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P.B. CLERK
CLERK CIRCUIT COURT
MANATEE CO. FLORIDA

MANATEE COUNTY ORDINANCE NO. Z-86-48
SOUTHERN STATE SALES

RECORDED 4/24/86
PAGE NO. _____
MINUTE BOOK NO. _____

SECRETARY OF STATE

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-1B (SINGLE FAMILY RESIDENTIAL DISTRICT, 3.7 DU/ACRE) TO R-3A (MULTI-FAMILY RESIDENTIAL DISTRICT) AND THE APPROVAL OF A CONCEPTUAL SITE PLAN FOR TWELVE (12) UNITS AT A DENSITY OF 10.8 DU/ACRES; 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 R-1B (Single Family Residential District, 3.7 du/acre) to R-3A (Multi-Family Residential District) and the approval of a Conceptual Site Plan for twelve (12) units at a density of 10.8 du/acre.

B. The said Board of County Commissioners held a Public Hearing on April 24, 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 R-1B (Single Family Residential District, 3.7 du/acre) to R-3A (Multi-Family Residential 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 Country Oaks Villa, is hereby APPROVED with the following stipulations:

1. A landscaped buffer shall be planted along the north and east property line with trees at least six (6') foot high at time of planting and opaque within two (2) years.

2-86-48

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2. A minimum of 6,805 square feet of recreational open space is required and shall be shown on the Final Site Plan. (per Sec. 205F.4.d., the Land Development Code)

3. The name "Country Oaks" may not be used as this project's name.

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.

Section 4. Legal Description:

Begin at a point 90.00 feet West and 30.00 feet North of the SE corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 14, Township 35 South, Range 17 East, Manatee County, Florida; thence S 89°56'40" W, 178.30 feet; thence North 271.32 feet; then N 89° 55'31" E, 178.40 feet; thence S 00°01'16" W, 271.38 feet to the Point of Beginning. Containing 1.11 acres, more or less.

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 24th of April, 1986.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY: Henry L. Flegamun
VICE - Chairman

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

[Signature]

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 24th day of April, 1986.

SUBJECT: Z-86-48

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-1B to R-3A, PROVIDING AN EFFECTIVE DATE.

WITNESS My Hand and Official Seal this the 28th day of April, 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

Notice of Public Hearing- Z 82-49 (R)

_____ in the _____ Court,
was published in said newspaper in the issues of _____
4/7/86

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

8th day of April

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, April 24, 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-82-49(R)—Wilbur H. Boyd and Wilbur H. Boyd II Request to change the present zoning from R-1C (One Family Residential, 2.5 du/acre) to PDR (Planned Residential Development) for 0.20 acre, and PDR to R-1C for 0.42 acre, and the approval of a Revised Conceptual Development Plan for 66 units at density of 5.04 du/acre in an existing PDR, retaining the ST (Special Treatment) Overlay District. Located on the north side of 21st Avenue NW, approximately 500 feet west of 88th St. Ct. NW (13.1 +/- Acres Total).

Z-85-67—John C. Ibasfalean and Edwin T. Mullock (Reconsideration) Request for a rezone from R-1A (One Family Residential) to PR (Professional Office) on the S.E. corner of Manatee Avenue W. and 49th St. W. and the S.W. corner of Manatee Avenue W. and 47th St. W. (Lots 1, 19 and 17 of Golf Club Estates). (0.9 Acres).

Z-85-139(R)—M. Dean Cully, R.T. Lawrence, and Gene Keene. Request to change the present zoning from A-1 (Suburban Agriculture, 1 du/acre) to PDR (Planned Residential Development) and approval of a Conceptual Development Plan to allow twenty-eight (28) single family units at a density of 3.38 du/acre. Located on the north side of 77th St. E. (Terra Ceia Rd.), approximately 70 feet west of Bayshore Rd. (8.5 +/- Acres).

Z-86-34—Joseph Russo (Reconsideration) Request for a rezone from PR (Professional Office) to C-1 (General Commercial) retaining the WR (Whitfield Residential Overlay) district on the N.E. corner of U.S. 41 and McArthur Avenue. (7.7 +/- Ac.)

Z-86-42—John A. and Carol J. Peachey Request to change the present zoning from A-1 (Suburban Agriculture, 1 du/acre) to PDR (Planned Residential Development), retaining the WP and WP/ST (Watershed Protection/Special Treatment) Overlay Districts, and the approval of a Conceptual Development Plan for 290 units at a density of 3.9 du/acre. Located approximately 1900 +/- feet south of Whitfield Ave. E. on the east side of Prospect Rd. (73.65 Acres).

Z-86-46—Florida Power and Light Co. Request to change the present zoning from A-1 (Suburban Agriculture, 1 du/acre) and R-1A (Single Family Residential, 4.4 du/acre) to M-1 (Light Industrial District). Located at the southwest corner of U.S. 41 and Buckeye Rd. (18 Acres).

Z-86-48—Southern States Sales, Inc. Request to change the present zoning from R-1B (One Family Residential, 3.7 du/acre) to R-3A (Multi-Family Residential) and the approval of a Conceptual Site Plan for 12 units at a density of 10.8 du/acre. Located at the northeast corner of 57th Ave. W. and 2nd St. W. (1.11 Acres).

SP-86-44—Mary Morgan. Request for a special permit to allow a mobile home in addition to a residence. Located on the east side of Red Rooster Rd., approximately 1000 feet south of U.S. 301. Parrish. Current zoning: A (General Agriculture). (10 +/- Acres).

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

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.

WIT: 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

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. 2-86-48, to be heard on
April 24, 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 said
application and said sign was conspicuously posted 12 feet from the front
property line on the 7th day of April, 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 7th day of April, 1986, 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
7th day of April, 1986

[Signature]
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.

[Signature: Caleb J. Grimes]



FLORIDA DEPARTMENT OF STATE

George Firestone
Secretary of State

May 1, 1986

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

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86 MAY 5 PM 2 06
R.B. MOORE
CLERK CIRCUIT COURT
MANATEE CO. FLORIDA

Attn: Honorable Westwood H. Fletcher, Chairman
&/or Deputy Clerks

Dear Mr. Moore:

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

1. Receipt of letter/s of April 29, 1986
and certified copy/ies of Manatee
County Ordinance(s) 86-7, 86-(Z)40, 86-(Z)46
and 86-(Z)48
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 May 1, 1986.
4. The ~~original~~^{one each}/duplicate copy/ies showing the filing date
~~is~~/are being returned for your records.

Cordially,

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

LC/mb

Enclosures (4)

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