

MANATEE COUNTY ZONING ORDINANCE NO. PDC-92-08 (SECRETARY OF STATE)
COUNTY INITIATED/PALM AIRE PLAZA GROUP, LTD.

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

JAN 15 9 02 AM '93

SECRETARY OF STATE

JAN 11 10 28 AM '93

FILED

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 PDR/WP-E (PLANNED DEVELOPMENT RESIDENTIAL/WATERSHED PROTECTION-EVERS RESERVOIR OVERLAY DISTRICT) TO PDC/WP-E (PLANNED DEVELOPMENT COMMERCIAL/WATERSHED PROTECTION-EVERS RESERVOIR OVERLAY DISTRICT); AND GRANTING SPECIAL APPROVAL FOR A NONRESIDENTIAL PROJECT EXCEEDING 30,000 SQUARE FEET OF GROSS BUILDING AREA; 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 PDR/WP-E (Planned Development Residential/Watershed Protection-Evers Reservoir Overlay District) to PDC/WP-E (Planned Development Commercial/Watershed Protection-Evers Reservoir Overlay District) and granting Special Approval for a nonresidential project exceeding 30,000 square feet of gross building area.

B. The said Board of County Commissioners held a public hearing on January 5, 1993, 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 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 3 herein from PDR/WP-E (Planned Development Residential/Watershed Protection-Evers Reservoir Overlay District) to PDC/WP-E (Planned Development Commercial/Watershed Protection-Evers Reservoir Overlay District), and the Clerk of the Circuit Court, as Clerk to the Board of County Commissioners, as well as the Planning, Permitting and Inspections Department, are hereby instructed to cause such amendment to the said Official Zoning Atlas. The following stipulation is a part of this approval:

1. The allowable uses on this site shall be limited to those uses listed as either permitted or administrative permit uses within the NC-M (Neighborhood Commercial-Medium) zoning district. All administrative permit uses must comply with Section 704 of the Land Development Code.

Section 3. LEGAL DESCRIPTION.

COM AT SE COR OF SEC 34; TH S 89°37'09" W ALG S LN OF SD SEC 50 FT TO SE COR OF THAT CERTAIN PARCEL OF LAND KNOWN AS THE CHURCH PARCEL; TH S 89°37'09" W ALG S LN OF SD PARCEL, ALSO BEING NLY LN OF A 50 FT WIDE MANATEE CO R/W FOR UNIVERSITY PKWY (COUNTY LINE RD) 1610.45 FT FOR A POB; TH CONT S 89°37'09" W ALG SD NLY R/W LN 80.12 FT TO SE COR OF A TRIANGULAR SHAPED LANDSCAPE PARCEL; TH N 49°35'12" W ALG NELY LN OF SD PARCEL 352.92 FT TO ELY R/W LN OF WHITFIELD AVE; TH N 00°55'24" W ALG SD ELY R/W LN 234.98 FT; TH N 89°04'36" E 345.1 FT; TH S 00°55'24" E 468.84 FT TO THE POB; TOGETHER WITH & SUBJ TO A 60 FT WIDE EASMT & BEING FURTHER DESC IN OR 1091 P 1421; ALSO: COM AT SE COR OF SEC 34, TH S 89°37'09" W ALG S LN OF SD SEC 40 FT; TH N 00°22'51" W 50 FT TO SE COR OF THAT CERTAIN PARCEL OF LAND KNOWN AS "CHURCH PARCEL;" TH S 89°37'09" W ALG S LN OF SD PARCEL, ALSO BEING NLY LN OF A 50 FT WIDE R/W FOR UNIVERSITY PKWY, 1564.01 FT FOR A POB; TH CONT S 89°37'09" W 46.44 FT; TH N 00°55'24" W 468.84 FT; TH N 89°04'36" E 46.43 FT; TH S 00°55'24" E 469.28 FT TO THE POB; TOGETHER WITH & SUBJ TO A 60 FT WIDE EASMT & BEING FURTHER DESC IN OR 1113 P 2461; TOGETHER WITH & SUBJ TO EASMTS AS DESC IN OR 1150 P 2325 PRMCF - PI#20517. 7000/2; AND: COM AT SE COR OF SEC 34; TH S 89°37'09" W ALG S LN OF SD SEC 40 FT; TH N 00°22'51" W 30 FT TO SE COR OF THAT CERTAIN PARCEL OF LAND KNOWN AS "THE CHURCH PARCEL;" TH S 89°37'09" W ALG S LN OF SD PARCEL, ALSO BEING NLY R/W LN OF A 50 FT WIDE MANATEE CO R/W FOR UNIVERSITY PKWY (COUNTY LINE RD) 1690.57 FT FOR A POB; TH CONT S 89°37'09" W ALG SD NLY R/W LN 265 FT TO ELY R/W LN OF WHITFIELD AVE; TH N 00°55'24" W ALG SD ELY R/W LN 230.59 FT; TH S 49°35'12" E 352.92 FT TO THE POB AS DESC IN OR 1091 P 1421, SUBJ TO SIDEWALK EASMT AS DESC IN OR 1141 P 472 (0.7 AC); TOGETHER WITH & SUBJ TO EASMTS AS DESC IN OR 1150 P 2325 PRMCF - PI#20517.7005/1. ALL LYING AND BEING IN SECTION 34, TOWNSHIP 35S, RANGE 18E.

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 on the 5th day of January, 1993.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY FLORIDA

BY: *Pamela Harris*
Chairman

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

R. B. Shore

STATE OF FLORIDA COUNTY OF MANATEE
I hereby certify that the foregoing is a true and correct copy of ORDINANCE NO 92-08Z adopted by the Board of County Commissioners of said County on the 5 day of Jan, 1993, this 8 day of Jan, 1993, in Bradenton, Florida.
R. B. Shore
Clerk of Circuit Court
By: *Jane Cook* D.C.



FLORIDA DEPARTMENT OF STATE

Jim Smith
Secretary of State

DIVISION OF ELECTIONS

Room 2002, The Capitol, Tallahassee, Florida 32399-0250
(904) 488-8427

FILED FOR RECORD
R.B. SHORE
CLERK CIRCUIT COURT
MANATEE CO. FLORIDA
JAN 15 9 01 AM '93

January 11, 1993

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

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge your letter of January 6, 1993 and certified copy of Manatee County Ordinance No. PDC-92-08(z), which was filed in this office on January 11, 1993.

The original/duplicate copy showing the filing date is being returned for your records.

Sincerely,

Liz Cloud, Chief
Bureau of Administrative Code

LC/vm

Enclosure