

MANATEE COUNTY ORDINANCE NO. 2-85-4  
ERNESTINE P. BASLER

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) TO R-1A (ONE FAMILY RESIDENTIAL DISTRICT), RETAINING THE WP (WATERSHED PROTECTION OVERLAY DISTRICT) CLASSIFICATION; 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 A-1 (Suburban Agriculture District) to R-1A (One Family Residential District), retaining the WP (Watershed Protection Overlay District) classification.

B. The said Board of County Commissioners held a Public Hearing on January 10, 1985, 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 Agriculture District) to R-1A, (One Family Residential District), retaining the WP (Watershed Protection Overlay District) classification, and the Clerk of the Circuit Court, as Clerk of 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 ¼ of the SE ¼ of the SE ¼ and the NE ¼ of the SE ¼ of the SE ¼ of Section 29, Township 35 South, Range 18 East, containing 20 acres.

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.

... THE ... OF THE BOARD OF COUNTY COMMISSIONERS  
ers of Manatee County, Florida this the 19th of February,  
1985.

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA

BY: Edward W. Chance  
Chairman

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

R. B. SHORE  
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BY: Richard H. Ashley  
RICHARD H. ASHLEY, CHIEF DEPUTY CLERK



# The Bradenton Herald

102 MANATEE AVE WEST P.O. BOX 921  
BRADENTON FLORIDA 33508  
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

ADVERTISING - 224-113 2x full

\_\_\_\_\_ in the \_\_\_\_\_ Court,  
was published in said newspaper in the issues of \_\_\_\_\_  
12/20/84

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. 1984

(SEAL) Notary Public

Notary Public - State of Florida at Large  
My Commission Expires July 24, 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, January 10, 1985, 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-84-113 - Request for a rezone from A (General Agriculture) to A-1 (Suburban Agriculture) on property located between SR 62 and SR 673, 1/2 mile E. of Spencer Rd. Includes Sections 22, 23, 26, 27, 34 and 35; Parrish Ranch Tract, J.B. Baldwin, Trusse. (1027.5 +/- Ac.).

Z-84-124 - Request for a rezone from A-1 (Suburban Agriculture, maximum density of one dwelling unit/acre) to R-1D (Single Family Residential, maximum density 2.0 dwelling units/acre) on the S. side of Experimental Farm Rd., 640 +/- Ft. W. of Oakhurst Rd. (4.0 +/- Ac.).

Z-84-126 - Request for a rezone from R-1 (Single Family Residential) to M-1 (Light Industrial) on the E. side of 129th St. W., 520 +/- ft. N. of Corcoran Rd. W. (0.99 +/- Ac.).

Z-84-128 - Request for a rezone from R-2 (One and Two Family Residential) to PR (Professional Office) on the NE corner of the intersection of 57th Ave. W. and 16th St. W. (S. Gregory St.) (0.40 +/- Ac.).

Z-84-129 - Request for a rezone from R-1B/WR (One Family Residential/Whitfield Residential Overlay) and R-2/WR (One and Two Family Residential/Whitfield Residential Overlay) to PR/WR (Professional Office/Whitfield Residential Overlay) on the N. side of Bernard Ave., 250 +/- ft. W. of U.S. 41 (0.91 +/- Ac.).

Z-85-2 - Request for a rezone from R-1 (One Family Residential) to M-1 (Light Manufacturing) on the N. side of Memphis Rd. 520 +/- ft. E. of U.S. 41 (0.9 +/- Ac.).

Z-85-3 - Request for a rezone from A-1 (Suburban Agriculture) and A-1/AF (Suburban Agriculture/Agricultural Fringe Overlay) to R-4B (Mobile Home Residential) and R-4B/AF (Mobile Home Residential/Agricultural Fringe Overlay) on the N. side of Experimental Farm Rd., 1,060 +/- ft. E. of U.S. 41 North, Palmetto (34.71 +/- Ac.).

Z-85-4 - Request for a rezone from A-1/WR (Suburban Agriculture/Watershed Protection Overlay) and A-1/WR/ST (Suburban Agriculture/Watershed Protection Overlay/Special Treatment Overlay) to R-1A/WR (One Family Residential/Watershed Protection Overlay) and R-1A/WR/ST (One Family Residential/Watershed Protection Overlay/Special Treatment Overlay) on the E. side of 34th St. E. (Pompano Rd.) 650 +/- ft. N. of Tallman Rd. (20.6 +/- Ac.).

Z-85-8 - Request for a rezone from R-1 (One Family Residential) to C (Neighborhood Commercial) on the W. side of 156th St. E. 580 +/- ft. N. of 26th Ave. E. (.36 +/- Ac.).

Z-85-9 - Request for a rezone from R-2 (One and Two Family Residential) to C-1 (General Commercial) on the S.E. corner of the intersection of U.S. 41 and the 33rd St. E. R.O.W. (4.5 Ac.).

SP-84-187 - Request for a special permit to allow the razing and reconstruction of a gasoline service station to a gas/foodmart facility on the SE corner of the intersection of Corcoran Rd. W. and 34th St. W. Current Zoning: C-1 (General Commercial) (0.69 +/- Ac.).

SP-84-114 - Request for a special permit to allow an expansion of an existing tomato packing plant and a revision of existing approved conditions on the N. side of S.R. 64 1/2 mile E. of Zipperer Rd. Current Zoning A (General Agriculture) (5 +/- Ac.).

SP-84-116 - Request for a special permit to allow a mobile home as a residence on the E. side of French's Rd., 4,650 +/- ft. E. of Verna Highway Rd. Current Zoning: A (General Agriculture) (5.50 +/- Ac.).

