

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

ORDINANCE 01-24

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AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY FLORIDA AMENDING CERTAIN PROVISIONS OF THE MANATEE COUNTY LAND DEVELOPMENT CODE (ORDINANCE 90-01, AS AMENDED):

1. ADDING CERTAIN PROVISIONS IN THE SIGN STANDARDS REGARDING FUTURE DEVELOPMENT SIGNS;
2. ADDING LANGUAGE IN THE REZONE STANDARDS REGARDING FUTURE DEVELOPMENT SIGNS;
3. ADDING LANGUAGE IN THE SPECIAL PERMIT STANDARDS REGARDING FUTURE DEVELOPMENT SIGNS;
4. ADDING A DEFINITION OF FUTURE DEVELOPMENT SIGNS;
5. ADDING LANGUAGE IN THE PLANNED DEVELOPMENT STANDARDS REGARDING FUTURE DEVELOPMENT SIGNS; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Manatee County, Florida, is authorized under Chapters 125, 162, 163, 177 and 380, Florida Statutes, to enact zoning and other land development regulations to protect the health, safety, and welfare of the citizens of Manatee County, Florida, and;

WHEREAS, Sections 163.3201, 163.3202, 163.3204, 163.3211 and 163.3213, Florida Statutes, empowers and requires the Board of County Commissioners of Manatee County, Florida to implement adopted comprehensive plans by the adoption of appropriate land development regulations and specifies the scope, content and administrative review procedures for said regulations; and

WHEREAS, Section 163.3202, Florida Statutes, further provides that certain specified and mandated regulations are to be combined and compiled into a single land development code for the jurisdiction; and

WHEREAS, the Manatee County Planning Commission has been established pursuant to Manatee County Ordinance 90-01, as amended, and in accordance with Sections 302 and 503 of said ordinance and Section 163.3194(2), Florida Statutes, is required to review proposed amendments to the Manatee County Land Development Code after holding a public hearing on the matter, make its recommendations to the Board of County Commissioners; and

WHEREAS, the Manatee County Planning Commission, has reviewed an amendment to the above cited Codes altering it partially in order to more adequately address the present and future needs for Manatee County's future development and growth and implement the Manatee County Comprehensive Plan; and

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WHEREAS, the Manatee County Planning Commission held a public hearing session on April 12, 2001 on the above cited amendments with due public notice having been provided, and having reviewed and considered all comments received during said public hearing, including the staff comments and reports, recommended said amended version of the Manatee County Land Development Code as being consistent with the adopted Manatee County Comprehensive Plan and meeting the requirements of Section 5, 163.3202(2) and 163.3213(1) and (2), Florida Statutes; and

WHEREAS, pursuant to Chapters 163 and 125, Florida Statutes, and the provisions of the Sections 502 and 503 of the Manatee County Land Development Code, on April 24, 2001 and May 15, 2001, the Board of County Commissioners of Manatee County held public hearings, with due public notice having been provided, to consider proposed amendments to the above referenced Land Development Code; and

WHEREAS, the Board of County Commissioners further considered all oral and written comments, including staff reports and studies received, during said public hearings along with the specific recommendations of the Planning Commission; and

WHEREAS, in exercise of said authority the Board of County Commissioners of Manatee County, Florida, has determined it necessary and desirable to amend and revise in part the Manatee County Land Development Code in order to implement the Manatee County Comprehensive Plan and meet its responsibilities under Florida Statutes to preserve and enhance present advantages; encourage the most appropriate use of land, water and resources, consistent with the public interest; overcome present handicaps; and deal effectively with future problems that may result from the use and development of land within Manatee County; and

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Manatee County, Florida, as follows:

Section 1. Purpose and Intent. This ordinance is enacted to carry out the purpose and intent of and exercise the authority set out in the Local Government Comprehensive Planning and Land Development Regulation Act, Sections 163.3161 through 163.3215, Florida Statutes, and Chapter 125, Florida Statutes, as amended.

Section 2. Title of Land Development Code. The amendments to the Land Development Code for the County of Manatee, Florida, attached hereto as Exhibit "A", shall be known as "The Manatee County Land Development Code Amendments".

