

MANATEE COUNTY ORDINANCE NO. Z-86-87  
MANATEE BUILDERS

FILED FOR RECORD

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P.D. J. ARE.  
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 A-1 (SUBURBAN AGRICULTURAL, 1 DU/ACRE) TO R-1B (SINGLE FAMILY RESIDENTIAL, 3.7 DU/ACRE); PROVIDING AN EFFECTIVE DATE.

STATE OF FLORIDA

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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 Agricultural, 1 du/acre) to R-1B (Single Family Residential, 3.7 du/acre).

B. The said Board of County Commissioners held a Public Hearing on November 13, 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 Agricultural, 1 du/acre) 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:

The NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 8, Township 35 S., Range 18 E., Manatee County, Florida, Less existing Rights-of-Way and also less the following described property to wit:

1614

Z-86-87

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Commence at the NW corner off the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 8, Township 35 S., Range 18 E., Manatee County, Florida; thence S 89°32'54" E, along the north line of said NW $\frac{1}{4}$  of the SW $\frac{1}{4}$ , 22.01 feet, to the intersection with the East R/W of SR 683 (U.S. Highway 301); thence S 00°06'07" E, along said east R/W as described and recorded in Official Records Book 875, Page 181, Public Records of Manatee County Florida, 456.64 feet to the Beginning of Florida D.O.T. limited access R/W, for said S.R. 683; thence S 01°32'05"E, along said limited access R/W, 72.61 feet, to the intersection with the centerline of an existing ditch, for a Point of Beginning; thence continue S 01°32'05" E, along said limited access R/W, 795.44 feet, to the intersection with the north maintained R/W line of 51st Avenue East; thence S 89°31'05"E, along said maintained R/W line, 456.14 feet; thence N 06°32'09"E, 772.71 feet, to the intersection with the centerline of said existing ditch; thence N 71°50'38"W, along said ditch centerline, 6.00 feet; thence N 83°16'52"W, along said ditch centerline, 93.19 feet; thence N 79°05'09"W, along said ditch centerline, 35.71 feet; thence N 69°17'34"W, along said ditch centerline, 82.14 feet; thence N 82°28'59"W, along said ditch centerline, 68.44 feet; thence S 84°47'08"W, along said ditch centerline, 288.57 feet, to the Point of Beginning, being and lying in Section 8, Township 35S, Range 18 East, Manatee County, Florida.

Containing 29.35 Acres More or Less.

3449 - Manatee Builders, Powell Property - 7/24/86 - WLM/MLB

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 13th day of November, 1986.

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA

BY: *Richard H. [Signature]*  
Chairman Date 11-13-86

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

BY: *[Signature]* Deputy Clerk

STATE OF FLORIDA

COUNTY OF MANATEE

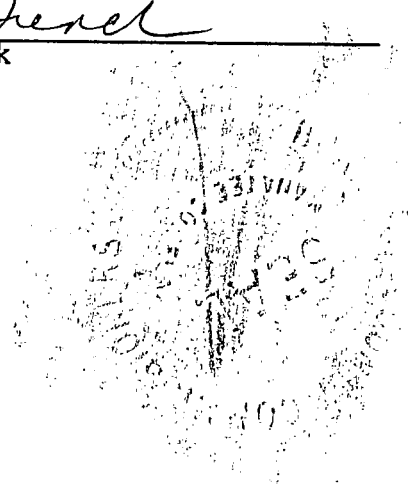
I, R. B. Shore, Clerk of Circuit Court, in and for the County of Manatee, State of Florida, do hereby certify that the foregoing is a true copy of an ORDINANCE adopted by the Board of County Commissioners of said County in session on the 13th day of November, 1986.

SUBJECT: MANATEE COUNTY ORDINANCE NO. Z-86-87  
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-1B; PROVIDING AN EFFECTIVE DATE.

WITNESS My Hand and Official Seal this the 18th day of November, 1986,  
in Bradenton, Florida.

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

Susan French  
By: Deputy Clerk



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  
SP-86-96 Public Hearing

\_\_\_\_\_ in the \_\_\_\_\_ Court,  
was published in said newspaper in the issues of \_\_\_\_\_  
10/24/86

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

28th day of October

A.D. 19 86

*Louis 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, November 13, 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:

**SP-86-85**—Rolanda Wilson. Approval of a Special Permit to allow a group care home for seven (7) residents with a waiver of minimum floor area requirements. Located on the north side of 55th Avenue West approximately 100 feet west of 18th Street West. Present Zoning: R-2 (One and Two Family Residential District) (0.42 +/- Acres)

**SP-86-86**—John A. Blaser. Approval of a Special Permit to allow a mobile home as a residence. Located on the east side of the Pierce Canal south of Tallevast Road. Present Zoning: A-1 (Suburban Agriculture District) (32.6 +/- Acres)

**SP-86-96**—Taylor Mobile Home. Approval of a Special Permit to allow a mobile home as a residence. Located on Private Street 84-7, approximately 3000 +/- feet west of State Road 675, on lot 20-B of Waterbury Grapefruit Tracts. Present Zoning: A (General Agriculture) (5.0 +/- Acres).