SP-84-117 - Request for a special permit to allow

... ADJOURNING: A (General Agriculture

SP-84-117 - Request for a special permit to allow a church on the S. side of 29th St. E., 1900 + ft. E. of 9th Ave. E., Washington Gardens, Palmetto. Current Zoning: R-1AB (One Family Residential) (4.93 + Ac.).

SP-85-1 - Request for a special permit to allow the consumption of beer, wine and mixed drinks (4-COP) at a lounge on the NE side of US 301 at the intersection of U.S. 301 and Walton Ranch Rd. Current Zoning C (Neighborhood Commercial) (0.99 + Ac.).

SP-85-2 - Request for a Special Permit to allow a mobile home as a residence on Tracts 120 and 121 of Willow Shores, 900 + ft. S. of the Hillsborough County line. Current Zoning: A (General Agriculture) (10.08 + Ac.).

SP-85-4 - Request for a special permit to allow a mobile home as a residence on Barr Rd., 800 + ft. S. of Crosby Rd. Current Zoning: A (General Agriculture) (7 + Ac.).

SP-85-5 - Request for a special permit to allow a mobile home in addition to a residence on Rich Rd., 4,400 + ft. E. of Vera Bethany Rd. and 910 + ft. N. of S.R. 64. Current zoning: A/WP/ST (General Agriculture/Waterbed Promotion Overlay/Special Treatment Overlay) (22.66 + Ac.).

SP-85-7 - Request for a special permit to allow a drive-in banking facility on the E. side of 14th St. E., 170 + ft. S. of 33rd Ave. E. Current Zoning: PR (Professional Office) (0.19 + Ac.).

SP-85-8 - Request for a special permit to allow 9 dwelling units, 2 as temporary mobile homes to be replaced by residences, as rural cluster housing on the N. side of Parks Rd., 2 1/2 miles E. of Myakka-Waschula Rd., Myakka City. Current Zoning: A (General Agriculture) (200 + Ac.).

SP-85-9 - Request for a special permit to allow a vehicle sales and service dealership on the E. side of U.S. 41 660 + ft. N. of 57th Ave. W. Current zoning: C-1 (General Commercial) (4.1 + Ac.).

SP-85-10 - Request for a special permit to allow expansion of the existing work release center on the N. side of 57th Ave. E. at 5th St. E. Current zoning: R-2 (One and Two Family Residential) (3.52 + Ac.).

SP-85-11 - Request for a special permit to allow the modification of an existing private tennis club to include a clubhouse with 75 seat restaurant, health spa, and indoor racquet ball courts, on the SW corner of the intersection of 75th St. W. and 9th Ave. N.W. Current zoning: R-1C (One Family Residential) (6.87 + Ac.).

SP-85-13 - Request for a special permit to allow the expansion of Jim Boat Dodge vehicle service department on the E. side of U.S. 41 860 + ft. S. of Orlando Ave. current zoning: C-1 (General Commercial) (2.55 + Ac.).

SP-85-14 - Request for a special permit to allow the expansion of Bayshore High School on the S. E. corner of the intersection of 34th St. W. and 33rd Ave. W. Current zoning: R-1B (One Family Residential) (40 + Ac.).

SP-85-15 - Request for a special permit to allow a go-cart track and arcade at the SE corner of the intersection of U.S. 41 and the 33rd St. R.O.W. Current zoning: R-2 (One and Two Family Residential) Proposed zoning: C-1 (General Commercial - Z-85-9) (4.5 + Ac.).

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 any other matters regarding this matter from the Manatee County Planning and Development Department, 312 - 6th Avenue S.W., Bradenton, Florida.

According to Florida Statutes, Section 206.0105, 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.

7333

**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 \_\_\_\_\_  
Robert G. Gause \_\_\_\_\_, 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. 2-85-4, to be heard on JANUARY 10, 1985, 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 20th day of December, 1984.

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 21st day of December, 1984, 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

Robert G. Gause

SWORN TO AND subscribed before me on this 21<sup>st</sup> day of December, 1984

My Commission Expires:

Sharon K. Greene

Notary Public, State of Florida At Large  
My Commission Expires Dec. 20, 1986

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 10th day of January, 1985.

SUBJECT: MANATEE COUNTY ORDINANCE NO. Z-85-4:  
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) TO R-1A (ONE FAMILY RESIDENTIAL DISTRICT) RETAINING THE WP (WATERSHED PROTECTION OVERLAY DISTRICT) CLASSIFICATION; PROVIDING AN EFFECTIVE DATE

WITNESS My Hand and Official Seal this the 11th day of January, 1985, in Bradenton, Florida.

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

By: Richard H. Ashley  
Richard H. Ashley, Chief Deputy Clerk

C



FLORIDA DEPARTMENT OF STATE

George Firestone  
Secretary of State

FILED

1985 JUN 21 10 5 12

January 17, 1985

CLERK OF DISTRICT COURT  
MANATEE COUNTY FLORIDA

Mr. Richard H. Ashley  
Chief Deputy Clerk  
Post Office Box 1000  
Manatee County Courthouse  
Bradenton, Florida 33506

Dear Mr. Ashley:

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

1. Receipt of your letter/s of January 17, 1985  
and certified copy/ies of Manatee County Zoning Ordinance Nos. 284-105, 113, 124, 126, 128, 129, 285-2, 3, 4, 8, and 9.
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 January 16, 1985.
4. The original/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  
and Laws

LC/

Enclosures

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