

MANATEE COUNTY ORDINANCE NO. Z-86-91

SAUNDERS ROAD INDUSTRIAL PARK & ADDITION

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 M-2 (HEAVY INDUSTRIAL) TO M-1 (LIGHT INDUSTRIAL); 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 M-2 (Heavy Industrial) to M-1 (Light Industrial).

B. The said Board of County Commissioners held a Public Hearing on November 20, 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 M-2 (Heavy Industrial) to M-1 (Light Industrial) 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 following lots are the lots which are proposed to be rezoned M-2 to M-1, along with the right-of-way adjacent to each lot:

Saunders Road Industrial Park

2 through 6, 10 through 12, 16, 17, 21, & 22.

Saunders Road Industrial Park Addition

Block 1 - 1 through 18 (all Block 1)

Block 2 - 1 through 14 (all Block 2)

FILED FOR RECORD

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CLERK CIRCUIT COURT  
MANATEE CO. FLORIDA

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Page 2

Saunders Road Industrial Park & Addition (Z-86-91)

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 20th day of November, 1986.

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA

BY: Weston H. H. H. H.                       
Chairman Date

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

                    

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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 20th day of November, 1986.

SUBJECT: Z-86-91:

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 M-2 (HEAVY INDUSTRIAL) TO M-1 (LIGHT INDUSTRIAL); PROVIDING AN EFFECTIVE DATE.

WITNESS My Hand and Official Seal this the 3rd day of December, 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- SP 86-90

\_\_\_\_\_ in the \_\_\_\_\_ Court.  
was published in said newspaper in the issues of \_\_\_\_\_

10/31/86

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

6th day of November

A.D. 1986.

(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, Nov. 20, 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-86-90**—Best Buys Shopping Area. Approval of a Special Permit to allow a vehicle sales, rental and service establishment. Located on the east side of 15th Street East (U.S. 301) approximately 400' south of 63rd Avenue West. Present Zoning: C-1 (General Commercial) (8.25+/- Acres).

**SP-86-92**—BTR Palm-Aire, Inc. Approval of a Special Permit to allow the on-site consumption of beer and wine (2-COP) in conjunction with an existing forty-nine (49) seat restaurant. Located at 4851 Whitfield Avenue in the B.T.R. Commercial Shopping Center. Present Zoning: C-1/WP/AF (General Commercial District) (Site: 3.0+/- Acres, Unit: 2000 square feet).

**SP-86-94**—Phillip & Carol Jones. Approval of a Special Permit to allow a group care home for eleven (11) residents, located at 1801 51st Street West. Present Zoning: R-1A (Single Family Residential, 4.4 du/acre) (1.0+/- Acre).

**SP-86-95**—Wallace Tervin. Approval of a Special Permit to allow rural cluster housing for three (3) mobile homes and one (1) single family residence. Located on the east side of Myakka City-Wauchula Road, 4+/- miles south of State Highway 64. Present Zoning: A (General Agricultural) (1621+/- Acres).

**SP-86-98**—Apostolic United Pentacostal Church. Approval of a Special Permit to allow a day care center. Located on the northeast corner of 53rd Avenue East and 9th Street East. Present Zoning: R-2 (One and Two Family Residential District) (1.1+/- Acres).

**SP-86-99**—Garret Wingate. Approval of a Special Permit to allow a mobile home in addition to a mobile home. Located one-half mile east of Bethany Road on State Road 64. Present Zoning: A/WP/ST (Agricultural/Watershed Protection/Special Treatment Overlay District) (12.6+/- Acres).

**SP-86-100**—Bryce Davis. Approval of a Special Permit to allow a one chair beauty salon as a home occupation. Located at 511 68th Avenue Drive West. Present Zoning: R-1A (Single Family Residential, 4.4 du/acre) (0.35+/- Acre).

**SP-86-101**—Davi and Stripling. Approval of a Special Permit to allow on-site consumption of beer and wine at a sixteen (16) seat restaurant. Located at 3020 15th Street East. Present Zoning: C-1 (General Commercial) and R-1 (Single Family Residential) (1.58+/- Acres).

**Z-86-86**—F.P.A. Approval to change the present zoning from A-1/WP/ST (Suburban Agricultural, 1 du/acre) to PDR/WP/ST (Planned Development Residential) retaining the Watershed Protection and Special Treatment Overlay Districts, and approval of a Conceptual Development Plan to allow 3.3 du/acre. Located approximately 2300+/- feet south of State Road 70, east of Goldtree Mobile Home Park (67.96+/- Acres).

