

FILED FOR RECORD
R.B. SHORE
CLERK CIRCUIT COURT
MANATEE COUNTY FLORIDA

MANATEE COUNTY ZONING ORDINANCE
PDC-00-08(Z)(G) - B. MARGARET HUTCHES

DEC 13 9 07 AM '00

AN ORDINANCE OF THE COUNTY OF MANATEE, FLORIDA, AMENDING THE OFFICIAL ZONING ATLAS OF MANATEE COUNTY, ORDINANCE NO. 90-01 (THE MANATEE COUNTY LAND DEVELOPMENT CODE) RELATING TO ZONING WITHIN THE UNINCORPORATED AREA OF MANATEE COUNTY; PROVIDING FOR THE REZONING OF CERTAIN LAND FROM LM (LIGHT MANUFACTURING) TO PDC (PLANNED DEVELOPMENT COMMERCIAL); PROVIDING AN EFFECTIVE DATE; AND APPROVAL OF A GENERAL DEVELOPMENT PLAN TO ALLOW 19,000 SQUARE FEET OF COMMERCIAL SPACE, AND GRANTING SPECIAL APPROVAL FOR A PROJECT EXCEEDING 3,000 SQUARE FEET OF SMALL COMMERCIAL BUILDING AREA IN THE IH FUTURE LAND USE CATEGORY.

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 LM (Light Manufacturing) to PDC (Planned Development Commercial).

B. The Board of County Commissioners held a public hearing on November 28, 2000 regarding said proposed Official Zoning Atlas Amendment described herein in accordance with the requirements of Manatee County Ordinance No. 90-01, the Manatee County 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. 89-01, the Manatee County Comprehensive Plan.

Section 2. The General Development Plan is hereby APPROVED to allow 19,000 square feet of commercial space, and granting Special Approval for a project exceeding 3,000 square feet of small commercial building area in the IH Future Land Use Category, with the following stipulations:

STIPULATIONS

1. "Other Commercial" uses as shown of the General Development Plan shall be those uses that are permitted or administratively permitted in the HC zoning district under Commercial Uses-Services in Figure 6.1 of the Land Development Code, except for Lodging Places, Funeral Homes, and Funeral Chapel.

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2. Specific access locations and restrictions shall be determined at time that the traffic impact study is submitted and approved.
3. Off-site transportation improvements may be required based upon the traffic study.
4. Wetland buffers shall be provided in accordance with Section 719.11.1 of the LDC from all post-development jurisdictional wetlands, and shall be delineated on the Preliminary and Final Site Plans.

Section 3. AMENDMENT OF THE OFFICIAL ZONING ATLAS. The Official Zoning Atlas of Manatee County, Ordinance No. 90-01, the Manatee County Land Development Code, is hereby amended by changing the zoning district classification of the property identified in Section 4 herein from LM (Light Manufacturing) to PDC (Planned Development Commercial), and the Clerk of the Circuit Court, as Clerk to the Board of County Commissioners, as well as the Planning Department, are hereby instructed to cause such amendment to the said Official Zoning Atlas.

Section 4. LEGAL DESCRIPTION.

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE N 89° 40'49" W, ALONG THE SOUTH LINE OF SAID SECTION 30, A DISTANCE OF 212.35 FEET TO THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WESTERLY RIGHT-OF-WAY OF 26TH COURT EAST; THENCE N 00° 26'56" E, ALONG SAID SOUTHERLY EXTENSION, A DISTANCE OF 25.00 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY OF TALLEVAST ROAD (77TH AVENUE EAST), A 50' WIDE RIGHT-OF-WAY FOR A POINT OF BEGINNING; THENCE N 89° 40'49" W, ALONG SAID NORTHERLY RIGHT-OF-WAY OF TALLEVAST ROAD, A DISTANCE OF 217.99 FEET; THENCE N 73° 09'19" W, ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 125.13 FEET; THENCE N 89° 36'52" W, ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 162.70 FEET THENCE N 39° 32'00" W, A DISTANCE OF 31.01 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF NEW U.S. 301 (STATE ROAD 683); THENCE N 00° 24'56" E, ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 170.41 FEET; THENCE S 89° 40'49" E, PARALLEL WITH THE NORTHERLY RIGHT-OF-WAY OF TALLEVAST ROAD (77TH AVENUE EAST), A DISTANCE OF 520.66 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY OF 26TH COURT EAST; THENCE S 00° 26'56" W, ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 230.00 FEET TO THE POINT OF BEGINNING. BEING AND LYING IN SECTION 30, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA. CONTAINING 2.55 ACRES (110,857 SQUARE FEET).

Section 5. EFFECTIVE DATE. This ordinance shall take effect immediately upon filing with the Office of the Secretary of State, Florida Department of State.

PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida on the 28th day of November, 2000.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY: Joe McClas
Chairman

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

BY: R. B. Shore



STATE OF FLORIDA, COUNTY OF MANATEE
This is to certify that the foregoing is a true and correct copy of the documents on file in my office.

Witness my hand and official seal this 4TH day of

DECEMBER, 2000

R.B. SHORE
Clerk of Circuit Court

By: Nancy Harris D.C.

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December 6, 2000

Honorable R. B. Shore
Clerk of the Circuit Court and Comptroller
Manatee County
Post Office Box 1000
Bradenton, Florida 34206

Attention: Janene Kearney, Deputy Clerk

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letters dated November 29 and December 4, 2000 and certified copies of Manatee County Ordinance Nos. PDR-00-05(Z)(P), Z-00-05, PDC-00-08(Z)(G), PDR-00-16(Z)(G), 00-18, 00-33, 00-34, 00-36, 00-37, 00-41, 00-46 and 00-50, which were filed in this office on December 6, 2000.

As requested, the original date stamped copies are being returned for your records.

Sincerely,

Liz Cloud, Chief
Bureau of Administrative Code

LC/mp

Enclosure

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P.A. POWER
CLEOPATRA
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