

MANATEE COUNTY ZONING ORDINANCE
PDC-97-04(Z)(P) - TRAIL SECURITY STORAGE

Dec 4 10 16 AM '97

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 PRELIMINARY SITE PLAN TO ALLOW THE EXPANSION OF A MINI-WAREHOUSE STORAGE FACILITY.

Dec 3 9 15 AM '97

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

B. The said Board of County Commissioners held a public hearing on November 25, 1997 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 Preliminary Site Plan is hereby APPROVED to allow the expansion of a mini-warehouse storage facility with the following stipulations:

STIPULATIONS

1. The new buildings shall be of a similar design in terms of architecture, color, and materials as those approved by Administrative Permit AP-95-22(R).
2. The front yard setback along U.S. 41 shall be a minimum of thirty (30) feet.
3. Prior to Final Site Plan sign-off, the Engineer of Record or Architect must provide documentation to prove that concurrency has been met relative to fire flow and drainage design.
4. All storage buildings shall be limited to a maximum of 22 feet in height. The manager's office/apartment shall be limited to 25 feet in height.
5. The landscaping buffer along the western and northern property lines, where adjacent to residential uses or zoning districts, shall be revised to include 10' slash pines at 10' on center interspersed with 10' red cedars at 6' on center.

- 6. All conditions and requirements stipulated in the approval letter and site plan for AP-95-22 (R) shall apply to the project as a whole.

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 (General Commercial) 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.

SECTION 35 & 36 TOWNSHIP 35S RANGE 17E

A TRACT OF LAND LYING IN SECTIONS 35 AND 36, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 35, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF U.S. GOVERNMENT LOT 2 OF SECTION 35; THENCE SOUTH 89°56'00" WEST, ALONG THE SOUTH LINE OF SAID U.S. GOVERNMENT LOT 2, 120.59' TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°56'00" WEST ALONG SAID SOUTH LINE, 380.22' TO A POINT; THENCE LEAVING SAID SOUTH LINE, RUN NORTH 00°12'00" EAST, 660'; THENCE NORTH 74°46'00" EAST, 386.25'; THENCE SOUTH 65°10'30" EAST, 242.16'; THENCE SOUTH 26°54'00" EAST, 243.28'; THENCE SOUTH 89°31'00" EAST, 159.39' TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF HIGHWAY U.S. 41 (120' WIDE); THENCE SOUTH 26°43'20" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 99.85'; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, RUN NORTH 89°31'00" WEST, 242.38'; THENCE NORTH 26°54'00" WEST, 27.31'; THENCE NORTH 89°33'00" WEST, 272.98'; THENCE SOUTH 00°10'47" WEST, 380.42', TO THE POINT OF BEGINNING AND CONTAINING 8.6± 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 25th day of November, 1997.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY: Parvashon Bless
Chairman

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

By: [Signature]

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 1st day of December 19 97.
R. B. SHORE
Clerk of Circuit Court
By: [Signature]

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Sandra B. Mortham
Secretary of State
DIVISION OF ELECTIONS

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MEMORANDUM

TO: Clerk to Board of County Commissioners, Manatee County

FROM: Liz Cloud, Chief
Bureau of Administrative Code

DATE: December 3, 1997

SUBJECT: County Ordinance Data Retrieval System

The ordinances listed below were filed with our office, but the Data Retrieval System Forms were not included. This information is needed to help keep our index system updated. Please send us this information as soon as possible.

PDI-97-01(Z)/Z-97-06; PDC-97-04 (Z)(P); PDR-97-15(Z)(P)

LC/mw

BUREAU OF ADMINISTRATIVE CODE

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