Section 3. Amendment of Existing Land Development Code. This ordinance hereby amends and revises the Manatee County Land Development Code, also known as Manatee County Ordinance 90-01, as amended, as shown on Exhibit "A" attached hereto and incorporated herein by reference.

Section 4. Severability. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 5. Copy on File. A codified copy of the Land Development Code, as amended, shall be filed in the office of the Director of the Planning Department of the County of Manatee as soon as reasonably possible after adoption of this ordinance. The Planning Director shall also make copies available to the public for a reasonable publication charge.

Section 6. Effective Date. This ordinance shall take effect immediately upon receipt of the official acknowledgment from the Secretary of State that same has been filed with that office. Projects which have been approved or have an application deemed complete for a Development of Regional Impact development order, preliminary site plan or plat, final site plan or plat or building permit prior to March 30, 2001, shall not be subject to provisions of this ordinance which were specifically addressed in reviewing or approving such project, provided that such approval was lawfully granted and has not expired or otherwise been terminated. All projects shall be subject to all provisions of this ordinance which are not specifically addressed in such approval or are not inconsistent with such approval.

PASSED AND DULY ADOPTED, with a quorum present and voting, by the Board of County Commissioners of the County of Manatee, Florida this the 15th day of May, 2001.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

By: Joe McClash
Chairman

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

By: Jerry L. Jurn
Deputy Clerk



ORDINANCE 01-24

ATTACHMENT A

Chapter 2, Definitions

Add a definition as follows:

Signs, Future Development shall mean a sign required by the County to be posted identifying approved property uses/zoning.

724.4. Exempt Signs.

724.4.1. The following signs are exempted from the permit requirements provided, however, that such signs shall be erected in conformance with all other requirements of this Section.

724.4.1.17 add a new section as follows:

724.4.1.17. Future Development Signs.

724.4.1.17.1. Future Development Signs are required as follows:

- ▶ as stipulated by the Board of County Commissioners in specified locations in a Planned Development project.

724.4.1.17.2. Sign Design. All Future Development Signs shall be designed as follows:

- ▶ 4 ft. wide by 4 ft. in height
- ▶ constructed of wood, metal or other permanent material
- ▶ painted professionally with lettering visible from the roadway
- ▶ painted in contrasting colors to the surrounding area
- ▶ signs shall be set on two 4 x 4" posts, set in concrete at least 3 ft. above grade

724.4.1.17.3. Sign Contents. All Future Development Signs shall contain the following information:

- ▶ Public Notice
- ▶ This site is has zoning approval for commercial/industrial/multifamily development
- ▶ This site has been approved for a maximum amount of square footage/dwelling units

- ▶ The case number of the project
- ▶ Future approvals are administrative-no public hearings are required
- ▶ For more information contact Manatee County Planning @ (941) 749-3070

- ▶ Public Notice
- ▶ This site is approved for commercial/industrial/multifamily development
- ▶ A Preliminary Site Plan is approved for (include square footage, use and/or multifamily units/density)
- ▶ Case number of the project.
- ▶ Future permit approvals are administrative with no public hearings
- ▶ For more information contact Manatee County Planning @ (941) 749-3070.

724.4.1.17.5. Sign Posting Timing. All posting of required Future Development Signs shall occur within 30 days of approval by either the Board or staff, depending upon the type of approval. The applicant shall submit a notarized affidavit stating that the signs have been posted in this timeframe, with a sketch showing the location of these signs.

724.4.1.17.6. Sign Maintenance. The applicant shall be responsible for the maintenance of these signs in good, readable condition for the duration of the sign's location on the property. No trees or shrubbery shall be allowed to grow to obscure the sign.

724.4.1.17.7. Sign Removal. Within 15 days of issuance of a Certificate of Occupancy for the development, the sign may be removed by the applicant. However, if this is a multi phase or multi lot project, the sign must remain until completion of the project or within 15 days of the expiration of any public hearing approval.



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 18th day of May, 2001
 R.B. SHORE
 Clerk of Circuit Court
 By: Marianne [Signature]