**Z-86-91**—Saunders Road Industrial Park, et al. Approval to change the present zoning from M-2 (Heavy Industrial) to M-1 (Light Industrial) in Saunders Road Industrial Park and Addition. Located east of New U.S. 301 and north of Saunders Road, to 59th Avenue East (37.22+/- Acres).

**Z-86-92**—Reasoner and Chivers. Approval to change the present zoning from A-1 (Suburban Agricultural, 1 du/acre) to R-1AB (Single Family Residential, 5.3 du/acre). Located east of 27th Street East, north of 34th Avenue East and east of Stone Creek Subdivision. 330+/- feet north of 38th Avenue East (77.3+/- Acres).

Sworn to and subscribed before me this.

6th day of November

A.D. 1986

(SEAL) Notary Public

Notary Public, State of Florida at Large  
My Commission Expires May 30, 1987

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Approval to change the present zoning from M-2 (Heavy Industrial) to M-1 (Light Industrial) in Saunders Road Industrial Park and Addition. Located east of New U.S. 301 and north of Saunders Road, to 59th Avenue East (37.22+/- Acres).

Z-86-92—Reasoner and Chivers. Approval to change the present zoning from A-1 (Suburban Agricultural, 1 du/acre) to R-1AB (Single Family Residential, 5.3 du/acre). Located east of 27th Street East, north of 34th Avenue East and east of Stone Creek Subdivision. 330+/- feet north of 38th Avenue East (77.3+/- Acres).

Z-86-94—Thomas and Margaret Williams, Raymond F. Skinner Corp. Approval to change the present zoning from A-1 (Suburban Agricultural, 1 du/acre) to R-1AB (Single Family Residential, 5.3 du/acre). Located at the northeast corner of the intersection of Nicholson Avenue and Leroy Avenue, 940+/- feet west of 15th Street East (Old U.S. 301) (10.79+/- Acres).

Z-86-95—Fred Davis. Approval to change the present zoning from A-1 (Suburban Agricultural, 1 du/acre) to M-1 (Light Industrial). Located on the west side of 33rd Street East, 1300+/- feet north of Whitfield Avenue (5.0+/- Acres).

Z-86-97—Riley and Lawson. Approval to change the present zoning from A (General Agriculture District, 1 du/5 acres) to A-1 (Suburban Agriculture District, 1 du/acre). Located on the west side of Zipperer Road approximately 1500+/- feet north of State Road 64 (5.64+/- Acres).

Z-86-98—P.L. Investments. Approval to change the present zoning from R-3B (Multi-Family Residential, 16 du/acre) to C (Neighborhood Commercial) on the south side of El Conquistador Parkway east of Cartegna Condominiums and El Conquistador Tennis Courts (2.27+/- Acres).

Z-86-100—Gerald Derstine. Approval to change the present zoning from A (General Agriculture, 1 du/5 acres) to A-1 (Suburban Agriculture, 1 du/acre). Located on the west side of Private Street 8-13-1962, (west side of Christian Retreat) 480+/- feet north of Upper Manatee River Road (6.07+/- Acres).

Z-86-102—Penny Burchette. Approval to change the present zoning from A-1 (Suburban Agricultural, 1 du/acre) to R-1T (Single Family Attached, 10.2 du/acre). Located east of 27th Street East, 100+/- feet south of 29th Avenue East (10.1+/- Acres).

Z-86-103—Rice and Yahraus. Approval to change the present zoning from A-1/AF (Suburban Agricultural, 1 du/acre) to C-1AF (General Commercial) retaining the Agricultural Fringe Overlay District. Located in the Southeast quadrant of the intersection of I-75 and U.S. 301 on the north side of 18th Street East (.53+/- Acre).

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

10/31/86

Saunders Rd.

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 \_\_\_\_\_

Ben H. Dawson, III, who, after having been first duly sworn and put upon oath, says as follows:

1. That he is the \_\_\_\_\_ agent for 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. 2-86-911, to be heard on November 20, 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 0 feet from the front property line on the 31 day of October, 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 30 day of October, 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

30th day of November, 1986

Winger E. Rivers  
Notary Public State of Florida at Large

My Commission Expires: July 23, 1990

Benjamin H. Dawson III

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FLORIDA DEPARTMENT OF STATE

George Firestone  
Secretary of State

FILED FOR RECORD

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December 10, 1986

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

P.B. S. ARE,  
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 December 3, 1986  
and certified copy/ies of Manatee  
County Ordinance(s) 86-91(Z), 86-95(Z), 86-98(Z),  
86-99(Z), and 86-100(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 ordinances in this office  
on December 10, 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

Enclosures (5)