

FILED FOR RECORD  
R.B. SHORE  
CLERK OF CIRCUIT COURT  
MAY 8 12 35 PM '01

MANATEE COUNTY ZONING ORDINANCE  
PDC-00-09(Z)(G) - MANATEE RIVER GROVES, INC./LAKEWOOD STORAGE

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 A (GENERAL AGRICULTURE, 1 DWELLING UNIT PER 5 ACRES) TO PDC (PLANNED DEVELOPMENT COMMERCIAL); PROVIDING AN EFFECTIVE DATE; AND APPROVAL OF A GENERAL DEVELOPMENT PLAN TO ALLOW 150,000 SQUARE FEET OF COMMERCIAL DEVELOPMENT TO INCLUDE MINI-WAREHOUSE STORAGE, OUTDOOR VEHICLE STORAGE, CONVENIENCE RETAIL WITH GAS PUMPS, GENERAL RETAIL, AND OFFICE USES, AND GRANTING SPECIAL APPROVAL FOR A COMMERCIAL PROJECT OVER 30,000 SQUARE FEET IN THE UF-3 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 A (General Agriculture, 1 dwelling unit per 5 acres) to PDC (Planned Development Commercial).

B. The Board of County Commissioners held a public hearing on April 24<sup>th</sup>, 2001 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.

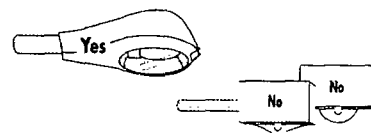
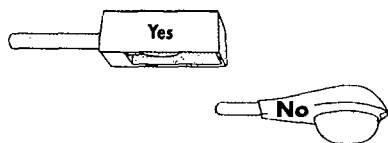
C. The proposed amendment to the Official Zoning Atlas regarding the property described in Section 4 herein is found to be consistent with the requirements of Manatee County Ordinance No. 89-01, the Manatee County Comprehensive Plan.

Section 2. The General Development Plan is hereby APPROVED to allow 150,000 square feet of commercial development to include mini-warehouse storage, outdoor vehicle storage, convenience retail with gas pumps, general retail, and office uses, and GRANTING Special Approval for a commercial project over 30,000 square feet in the UF-3 Future Land Use Category with the following stipulations:

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DEPARTMENT OF STATE  
TALLAHASSEE, FLORIDA

STIPULATIONS

1. The uses approved with this General Development Plan include mini- warehouse as defined in Section 704.47, Outdoor Vehicle Storage, including citrus trailers, as limited by Section 703.2.20.1, caretaker's residence and offices, and shall be specified with the Final Site Plan.
2. The operation of the packing plant use on this site shall cease upon approval by the Board of this General Development Plan.
3. The applicant shall provide an enhanced roadway buffer along Lorraine Road, except in areas which are currently paved. The buffer shall be 20' wide and shall consist of a double staggered row of canopy trees as well as the shrubs required by Figure 715.B. The retention pond along Lorraine Road may remain provided landscaping is provided between the right-of-way and the pond. Existing canopy trees meeting the criteria of the LDC may remain and count to satisfy this condition.
4. A fence shall be installed along the east property line pursuant to Section 704.47.5 of the Land Development Code. Two rows of the existing citrus trees along the east property line shall remain on the outside of the fence. Should any of the citrus trees be removed, they shall be replaced with the equivalent landscaping required in screening option A of figure 715.C of the Land Development Code.
5. All required landscaping for this project, including the species used, shall be approved by EMD & Planning. The use of native drought tolerant species is required.
6. The use of the septic systems on-site shall be approved by the Health Department prior to Final Site Plan approval.
7. Should the manufactured home be removed from the property in the future, it may be replaced pursuant to Section 703.2.36 of the Land Development Code.
8. Pole signs shall not exceed 16 feet in height. One pole sign shall be allowed along each road frontage. The area of the sign shall be limited by Section 724.6.4.1.1 of the Land Development Code.
9. Prior to Final Site Plan approval, the design and shielding of on-site lighting shall comply with Section 709.2.2 In addition , pole mounted lights shall be limited to 20' in height and directed to the interior of the development using horizontal cut-offs. A photometric plan shall be submitted to the Planning Department along with the Final Site Plan for approval. Any wall mounted lights or lights within the facility shall have horizontal cut-offs to direct all lights toward the ground.



- 10. At the time of General Development Plan approval for Phase 4 the applicant shall show a reservation for a 60 foot half-width right-of-way for both both Lorraine Road and State Road 64. The 60 foot half-width right-of-way for Lorraine Road shall be shown on all future submittals.

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 A (General Agriculture, 1 dwelling unit per 5 acres) 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 NORTHEAST CORNER OF SECTION 3, TOWNSHIP 35 S., RANGE 19 E.; THENCE S 00° 14' 51" W, ALONG THE EAST LINE OF SECTION 3, A DISTANCE OF 50.00 FEET TO THE INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD NO. 64 AS SHOWN ON F.D.O.T RIGHT-OF-WAY MAP SECTION 1305-250; THENCE N 89° 17' 37" W, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 241.15 FEET; THENCE N 89° 18' 23" W ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 3003.47 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N 89° 18' 23" W, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 678.55 FEET TO THE INTERSECTION WITH THE EASTERLY MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 1285.86 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 3; THENCE S 89° 22' 16" E, ALONG SAID SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 678.54 FEET; THENCE N00° 01' 42" W, A DISTANCE OF 1285.09 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 3, TOWNSHIP 35 S., RANGE 19E., MANATEE COUNTY, FLORIDA. CONTAINING 20.02 ACRES, MORE OR LESS.

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 24th day of April, 2001.

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA

BY: *J. Milak*  
Chairman



R. B. SHORE  
Clerk of the Circuit Court

*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 20<sup>th</sup> day of

April, 2001

R. B. SHORE  
Clerk of Circuit Court  
By: *G. C. Oviedo* D.C.

DIVISIONS OF FLORIDA DEPARTMENT OF STATE  
Office of the Secretary  
Division of Administrative Services  
Division of Corporations  
Division of Cultural Affairs  
Division of Elections  
Division of Historical Resources  
Division of Library and Information Services  
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FLORIDA DEPARTMENT OF STATE  
**Katherine Harris**  
Secretary of State  
DIVISION OF ELECTIONS

May 3, 2001

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 letter dated April 30, 2001 and certified copies of Manatee County Ordinance Nos. PDR-00-09(Z)(P) and PDR-00-09(Z)(G), which were filed in this office on May 2, 2001.

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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R.B. SHORE  
CLERK OF CIRCUIT COURT  
MANATEE COUNTY  
MAY 8 12 33 PM '01