

MANATEE COUNTY ORDINANCE NO. Z-90-14(G)
DAVID T. AND EDITH P. DEMAREST

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

Dec 28 11 20 AM '90

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 AGRICULTURAL, WATERSHED PROTECTION-EVERS/SPECIAL TREATMENT OVERLAY DISTRICT) TO PD-R/WP-E/ST (PLANNED DEVELOPMENT-RESIDENTIAL, WATERSHED PROTECTION-EVERS/SPECIAL TREATMENT OVERLAY DISTRICT); AND APPROVAL OF A GENERAL DEVELOPMENT PLAN FOR 280 MULTI-FAMILY UNITS AND ONE SINGLE FAMILY DWELLING UNIT AT A DENSITY OF 8.02 DU/ACRE; GRANTING SPECIAL APPROVAL PURSUANT TO POLICIES 2.2.1.13.4 AND 2.2.2.3.4 OF THE COMPREHENSIVE PLAN, WITH MODIFICATIONS OF LAND DEVELOPMENT CODE SECTIONS 710.1.4.4., 719.11.2, AND 907.9.1.7; AND PROVIDING AN EFFECTIVE DATE.

DEC 24 10 17 AM '90

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 A-1/WP-E/ST (Suburban Agricultural, Watershed Protection-Evers/Special Treatment Overlay District) to PD-R/WP-E/ST (Planned Development-Residential/Watershed Protection-Evers/Special Treatment Overlay District).

B. The said Board of County Commissioners held a Public Hearing on December 13, 1990, 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.

D. Findings for Modifications:

1. A 10 percent reduction (63 spaces) in parking is consistent with Section 710.1.4.4. for the preservation of trees and Section 604.1.2.10 for the reduction of impervious surface in the Evers Reservoir Watershed.
2. Due to wetlands and surrounding development, per Section 907.9.1.7, a second means of access is not available. However, the applicant is proposing an emergency access over 300 feet from the primary access which will allow satisfactory ingress and egress for emergency vehicles.

Section 2. The General Development Plan is hereby APPROVED for 280 multi-family units and one single family dwelling

unit at a density of 8.02 du/acre; granting Special Approval pursuant to Policies 2.2.1.13.4 and 2.2.2.3.4 of the Comprehensive Plan, with modifications of Land Development Code Sections 710.1.4.4., 719.11.2, and 907.9.1.7. with the following stipulations and modifications:

STIPULATIONS

1. A five foot (5') sidewalk shall be required along Lockwood Ridge Road.
2. This development may not proceed with construction until pipe improvements for the Rattlesnake Slough under Palm Aire Drive have commenced construction, as designed by the Manatee County Public Works Department.
3. The stabilized emergency access shown on this General Development Plan shall be acceptable to Manatee County Public Works Department and the Fire District.
4. Road improvements at the entrance shall include a left hand storage lane on Lockwood Ridge Road.
5. A setback of 50 feet from all post-development DER jurisdictional wetlands and 30 feet from all other jurisdictional wetlands shall be shown on the Preliminary Site Plan for this project.
6. A landscaped buffer, no less than 20 feet in width, for the entire frontage of this site along Lockwood Ridge Road shall be shown on the Preliminary Site Plan for this development.
7. A stormwater quality and quantity monitoring plan shall be submitted by the applicant and approved by Manatee County as a condition of preliminary plan approval.
8. All trees shall be protected, except to the extent that tree removal permits shall be allowed only as necessary to complete development consistent with the General Development Plan.

MODIFICATIONS

1. To allow a reduction of 63 parking spaces to preserve trees.
2. To allow a stabilized emergency access in lieu of the second means of access.

Section 3. AMENDMENT OF 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 from A-1/WP-E/ST (Suburban Agricultural/Watershed Protection-Evers/Special Treatment) to PD-R/WP-E/ST (Planned Development-Residential/Watershed Protection-Evers/Special Treatment Overlay District), and the Clerk of the Circuit Court, as Clerk to the Board of County Commissioners, as well as the Planning and Zoning Department are hereby instructed to cause such amendment to the said Official Zoning Atlas.

Section 4. Legal Description:

THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 35S, RANGE 18 E, MANATEE COUNTY, FLORIDA, LESS THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 33, ALSO LESS ROAD R/W FOR LOCKWOOD RIDGE ROAD. SUBJECT TO EASEMENTS OF RECORD, IF ANY.

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 this the 13th day of December, 1990.

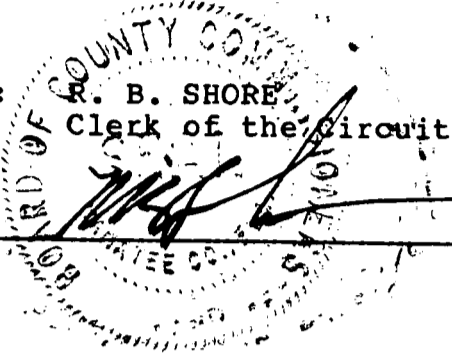
BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY:

Patricia K. Glass
Chairman

ATTEST:

R. B. Shore
R. B. SHORE
Clerk of the Circuit Court



STATE OF FLORIDA

COUNTY OF MANATEE

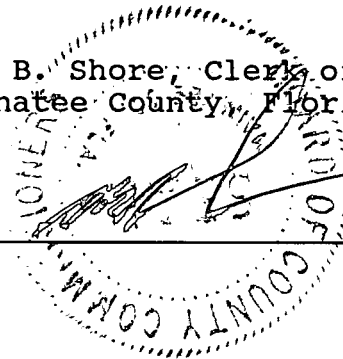
I, R. B. Shore, Clerk of Circuit Court, in and for the County of Manatee, State of Florida, do hereby certify that the foregoing is a true copy of an ORDINANCE adopted by the Board of County Commissioners of said County in session on the 13th day of December, 1990.

SUBJECT: ORDINANCE NO. Z-90-14(G):

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 TO PD-R/WP-E/ST; AND APPROVAL OF A GENERAL DEVELOPMENT PLAN FOR 280 MULTI-FAMILY UNITS AND ONE SINGLE FAMILY DWELLING UNIT AT A DENSITY OF 8.02 DU/ACRE; GRANTING SPECIAL APPROVAL PURSUANT TO POLICIES 2.2.1.13.4 AND 2.2.2.3.4 OF THE COMPREHENSIVE PLAN, WITH MODIFICATIONS OF LAND DEVELOPMENT CODE SECTIONS 710.1.4.4., 719.11.2 AND 907.9.1.7; AND PROVIDING AN EFFECTIVE DATE.

WITNESS My Hand and Official Seal this the 19th day of December, 1990, in Bradenton, Florida.

R. B. Shore, Clerk of Circuit Court
Manatee County, Florida





FLORIDA DEPARTMENT OF STATE

Jim Smith
Secretary of State

DIVISION OF ELECTIONS
Room 1802, The Capitol
Tallahassee, Florida 32399-0250
(904) 488-8427

December 24, 1990

Mr. Richard B. Shore
Clerk of the Circuit Court
Manatee County
Post Office Box 1000
Manatee County Courthouse
Bradenton, Florida 34206

FILED
CLERK OF CIRCUIT COURT
MANATEE COUNTY
DEC 28 11 27 AM '90

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge your letter of December 20, 1990 and certified copy of Manatee County Ordinance Nos. PDR-90-13(Z)(P), PDR-90-14(Z)(P), Z-90-14(G) and 90-83, which were filed in this office on December 24, 1990.

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

Sincerely,

Liz Cloud, Chief
Bureau of Administrative Code

LC/dj

Enclosure