

MANATEE COUNTY ZONING ORDINANCE
PDPI-96-03(Z)(P) - SCHOOL BOARD OF MANATEE COUNTY/SOUTHEAST HIGH SCHOOL

FILED FOR RECORD
R.B. SOUTHERN
CLERK CIRCUIT COURT

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 RDD-6 (RESIDENTIAL DUPLEX, 6 DU/ACRE), LM (LIGHT MANUFACTURING), AND RSF-6 (RESIDENTIAL SINGLE FAMILY, 6 DU/ACRE) TO PDPI (PLANNED DEVELOPMENT PUBLIC INTEREST); PROVIDING AN EFFECTIVE DATE; AND APPROVAL OF A PRELIMINARY SITE PLAN TO ALLOW 323,300 SQ. FT. OF SPACE FOR A NEW HIGH SCHOOL AND ACCESSORY BUILDINGS, 50,000 SQ. FT. FOR PORTABLES, AND THE OVERALL REDEVELOPMENT OF THE EXISTING SITE.

THIS IS A CORRECTIVE DOCUMENT

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 RDD-6 (Residential Duplex, 6 du/acre), LM (Light Manufacturing), and RSF-6 (Residential Single Family, 6 du/acre) to PDPI (Planned Development Public Interest).

B. The said Board of County Commissioners held a public hearing on September 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. Preliminary Site Plan is hereby APPROVED to allow 323,300 sq. ft. of space for a new high school and accessory buildings, 50,000 sq. ft. for portables, and the overall redevelopment of the existing site with the following stipulations:

STIPULATIONS:

1. The School Board shall install direct cutoff design lighting on the softball field.
2. The western and northwestern portions of the site (10 acres) adjacent to the residential areas shall have enhanced landscaping to ensure protection of the proposed residential structures from the active recreation areas. The details of the landscaping plan shall be provided with the submission of the Final Site Plan.

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 RDD-6 (Residential Duplex, 6 du/acre), LM (Light Manufacturing), and RSF-6 (Residential Single Family, 6 du/acre) to PDPI (Planned Development Public Interest), 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.

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FILED

Section 4. LEGAL DESCRIPTION.

THAT PART OF THE EAST 1/2 OF LOT 7, SUBDIVISION OF THE SOUTH 1/2 OF THE SW 1/4 OF NE 1/4, BEING THE NORTH 1/2 OF SOUTH 1/2 OF SW 1/4 OF NE 1/4 OF SECTION 1, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN AT THE SE CORNER OF LA PLATA PARK AS RECORDED IN PLAT BOOK 13, PAGE 33 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE NORTH 89 DEG. 36'55" EAST, 375.53 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEG. 36'55" EAST, 120 FEET TO A POINT ON THE CENTERLINE OF 11TH STREET COURT EAST, SAID POINT LYING 20 FEET EAST OF SW CORNER OF LOT 1, BLOCK B, FRED BAUMER SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 160, THENCE SOUTH 1 DEG. 35'35" EAST, 75.0 FEET; THENCE SOUTH 89 DEG. 36'55" WEST, 120 FEET, THENCE NORTH 1 DEG. 35'35" WEST, 75.0 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

THE EAST HALF OF LOT 8, A SUBDIVISION OF S 1/2 OF SW 1/4 OF NE 1/4 OF SECTION 1, TOWNSHIP 35 SOUTH, RANGE 17 EAST, THE SAME BEING THE S 1/2 OF SE 1/4 OF SW 1/4 OF NE 1/4 OF SECTION 1, TOWNSHIP 35 SOUTH, RANGE 17 EAST.

TOGETHER WITH:

THE EAST 1/2 OF LOT 7, SUBDIVISION OF THE S 1/2 OF THE SW 1/2 OF NE 1/4, BEING THE N 1/2 OF S 1/2 OF SW 1/4 OF NE 1/4 OF SECTION 1, TOWNSHIP 35S., RANGE 17 E., MANATEE COUNTY, FLORIDA.

