

MANATEE COUNTY ORDINANCE NO. Z-86-54  
GERTRUDE DECKER

SECRETARY OF STATE

JUL 2 3 12 PM '86

FILED FOR RECORD

'86 JUL 7 PM 2 10

P.B. MOORE

CLERK CIRCUIT COURT

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-1AB (ONE FAMILY RESIDENTIAL DISTRICT, 5.3 DU/ACRE) TO PR (PROFESSIONAL OFFICE 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-1AB (One Family Residential District, 5.3 du/acre) to PR (Professional Office District).

B. The said Board of County Commissioners held a Public Hearing on May 22, 1986, June 12, 1986 and June 26, 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-1AB (One Family Residential District, 5.3 du/acre) to PR (Professional Office 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:

Lot 1, less S 5 feet, blk. A  
Cortez Estates subject to FPL  
Easement DESC in ORB 878, P 949  
PRMCF DPID005166300003

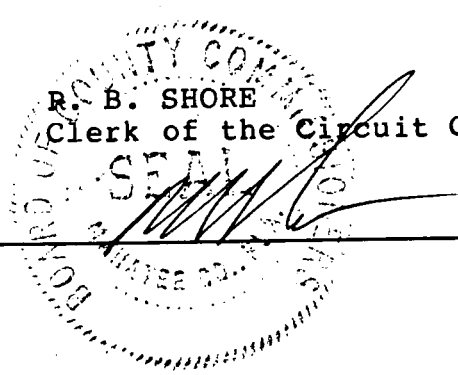
Section 4. EFFECTIVE DATE This ordinance shall take effect immediately upon the receipt of the official acknowledgment from the Office of the Secretary of State, State of Florida, that same has been filed with that office.

PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida this the 26<sup>th</sup> of June, 1986.

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA

BY: *Robert H. [Signature]*  
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 26th day of June, 1986.

SUBJECT: Z-86-54:

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-1AB (ONE FAMILY RESIDENTIAL DISTRICT, 5.3 DU/ACRE) TO PR (PROFESSIONAL OFFICE DISTRICT); PROVIDING AN EFFECTIVE DATE.

WITNESS My Hand and Official Seal this the 27th day of June, 1986, in Bradenton, Florida.

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

*No affidavit submitted.*

*2c.*



# 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

Legal Display- Public Hearing

\_\_\_\_\_ in the \_\_\_\_\_ Court,  
was published in said newspaper in the issues of \_\_\_\_\_  
5/23/86

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

*27th* day of *May*

A.D. 19 *86*  
*Joanna 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, June 12, 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-86-54—Gertrude Decker—Approval to change the present zoning from R-1AB (One Family Residential District, 3.3 du/acre) to PR (Professional Office District), located at the southwest corner of 58th Street W. and Cortez Road W. (0.44 +/- Acres).
  - ✓ Z-86-56—Whitehall Development Corporation—Approval to change the present zoning from A-1 (Suburban Agriculture District, 1 du/acre) to R-1AB (One Family Residential, 3.3 du/acre) located between the railroad right-of-way and the Fairmont Park S/D and between 49th Avenue E. and 50th Avenue Drive E., Samoset (4 +/- Acres).
  - ✓ Z-86-57—Robert L. and Kathleen Cheezem—Approval to change the present zoning from R-1 (One Family Residential, 6.1 du/acre) to C-1 (General Commercial District), located on the south side of 38th Avenue W., approximately 250 feet west of 14th St. W. (0.25 Acres).
  - ✓ Z-82-60—(R)-PPB Joint Venture—Approval to revise the Conceptual Development Plan for the Villages of Thousand Oaks Development to allow one hundred twenty-four (124) single family units at an overall density of 3.17 du/acre. Located on the west side of Erie Road, approximately 2175 feet south of the Seaboard Coast Line right-of-way. Current zoning: PDR (Planned Residential Development District) (39.11 +/- Acres).
  - ✓ SP-86-48—William Kipp & William Britt—Approval of a Special Permit to allow a mobile home as a residence, located northwest of the intersection of Ft. Hamer Road and U.S. 301 between Second Avenue and U.S. 301; Parrish. Current zoning: V-2 (Parrish Village District) (6.7 +/- Acres).
  - ✓ SP-86-50—El Conquistador Village Plaza—Approval of a Special Permit to allow the on-site consumption of beer and wine (2-COP) in connection with a forty (40) seat restaurant. Located at the northwest corner of 34th Street W. and 60th Avenue W. in the El Conquistador Village Plaza. Current zoning: C (Neighborhood Commercial District) (Site - 2.92 +/- Acres; Unit - 1645 Square Feet).
  - ✓ SP-86-51—M.L. & Emily R. Putnal—Approval of a Special Permit to allow rural cluster housing, including five (5) mobile homes and four (4) single family residences, located at the southwest corner of Betts Road and Singletary Road. Current zoning: A (General Agriculture District) (64 +/- Acres).
  - ✓ SP-86-52—James and Melba Davis—Approval of a Special Permit to allow a mobile home in addition to a residence, located on the south side of S.R. 64, approximately 1350 feet east of Bethany Rd. Current Zoning: A/WP/ST (General Agriculture/Watershed Protection Overlay/Special Treatment Overlay) (12.72 Acres).
  - ✓ SP-86-53—Emily Mamma—Approval of a Special Permit to allow two (2) mobile homes as rural cluster housing, located on the south side of S.R. 64, approximately 1/4 mile west of the Manatee/Hardee County line. Current Zoning: A (General Agriculture District) (80 Acres).
  - ✓ SP-86-54—Robert L. and Kathleen Cheezem—Approval of a Special Permit to allow vehicle service establishments, located at the southwest corner of 38th Ave. W. and 14th St. W. Current Zoning: C-1 (General Commercial District) and R-1 (Single Family Residential District) (1.86 Acres). (Related to Z-86-57).
  - ✓ SP-86-55—Ramco Recycling Systems—Approval of a special permit to allow very heavy manufacturing to recycle used concrete, roofing, debris, rocks and other aggregate into useable road building material. Located at the north end of 21st St. E. (approximately 6000 Block—, west of Sarasota Trucking. Current Zoning: M-2 (Heavy Industrial District) (5 +/- 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 286.0103, 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

5/23/86

*E*

*15-2*

2c.

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 Decker Leetunde, who, after having been first duly sworn and put upon oath, says as follows:

1. That he is the Owner (owner, ~~agent for owner~~, attorney in fact for owner, etc.) of the property identified in the application for Official Zoning Atlas Amendment No. 2-86-54, to be heard on June 12, 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 8' feet from the front property line on the 26 day of May, 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 26 day of May, 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.

Sworn to and subscribed before me this

28<sup>th</sup> day of May, 1986

Charles E. Blazynski  
Notary Public State of Florida at Large

My Commission Expires: 1/25/89

Mrs. Leetunde Decker

MANATEE COUNTY  
PLANNING & DEVELOPMENT DEPT

JUN 19 1986

RECEIVED



FLORIDA DEPARTMENT OF STATE RECORD

George Firestone  
Secretary of State

86 JUL 7 PM 2 10

July 2, 1986

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

R.B. SHORE  
CLERK CIRCUIT COURT  
MANATEE CO. FLORIDA

Attention: Deputy Clerks

Dear Mr. Shore:

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

1. Receipt of letter/s of June 27, 1986  
and certified copy/ies of Manatee  
County Ordinance(s) 86-27(Z) and 86-54(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 July 2, 1986.  
one each
4. The ~~original~~/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

F