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

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 A-1/WP-E/ST (SUBURBAN AGRICULTURE, 1 DU/ACRE/WATERSHED PROTECTION-EVERS RESERVOIR/SPECIAL TREATMENT OVERLAY DISTRICTS) AND PDR/WP-E/ST (PLANNED DEVELOPMENT RESIDENTIAL/WATERSHED PROTECTION-EVERS RESERVOIR/SPECIAL TREATMENT OVERLAY DISTRICTS) TO PDMU (PLANNED DEVELOPMENT MIXED USE) RETAINING ALL OF THE OVERLAY DISTRICTS; PROVIDING AN EFFECTIVE DATE; APPROVAL OF A PRELIMINARY SITE PLAN TO ALLOW UP TO A 230 FOOT TALL RADIO AND COMMUNICATION ANTENNA STRUCTURE; AND GRANTING SPECIAL APPROVAL FOR A PROJECT LOCATED IN THE 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 A-1/WP-E/ST (Suburban Agriculture, 1 du/acre/Watershed Protection-Evers Reservoir/Special Treatment Overlay Districts) and PDR/WP-E/ST (Planned Development Residential/Watershed Protection-Evers Reservoir/Special Treatment Overlay Districts) to PDMU (Planned Development Mixed Use) retaining all of the Overlay Districts.

B. The said Board of County Commissioners held public hearings on September 26, 1996 and October 15, 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 Preliminary Site Plan is hereby APPROVED to allow up to a 230 foot tall radio and communication antenna structure, and granting Special Approval for a project located in the Entranceway, with the following stipulations and specific approvals:

STIPULATIONS:

1. The height of the antenna structure shall not exceed 165 feet unless certification is provided by a registered engineer that the antenna structure will fall completely within the property boundaries in the event of a collapse. This certification must be provided prior to the issuance of a building permit.
2. The unimproved access to the site shall be improved as a vehicular access and be constructed with geoweb fabric and #57 rock for the area within the project site. Material shall consist of the "geoweb" cellular confinement system of 8'x 20'x 4" sections placed two wide, interlocked over subgrade compacted to 95% modified proctor. Cells must be filled with #57 rock per FDOT standard specifications for road and bridge construction, latest edition. The installation shall conform to manufacturer's recommendations for placement.
3. One parking space shall be indicated on the Final Site Plan.
4. If the antenna structure exceeds 180 feet in height it shall be designed to accommodate more than one personal communications provider.
5. The Preliminary Site Plan dated September 26, 1996 shall be the official site plan for this approval.

SPECIFIC APPROVALS:

1. Specific Approval to allow an alternative to Section 712.2, General Requirements for Required Access, of the Manatee County Land Development Code

THIS IS A CORRECTIVE DOCUMENT

- 2. Specific Approval to allow an alternative to Section 704.59.1, Location, of the Manatee County Land Development Code.

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 A-1/WP-E/ST (Suburban Agriculture, 1 du/acre/Watershed Protection-Evers Reservoir/Special Treatment Overlay Districts) and PDR/WP-E/ST (Planned Development Residential/Watershed Protection-Evers Reservoir/Special Treatment Overlay Districts) to PDMU (Planned Development Mixed Use) retaining all of the Overlay Districts, 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 25 TOWNSHIP 35S RANGE 18E

That part of the North 1/2 of the East 1/4 of the Northwest 1/4 of Section 25, Township 35 South, Range 18 East, Manatee County, Florida lying easterly of the right-of-way of State Road 93 (I-75) and southerly of the right-of-way of Linger Lodge Road as conveyed to the State of Florida by warranty deed dated December 13, 1976, recorded in O.R. Book 815, page 241, Public Records of Manatee County, Florida.

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 15th day of October, 1996, and corrected by the Board of County Commissioners action this 26th day of November, 1996.

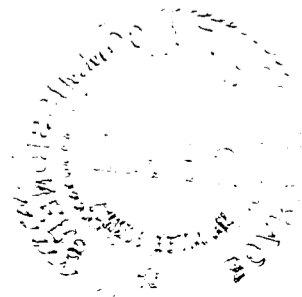
BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA

BY: Jean Stephens  
Chairman

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

B. J. [Signature]  
[Seal of the Board of County Commissioners]

THIS IS A CORRECTIVE DOCUMENT



STATE OF FLORIDA COUNTY OF MANATEE  
I hereby certify that the foregoing is a true  
copy of ORDINANCE NO. 2014-4 adopted by the  
Board of County Commissioners of said County on  
the 26 day of November 1996 this 2 day  
of December, 1996 in Bradenton, Florida.

R. B. Shore  
Clerk of Circuit Court  
By Robin Liberty D.C.

Copies to:  
Joann PPI  
12/9/96  
RU

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**RINGLING MUSEUM OF ART**

December 5, 1996

FILED FOR RECORD  
P.B. SHORE  
CLERK CIRCUIT COURT  
MANATEE CO. FLORIDA  
Dec 9 2 16 PM '96

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 your letters of December 2, 1996 and certified copy each of Manatee County Ordinance Nos. Z-95-12, Z-95-13, Corrected Z-96-01, Z-96-21, Corrected PDMU-96-04(Z)(P), Corrected PDR-96-07(Z)(P), PDR-96-14(Z)(P), 96-07, and 96-10, which were filed in this office on December 5, 1996.

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

Sincerely,

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  
FAX: (904) 488-7868 • WWW Address <http://www.dos.state.fl.us> • E-Mail: [election@mail.dos.state.fl.us](mailto:election@mail.dos.state.fl.us)