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MANATEE COUNTY ORDINANCE NO. PDC-91-04(Z)

NEW HOPE BAPTIST CHURCH

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 RSF-4.5 (RESIDENTIAL, SINGLE FAMILY-4.5 DU/ACRE TO PDC (PLANNED DEVELOPMENT-COMMERCIAL) WITHOUT A PLAN; PROVIDING AN EFFECTIVE DATE.

DEPARTMENT OF STATE  
TALLAHASSEE, FLORIDA

91 OCT - 7 AM 11:53

FILED

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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 from RSF-4.5 (Residential, Single Family-4.5 du/acre) to PDC (Planned Development-Commercial) without a plan.

B. The said Board of County Commissioners held a Public Hearing on September 26, 1991, 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 3 herein is found to be consistent with the requirements of Manatee County Ordinance No. 89-01, the Manatee County Comprehensive Plan.

Section 2. AMENDMENT OF 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 3 herein from RSF-4.5 (Residential, Single Family-4.5 du/acre) to PDC (Planned Development-Commercial) without a plan, and the Clerk of the Circuit Court, as Clerk to the Board of County Commissioners, as well as the Planning and Zoning Department, are hereby instructed to cause such amendment to the said Official Zoning Atlas. The following stipulations are a part of this approval:

1. Setbacks for this Planned Development rezone shall be at a minimum of: Front/25 feet, Side and Rear/20 feet.
2. The permitted uses for this Planned Development Commercial rezone shall be limited to the following:

Agriculture  
 Convenience Retail Sale Use  
 Eating Establishments (without drive-thru)  
 Portable Agricultural stands  
 Banking  
 Bank Drive-thru  
 Business Services  
 Health Services: Professional Office & Clinic

\*NOTE: This document (original) was not received back from SECY.

Veterinary Clinic  
 Nursing Home  
 Bed and Breakfast  
 Hospital Guest House  
 Office  
 Incidental Car Wash  
 Neighborhood & Pickup Dry Cleaners  
 Food Catering  
 Funeral Chapel  
 Funeral Home  
 Personal Service Establishment  
 Cultural Facility  
 Emergency Shelter  
 Post Office  
 Public Community Uses  
 Public Use Facility  
 Utility Uses  
 Human & Pet Cemetery  
 Land Reserves (Public & Private)  
 Low Intensity Recreational Use  
 Passive Recreation Use  
 Church or Other Place of Worship  
~~Day Care Center (Large & Medium)~~  
 Schools (public, private, special education)  
 Bus, RR Passenger Station  
 Small Appliance Repair

- No use which will permit the consumption of alcoholic beverages as defined in Section 561.01, Florida Statutes, on premises will be permitted.

**Section 3. LEGAL DESCRIPTION.**

Commence at the NW corner of the SE 1/4 of Section 10, Township 34 South, Range 18 East, thence S 87°39'30" East, along the north line of said SE 1/4, 159.64 feet to the intersection of said line and the Sely R/W line of State Road 43 (U.S. Hwy. 301); thence S 60°01'00" West, 294.37 feet along said Sely R/W, for the P.O.B.; thence continue S 60°01'00" West, 211.11 feet; thence S 29°59'00" East, 332.27 feet; thence N 60°01'00" East, 211.11 feet; thence N 29°59'00" West, 332.27 feet to the P.O.B. The above contains 1.61 acres; and

Begin at the NW corner of the SE 1/4 of Section 10, Township 34 South, Range 18 East; thence S 87°39'30" E along the north line of said SE 1/4, 159.64 feet to the intersection of said line and the Sely R/W of State Road 43 (U.S. Hwy. 301) for P.O.B.; thence N 60°01'00" E along said Sely R/W, 114.00 feet; thence S 29°59'00" E, 332.27 feet; thence S 60°01'00" W, parallel to said Sely R/W and 332.27 feet therefrom, 408.37 feet; thence N 29°59'00" W, 332.27 feet to intersection of said line and said Sely R/W, thence N 60°01'00" E along said Sely R/W 294.37 feet to the P.O.B., being and lying in Section 10, Township 34 South, Range 18 East, Manatee County, Florida. Containing 3.12 acres, more or less.

**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 26th day of September, 1991.

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA

BY:

*Patricia M. Glass*  
Chairman

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

*[Signature]*



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Clerk of The Circuit Court  
Manatee County Courthouse  
P. O. Box 1000  
Bradenton, FL 34206

Attn: Board Records, Gerri

Re PDC 91-04(z)

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R.B. SHORE  
CLERK CIRCUIT COURT  
MANATEE CO. FLORIDA  
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Dear Researcher:

The material or information requested:

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- may be copied upon receipt of your check in the amount of \_\_\_\_\_, payable to the Department of State.
- is referred to in the enclosed.
- may be available in the collections. Due to the complexity of the request and or the large amount of material on the subject, the staff is unable to research this inquiry. You may wish to contact a researcher on the enclosed list.
- could not be located in the collections of the Florida State Archives.
- may be available from the following institution:
- other:

You are encouraged to visit the Archives to conduct your research. The Archives is open Monday through Friday, 8:00 a.m. to 5:00 p.m. and Saturday from 9:00 a.m. to 3:00 p.m.

*Connie Garrett*  
\_\_\_\_\_  
Connie Garrett 7 / 31 / 92

Address correspondence to:

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