

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

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DEC 10 10 58 AM '96  
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MANATEE COUNTY ZONING ORDINANCE  
MICHAEL L. FOREMAN/JOHN STENGLEIN/SECRETARY OF STATE

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 GC (GENERAL COMMERCIAL) TO PDC (PLANNED DEVELOPMENT COMMERCIAL); PROVIDING AN EFFECTIVE DATE; AND APPROVAL OF A FINAL SITE PLAN TO ALLOW A MINI-WAREHOUSE STORAGE FACILITY; GRANTING SPECIAL APPROVAL FOR A PROJECT EXCEEDING THE MAXIMUM FLOOR AREA RATIO IN A GC DISTRICT AND FOR A PROJECT LOCATED IN AN ENTRANCEWAY.

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 GC (General Commercial) to PDC (Planned Development Commercial).

B. The said Board of County Commissioners held a public hearing on November 26, 1996, 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 Final Site Plan is hereby APPROVED to allow a mini warehouse storage facility; granting Special Approval for a project exceeding the maximum floor area ratio in a GC district and for a project located in an Entranceway with the following stipulations and specific approval:

STIPULATIONS:

1. All conditions and requirements stipulated in the Approval letter for AP-96-43 shall apply to the project as a whole.
2. The new building shall be of a similar design in terms of architecture, color, and materials as the approved Phase I.
3. If the County's 19th Street East project is not completed prior to Certificate of Occupancy release, an HRS Permit, construction plans, review, and fees will be required for the work along 18th Street East.
4. The buildings shall be consistent with the elevations submitted as part of this application.

SPECIFIC APPROVAL:

1. Specific approval for an alternative to Section 603.11.4.3 of the Land Development Code to allow a reduction of the required minimum front yard setback from thirty (30) feet to twenty-five (25) feet.

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 GC (General Commercial) to PDC (Planned Development Commercial), and the Clerk of the Circuit Court, as Clerk of the Board of County Commissioners, as well as the Planning Department, are hereby instructed to cause such amendment to the said Official Zoning Atlas.

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Section 4. LEGAL DESCRIPTION.

BLOCK 8, PHILLIPS & ALLEN SUB SOUTH OF HIGHWAY 301, LESS PARTS CONVEYED BY DEEDS IN BOOK 327, PAGE 191 AND OB 312, PAGE 517, PRMCF, BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 8, PHILLIPS & ALLEN SUB, RUNNING EAST ALONG THE NORTH R/W LINE OF 18TH STREET EAST, ELLENTON, FLORIDA, FORMERLY KNOWN AS SRD 5 & TAMiami TRAIL, 204', THENCE AT AN ANGLE OF 90° NORTH 194', THENCE AT AN ANGLE OF 90° EAST 30', THENCE AT AN ANGLE OF 90° NORTH 132', THENCE AT AN ANGLE OF 90° EAST 90' TO EAST SIDE OF BLOCK 8, THENCE AT AN ANGLE OF 90° NORTH ALONG EAST SIDE OF BLOCK 8, 50.75', TO SOUTH R/W LINE OF HIGHWAY 301, THENCE WEST ALONG SOUTH R/W LINE OF HIGHWAY 301, 340.29' THENCE SOUTH ALONG WEST SIDE OF BLOCK 8, 274' TO POINT OF BEGINNING AS DESCRIBED IN ORB 632, PAGE 59 PRMCF S-7.

TOGETHER WITH:

THAT PORTION OF BLOCK 9, PHILLIPS & ALLEN'S SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 308, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING SOUTH OF U.S. 301 HIGHWAY RIGHT-OF-WAY.

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 26th day of November, 1996.

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA

BY: John Stenglein  
Chairman

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

R. B. Shore  
DC

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 26th day of November 1996.  
R. B. SHORE  
Clerk of Circuit Court  
By: Charles D. Dyer D.C.

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Division of Cultural Affairs  
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**MEMBER OF THE FLORIDA CABINET**



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**Sandra B. Mortham**

Secretary of State

**DIVISION OF ELECTIONS**

December 9, 1996

Honorable R. B. Shore  
Clerk to Board of County Commissioners  
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 a certified copy each of Manatee County Ordinance Nos. PDR-96-15(Z), PDC-96-06(Z)(F), and Z-96-14, which were filed in this office on December 9, 1996.

The duplicate copy of each 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

**BUREAU OF ADMINISTRATIVE CODE**

The Elliot Building • 401 South Monroe Street • Tallahassee, Florida 32399-0250 • (904) 488-8427  
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