legal Description:

The  $W\frac{1}{2}$  of the  $W\frac{1}{2}$  of the  $NW\frac{1}{4}$  of the  $SE\frac{1}{4}$  of Section 7, Township 35 south, Range 18 east, Manatee County, Florida.

The East  $\frac{1}{2}$  of West  $\frac{1}{2}$  of  $NW\frac{1}{4}$  of  $SE\frac{1}{4}$  less a tract in SE corner 418 feet North and South by 209 ft. East and West, less 1 acre described in O.R. Book 884, Page 959, and subject to an easement described in O.R. Book 886, Page 45, less the sellers homestead with a minimum of five acres to buyer.

Commence at the Southwest Corner of the East 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 7, Township 35 South, Range 18 East; Thence run, North along the West Line of the said East 1/2 of the Northwest 1/4 of the Southeast 1/4 a distance of 478 Feet to the point of beginning' Thence continue North along the

West Line of said East 1/2 of the Northwest 1/4 of the Southeast 1/4 a distance of 208.72 Feet; Thence run South and parallel to the West Line of the East 1/2 of the Northwest 1/4 of the Southeast 1/4 a distance of 208.73 Feet, Thence run East 208.72 Feet to the point of beginning.

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 27th of March, 1986.

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA

BY:   
Chairman 3/27/86

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



STATE OF FLORIDA

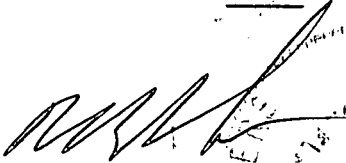
COUNTY OF MANATEE

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 27th day of March, 1986.

SUBJECT: Z-86-32

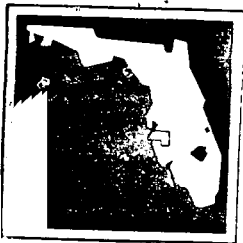
AN ORDINANCE OF THE COUNTY OF MANATEE, FLORIDA, AMENDING THE OFFICIAL ZONING ATLAS OF MANATEE COUNTY ORDINANCE NO. 81-4, THE MANATEE COUNTY COMPREHENSIVE ZONING AND LAND DEVELOPMENT CODE, RELATING TO ZONING WITHIN THE UNINCORPORATED AREA OF MANATEE COUNTY; PROVIDING FOR THE REZONING OF CERTAIN LAND FROM A-1 (SUBURBAN AGRICULTURE DISTRICT, 1 DU/ACRE) TO PDR (PLANNED RESIDENTIAL DEVELOPMENT DISTRICT); PROVIDING AN EFFECTIVE DATE.

WITNESS My Hand and Official Seal this the 31st day of March, 1986, in Bradenton, Florida.

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

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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 86-32

