

MANATEE COUNTY ZONING ORDINANCE
PDR-86-07(Z) (P)/93-S-06(P) - SARAPALMS PHASE II

FILED FOR RECORD
R.B. SHORE
CLERK CIRCUIT COURT
MANATEE CO FLORIDA
JUN 10 8 38 AM '93

RECEIVED
MANATEE COUNTY
FLORIDA
JUN 10 1993

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 A-1/WP-E/ST (SUBURBAN AGRICULTURE, 1 DU/ACRE/ EVERS RESERVOIR WATERSHED PROTECTION/SPECIAL TREATMENT OVERLAYS) TO PDR/WP-E/ST (PLANNED DEVELOPMENT RESIDENTIAL/EVERS RESERVOIR WATERSHED PROTECTION/ SPECIAL TREATMENT OVERLAYS); GRANTING SPECIAL APPROVAL FOR A PROJECT LOCATED IN THE WP-E (EVERS RESERVOIR WATERSHED PROTECTION) OVERLAY DISTRICT; APPROVAL OF AN AMENDMENT TO AN APPROVED GENERAL DEVELOPMENT PLAN; AND APPROVAL OF THE PRELIMINARY SITE PLAN/SUBDIVISION PLAT TO ALLOW A 21 LOT SINGLE FAMILY SUBDIVISION AT A DENSITY OF 4 DU/ACRE; PROVIDING AN EFFECTIVE DATE.

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/ Evers Reservoir Watershed Protection/Special Treatment Overlays) to PDR/WP-E/ST (Planned Development Residential/Evers Reservoir Watershed Protection/ Special Treatment Overlays).

B. The said Board of County Commissioners held a public hearing on May 27th, 1993, 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. An amendment to an approved General Development Plan; Special Approval for a project located in the WP-E (Evers Reservoir Watershed Protection) Overlay District; and the Preliminary Site Plan/Subdivision Plat are hereby APPROVED to allow a 21 lot single family subdivision at a density of 4 du/acre with the following stipulations:

STIPULATIONS

1. The developer shall inform buyers that Lockwood Ridge Road, adjacent to SaraPalms Phase II, will be improved to a 24' wide 1/2 boulevard section with a Right of Way width of 110 feet and that it is proposed on the 1994-1995 Capital Improvement Plan. This notice shall be a part of Homeowner Documents which are provided to Manatee County at time of Final Plat submittal.

- 2. Homeowner Documents shall be required at the time of Final Plat. These Homeowner Documents shall require that Phase I (existing) and Phase II (proposed) function as one subdivision sharing common open space, infrastructure and stormwater retention facilities.
- 3. In addition to required tree plantings, a hedge meeting the standards of Section 715.10.5.1 shall be installed within the greenbelt adjacent to Lockwood Ridge Road.

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/Evers Reservoir Watershed Protection/Special Treatment Overlays) to PDR/WP-E/ST (Planned Development Residential/Evers Reservoir Watershed Protection/ Special Treatment Overlays), 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.

TRACT "A" OF SARAPALMS SUBDIVISION, AS RECORDED IN PLAT BOOK 26, PAGES 121 THROUGH 125, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
CONTAINING 5.31 ACRES MORE OR LESS.

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 27th day of May, 1993.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY: *Ravi Om Harris*
Chairman

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

R. B. SHORE

BY: *Richard H. Ashley*
RICHARD H. ASHLEY, CHIEF DEPUTY CLERK

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 2 day of May 1993.
R. B. Shore
R. B. SHORE
Clerk of Circuit Court
By: *[Signature]* D.C.



FLORIDA DEPARTMENT OF STATE

Jim Smith
Secretary of State

DIVISION OF ELECTIONS

Room 2002, The Capitol, Tallahassee, Florida 32399-0250
(904) 488-8427

FILED FOR RECORD
R. B. SHORE
CLERK CIRCUIT COURT
MANATEE CO. FLORIDA
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June 7, 1993

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

Attention: Richard Ashley, Chief Deputy Clerk

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge your letter of June 1, 1993 and certified copies of Manatee County Ordinance Numbers PDR-92-11(Z)(P), and PDR-86-07(Z)(P)/93-S-06(P), which were received and filed in this office on June 7, 1993.

The duplicate copies showing the filing date are being returned for your records.

Sincerely,

Liz Cloud, Chief
Bureau of Administrative Code

LC/mb

Enclosures (2)