**Z-86-82**—Furen. Approval to change the present zoning from R-1AB (Single-Family Residential, 5.3 du/acre) to R-3B (Multi-Family Residential, 16 units/acre) and the approval of a Conceptual Site Plan to allow thirteen (13) units. Located on the northeast corner of Blue Marlin Drive West and Snapper Way (3.09 +/- Acres).

**Z-86-17**—Claffin Garst, Sr. Approval to change the present zoning from A-1 (Suburban Agriculture, 1 du/acre) to C-1A (Resort Commercial), retaining the AF (Agricultural Fringe Overlay District). Located on the east side of 33rd Street East between 53rd Avenue East (S.R. 70) and 51st Avenue East (18.15 +/- Acres).

**Z-86-79**—David K. Dietrich. Approval 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). Located at the southwest corner of 44th Avenue East and 45th Street East (54.72 +/- Acres).

**Z-86-81**—James H. Auvil. Approval to change the present zoning from R-1AB (Single Family Residential, 5.3 du/acre) to PR (Professional Office). Located at 916 - 920 53rd Avenue East (1.5 +/- Acres).

**Z-85-110**—John R. and John C. Day. Approval to change the present zoning from A-1 (Suburban Agriculture, 1 du/acre) to PDC (Planned Commercial Development District), retaining the AF (Agricultural Fringe Overlay District) and the approval of a Conceptual Development Plan to permit the development of a retail shopping center and future development. Located on the north side of U.S. 301, 560 +/- feet east of 60th Avenue East and on the east side of 60th Avenue East, 300 +/- feet north of U.S. 301, Ellenton (32.5 +/- Acres).

**Z-86-83**—Clyde and Mary Glenn Goebel. Approval to change the present zoning from AF/A-1 (Suburban Agriculture) to PDC/AF (Planned Commercial Development) retaining the AF (Agricultural Fringe Overlay) District and the approval of a Conceptual Development Plan for a truck stop. Located on the south side of Moccasin Wallow Road, adjacent to I-75 (Southeast quadrant) (28.51 +/- Acres).

**Z-86-84**—Claffin Garst. Approval to change the present zoning from A-1 (Suburban Agriculture, 1 du/acre) to R-1B (One Family Residential, 3.7 du/acre). Located on the south side of 38th Avenue East, 1400 +/- feet east of its intersection with 30th Street East (29.0 +/- Acres)

**Z-86-87**—Manatee Builders. Approval to change the present zoning from A-1 (Suburban Agriculture, 1 du/acre) to R-1B (Single Family Residential, 3.7 du/acre). Located on the northwest corner of 51st Avenue East and 30th Street East (29.0 +/- Acres)

**Z-86-88**—First Communities. Approval to change the present zoning from A-1 (Suburban Agriculture, 1 du/acre) and R-1AB (Single Family Residential, 5.3 du/acre) to C (Neighborhood Commercial). Located on the north side of 38th Avenue East and east of the extension of 27th Street East (2.0 +/- Acres).

**Z-86-89**—Daniel & Vanessa Bellant/Donna Young. Approval to change the present zoning from A-1AF and A-1 (Suburban Agriculture, 1 du/acre) to C-1AF (General Commercial) retaining the Agricultural Fringe Overlay District. Located in the Southwest Quadrant of the intersection of S.R. 64 and I-75 (6.25 +/- Acres).

**Z-86-90**—Christopher King/Manuel & Helen Perez. Approval to change the present zoning from A-1/AF (Suburban Agriculture, 1 du/acre) to R-1A/AF (Single Family Residential, 4.4 du/acre) retaining the Agricultural Fringe Overlay District. Located on the west side of 45th Street East, 800 +/- feet north of S.R. 70 (8.79 +/- Acres).

**Z-86-93**—Campus Ministry. Approval to change the present zoning from R-1B (Single Family Residential, 3.7 du/acre) to PR (Professional Office). Located on the northeast corner of 57th Avenue West and 28th Street West (.77 +/- 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 266.0105, 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

10/24/86

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 Diane C. Chadwick  
R.J. Lombardo & Associates, Inc., 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. 2-86-87, to be heard on  
November 13, 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 \*        feet from the front  
property line on the 24th day of October, 19 86.

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 24th day of October, 19 86, 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

24th day of October, 19 86

Diane C. Chadwick  
Notary Public State of Florida at Large

My Commission Expires: 10-21-89

- \* Sign 1 - At 51st Ave. East, on the Property Line  
Sign 2 - At 30th Street East  
Sign 3 - At U.S. 301 (Relocated on the Property Line)



FLORIDA DEPARTMENT OF STATE

George Firestone  
Secretary of State

November 25, 1986

R. B. "Chips" Shore  
Clerk of Circuit Court  
Manatee County  
P.O. Box 1000  
Bradenton, Florida 33506

CLERK OF CIRCUIT COURT  
MANATEE COUNTY, FLORIDA

86 DEC 2 AM 1 29

FILED FOR RECORD

Dear Sir:

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

1. Receipt of letter/s of November 18, 1986  
and certified copy/ies of Manatee  
County Ordinance(s) No. Z-86-17, Z-86-79, Z-86-81,  
Z-86-87, Z-86-90 and Z-86-93.
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 November 25, 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/

F