

MANATEE COUNTY ZONING ORDINANCE
PDC-95-07(Z)(G)(P) - WEST COAST SELF-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 NC-M (NEIGHBORHOOD COMMERCIAL MEDIUM) TO PDC (PLANNED DEVELOPMENT COMMERCIAL); PROVIDING AN EFFECTIVE DATE; APPROVAL OF A PRELIMINARY SITE PLAN (BUILDING B) AND APPROVAL OF A GENERAL DEVELOPMENT PLAN (BUILDING A) TO ALLOW MINIWAREHOUSES.

FILED FOR RECORD
R.B. SHORE
CLERK CIRCUIT COURT
MANATEE CO. FLORIDA
JUL 5 11 23 AM '95

JUN 29 10 12 AM '95
CLERK CIRCUIT COURT
MANATEE CO. FLORIDA

FILED

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 NC-M (Neighborhood Commercial-Medium) to PDC (Planned Development Commercial).

B. The said Board of County Commissioners held a public hearing on June 22, 1995, 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. A Preliminary Site Plan is hereby APPROVED for Building B and a General Development Plan is hereby APPROVED for Building A to allow miniwarehouses with the following stipulations and modifications:

STIPULATIONS:

1. The development will be limited to a .23 FAR unless a Comprehensive Plan Amendment is obtained that would allow for the .35 FAR requested.
2. An application for a Fugitive Particulate Abatement Plan and an 8 1/2" x 11" map of the construction area shall be submitted to the Director of the Environmental Action Commission for review and approval prior to the approval of a Final Site Plan for the project.
3. A landscape buffer including shrubs and one canopy tree every 30 linear feet shall be installed within the 10 foot buffer from the north property line (required under the original Final Site Plan approval of 6-14-82). This must be approved by the Planning Permitting and Inspections Department prior to final site plan sign-off.
4. Street frontage landscaping shall be installed along Cortez Road adjacent to existing structures, as required under previous site plan approval FSP-82-81. This must be approved by the Planning Permitting and Inspections Department prior to final site plan sign-off.
5. The facility shall be of a similar design in terms of architecture, color and materials as the existing facility to the east.
6. The applicant will tie into the existing effluent reuse connection for the site's irrigation, which shall be approved by the Planning Permitting and Inspections Department concurrent with construction drawing approval.
7. To facilitate handling and maintenance, dumpster units shall be placed on 10' x 10' concrete pads, the locations to be approved by the Manatee County Public Services Department.
8. A cross access easement must be recorded on this site and the existing site to the east owned by the applicant, which shall be approved by the Planning Permitting and Inspections Department prior to final site plan sign-off.

- 9. Building A shall receive General Development Plan approval only at this time with preliminary approval to be granted administratively only if a comprehensive plan amendment is obtained that would allow for the .35 FAR requested.

MODIFICATIONS:

- 1. A modification to Section 704.47.2 of the Land Development Code reducing the minimum setback for a mini-warehouse structure from 20' to 0' for the eastern property line.

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 NC-M (Neighborhood Commercial-Medium) 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, Permitting and Inspections Department, are hereby instructed to cause such amendment to the said Official Zoning Atlas.

Section 4. LEGAL DESCRIPTION.

FROM THE S.W. CORNER OF LOT 2, BLOCK D, AMENDED PLAT OF FRANK E. KIMBALL SUBDIVISION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 102, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, RUN S 86°09'15" W, ALONG THE NORTHERLY RIGHT OF WAY LINE OF CORTEZ ROAD (STATE ROAD 684), A DISTANCE OF 300.31 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE S 86°09'15" W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 546.15 FEET; THENCE N 03°59'00" W, A DISTANCE OF 137.00 FEET; THENCE S 86°09'15" W, A DISTANCE OF 28.30 FEET; THENCE N 03°59'00" W, A DISTANCE OF 23.00 FEET; THENCE S 86°09'15" W, A DISTANCE OF 74.00 FEET; THENCE N 03°59'00" W, A DISTANCE OF 141.68 FEET TO A POINT ON THE NORTH LINE OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 17 EAST, SAID POINT BEING 476.20 FEET EASTERLY FROM THE N.W. CORNER OF SAID SECTION 7, THENCE N 89°58'28" E, ALONG THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 668.69 FEET TO A POINT WHICH LIES 300.31 FEET WESTERLY OF THE WEST LINE OF AFORESAID FRANK E. KIMBALL SUBDIVISION; THENCE S 00°23'13" W, A DISTANCE OF 256.87 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 3.897 ACRES, MORE OR LESS.

COMMENCE AT THE N.W. CORNER OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA; THENCE N 89°58'28" E, ALONG THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 476.20 FEET; THENCE S 03°59'00" E, LEAVING SAID NORTH LINE OF SECTION 7, A DISTANCE OF 141.68 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S 03°59'00" E, A DISTANCE OF 160.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF CORTEZ ROAD; THENCE N 86°09'15" E, ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 102.30 FEET; THENCE N 03°59'00" W, LEAVING SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 137.00 FEET; THENCE S 86°09'15" W, PARALLEL WITH SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 28.30 FEET, THENCE N 03°59'00" W, A DISTANCE OF 23.00 FEET; THENCE S 86°09'15" W, PARALLEL WITH SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 74.00 FEET, TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 17 EAST MANATEE COUNTY, FLORIDA.

CONTAINING 15.717 SQUARE FEET, 0.361 ACRES.

Section 5. 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 22nd day of June, 1995.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

STATE OF FLORIDA COUNTY OF MANATEE
I hereby certify that the foregoing is a true
copy of ORDINANCE NO. 95-07 adopted by
Board of County Commissioners of said County
The 22 day of June, 1995, this 26 day
of June, 1995, in Bradenton, Florida.

BY: Stan Steff

R. B. Shore
Clerk of Circuit Court
By: Eileen Hays

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

R. B. Shore



FILED FOR RECORD
CLERK OF CIRCUIT COURT
JUL 5 11 25 AM '95

FLORIDA DEPARTMENT OF STATE

Sandra B. Mortham

Secretary of State

DIVISION OF ELECTIONS
Bureau of Administrative Code
The Elliot Building
401 South Monroe Street
Tallahassee, Florida 32399-0250
(904) 488-8427

June 29, 1995

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

Attention: Susan G. Romine, Deputy Clerk

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge your letter of June 26, 1995 and certified copy each of Manatee County Ordinance Nos. PDR-94-09(Z)(P)(R)(correction), PDC-95-07(Z)(G)(P), Z-95-04, Z-95-05, and Z-95-06, which were filed in this office on June 29, 1995.

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

Sincerely,

A handwritten signature in cursive script that reads "Liz Cloud".

Liz Cloud, Chief
Bureau of Administrative Code

LC/mw

Enclosures