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

was published in said newspaper in the issues of \_\_\_\_\_  
3/10/86

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

\_\_\_\_\_ day of \_\_\_\_\_

A.D. 1986

(SEAL) Notary Public

Notary Public, State of Florida at Large  
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, March 27, 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-86-32—Request to change the present zoning from A-1 (Suburban Agriculture District, 1 du/acre) to PDR (Planned Residential Development) and Conceptual Development Plan approval for eighty-one (81) units at a density of 5.1 du/acre located in the 2200 Block of the north side of 51st Avenue East; Oneco (15.8 +/- Acres).
- Z-86-37—Request to change the present zoning from R-1AB (One Family Residential, 5.3 du/acre) to PR (Professional Office District) at the southeast corner of the intersection of 53rd Avenue West and 17th Street West (0.31 Acre).
- Z-86-38—Request to change the present zoning from A-1 (Suburban Agriculture District, 1 du/acre) to R-1C (One Family Residential District, 2.5 du/acre) on the south side of 45th Avenue East between 51st Street East and the Braden River (2.16 Acre).
- Z-86-39—Request 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) on the south side of Mendoza Road East (37th Street East), 275 +/- feet east of Ellenton-Gillette Road: Ellenton (1.38 Acre).
- Z-85-127—Request to change the present zoning from A-1 (Suburban Agriculture District, 1 du/acre) to R-4B (Mobile Home Residential District, 7 du/acre) located on the south side of Moccasin Wallow Road, 1/2 mile west of I-75 (140 Acres).
- SP-86-20—Request for a special permit to allow a mobile home as a residence with a waiver of the application fee, located 500 +/- feet north of Singletary Road on the west side of a private street (PS-86-07). Current Zoning: A (General Agriculture District) (15 Acres).
- SP-86-35—Request for a special permit to allow the expansion of a vehicle rental establishment at the northeast corner of U.S. 41 and Somerset Avenue; Whitfield, Current Zoning: C-1 (General Commercial District). (1.0 Acre).
- SP-86-36—Request for a special permit to allow a Group Care Home for sixteen (16) residents at 404 - 60th Avenue Drive East. Current Zoning: R-2 (One and Two Family Residential) (0.64 Acre).
- SP-86-37—Request for a special permit to allow self-service gasoline sales in conjunction with permitted retail sales, with a waiver of street frontage requirements, at the northeast corner of 53rd Avenue East (State Road 70) and 22nd Street Court East. Current Zoning: C (Neighborhood Commercial) (0.543 Acre).
- SP-86-38—Request for a special permit to allow the expansion of an existing church and related facilities on the north side of 9th Avenue North West, 400 +/- feet west of 83rd Street North West. Current Zoning: A-1 (Suburban Agriculture) (4.66 Acre).

**ORDINANCE 86-10**—Notice of intent to consider an amendment to Ordinance No. 81-4, Manatee County Comprehensive Zoning and Land Development Code, amending Section 202B.6.c (2), Exclusions, Section 204A 3, Permitted Accessory Uses, and Article 7. Definitions 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

3/10/86

MANATEE COUNTY  
PLANNING & DEVELOPMENT DEPT.

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

MAR 11 1986

STATE OF Florida  
COUNTY OF Manatee

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BEFORE ME, the undersigned authority, personally appeared \_\_\_\_\_  
Ben H. Dawson, who, after having been first duly  
sworn and put upon oath, says as follows:

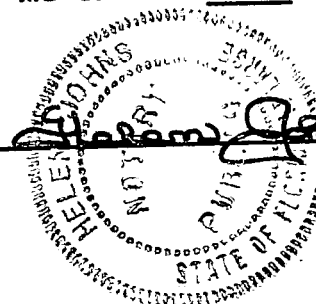
1. That he is the Agent for owner (owner, agent for owner, attorney in fact for owner, etc.) of the property identified in the application for Official Zoning Atlas Amendment No. Z-86-32, to be heard on March 27, 1986, and as such, is authorized to execute and make this Affidavit and is familiar with 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 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 10 day of March, 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 10 day of March, 1986, 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.

Ben H. Dawson

SWORN TO AND subscribed before me on this 10<sup>TH</sup> day of March, 1986.

My Commission Expires: 8-29-86





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FLORIDA DEPARTMENT OF STATE

George Firestone

Secretary of State

P.B. 111-35  
April 10, 1986  
CLERK CIRCUIT COURT  
MANATEE CO. FLORIDA

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

Dear Mr. Shore:

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

1. Receipt of letter/s of April 3, 1986  
and certified copy/ies of Manatee (Zoning)  
County Ordinance(s) 86-32(Z) and 86-39(Z)
2. Receipt of \_\_\_\_\_ County Ordinance(s)  
relative to:  
(a) \_\_\_\_\_  
which we have numbered \_\_\_\_\_  
(b) \_\_\_\_\_  
which we have numbered \_\_\_\_\_
3. We have filed ~~this~~ <sup>one each</sup> these Ordinance(s) in this office  
on April 10, 1986.
4. The ~~original~~ <sup>original</sup> 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

Enclosures (2)

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