LESS AND EXCEPT: THAT PART OF THE E 1/2 OF LOT 7, SUBDIVISION OF THE S 1/2 OF THE SW 1/4 OF NE 1/4, BEING THE N 1/2 OF S 1/2 OF SW 1/4 OF NE 1/4 OF SECTION 1, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN AT THE SE CORNER OF LA PLATA PARK AS RECORDED IN PLAT BOOK 13, PAGE 33 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N 89°36'55' E, 375.53 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE N 89°36'55" E, 120 FEET TO A POINT ON THE CENTER LINE OF 11TH STREET COURT EAST, SAID POINT LYING 20 FEET WEST OF THE SW CORNER OF LOT 1, BLOCK B, FRED BAUMER SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 160; THENCE S 1°35'35"E, 75.0 FEET; THENCE S 89°36'55" W, 120.0 FEET; THENCE N 1°35'35" W, 75.0 FEET TO THE P.O.B.

TOGETHER WITH A PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER THE EASTERNMOST 20 FEET OF THE LESSED PROPERTY DESCRIBED ABOVE.

COMM AT NW COR OF S1/2 OF SE1/4 OF NE1/4 OF SE1/4 OF SEC 1, RUN THENCE S ALG W. BDRY OF SD SE1/4 OF NE1/4 OF SE1/4 & ALG W BDRY OF E1/2 OF SE1/4 OF SE1/4 OF SD SEC, A TOTAL DIST OF 1122.1 FT M/L TO A PT WHICH IS 571 FT N OF S BDRY OF SD SEC RUN THENCE E 210 FT, N PARALLEL TO LN FIRST RUN FOR A DIST OF 1120.77 FT M/L TO N BDRY OF S1/2 OF SE1/4 OF NE1/4 OF SE1/4 OF SD SEC, RUN THENCE W 210 FT M/L TO POB, AS DESC IN ORB 25 P 245 PRMCF P-39-2-S PI#004811000001

TOGETHER WITH:

THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 379, PAGE 521, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

ALL OF MIDVALE II LYING WEST OF THE RAILROAD AS PER PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 28 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, TOGETHER WITH ALL RIGHT, TITLE, INTEREST AND REVERSION IN AND TO THOSE CERTAIN STREETS SHOWN ON THE PLAT LYING WITHIN THE ABOVE PORTION OF MIDVALE II.

TOGETHER WITH:

THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 379, PAGE 523, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

THIS IS A CORRECTIVE DOCUMENT

THE N 1/2 OF THE SW 1/4 OF THE NE 1/4 OF THE SE 1/4 AND THE N 1/2 OF THE SE 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 1, TOWNSHIP 35 SOUTH, RANGE 17 EAST.

ALL OF THE ABOVE BEING AND LYING IN SECTION 1, TOWNSHIP 35 S., RANGE 17 E., 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.

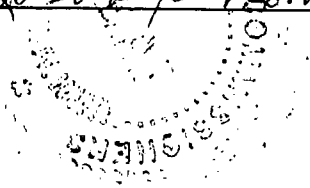
PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida on the 26th day of September, 1996.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY: Patricia M. Glass
Chairman 2/25/97

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

B-H: Susan P. Romine



THIS IS A CORRECTIVE DOCUMENT

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 20th day of February 19 97.
R. B. SHORE
Clerk of Circuit Court
By: Joseph O. Grant

DIVISIONS OF FLORIDA DEPARTMENT OF STATE

Office of the Secretary
Office of International Relations
Division of Administrative Services
Division of Corporations
Division of Cultural Affairs
Division of Elections
Division of Historical Resources
Division of Library and Information Services
Division of Licensing



FLORIDA DEPARTMENT OF STATE

Sandra B. Mortham

Secretary of State

DIVISION OF ELECTIONS

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Preservation Board
Ringling Museum of Art

March 3, 1997

FILED FOR RECORD
R.B. SHORE
CLERK CIRCUIT COURT
MANATEE CO. FLORIDA
MAR 5 2 53 PM '97

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 letter of February 28, 1997 and certified copy of Manatee County Corrected Ordinance No. PDPI-96-03 (Z)(P), which was filed in this office on March 3, 1997.

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

Sincerely,

Liz Cloud, Chief
Bureau of Administrative Code

LC/mw

Enclosure

BUREAU OF ADMINISTRATIVE CODE

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