

RESOLUTION NO. R-08-028

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT; GRANTING SPECIAL APPROVAL FOR A NON-RESIDENTIAL PROJECT EXCEEDING 30,000 SQUARE FEET IN THE RES-1 FUTURE LAND USE CATEGORY FOR A 39,545 SQUARE FOOT CHURCH TO BE LOCATED ON ±28.7 ACRES AT 2113 57th STREET EAST; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Manatee County Comprehensive Plan (Ordinance 89-01, as amended) requires any non-residential project exceeding 30,000 square feet in the UF-3 Future Land Use Category receive Special Approval; and

WHEREAS, pursuant to Section 605 and Chart 6-5 of the Manatee County Land Development Code (Ordinance 90-01, as amended) Special Approval requires approval of the Board of County Commissioners and may be granted by resolution following a duly noticed public hearing, separate from any other development order; and

WHEREAS, Bible Baptist Church (the "Applicant") owns a ±28.7 acre parcel of land at 2113 57th Street East, more specifically described in Exhibit "A" attached hereto and incorporated herein (the "Property"); and

WHEREAS, the Applicant applied for Special Approval (SA-07-04) pursuant to the applicable provisions of the Comprehensive Plan and Land Development Code for a 39,545 square foot church on the property shown on the site plan attached hereto as Exhibit "B" and incorporated herein;

WHEREAS, the Board, upon recommendation of staff, desires to grant Special Approval for a non residential project to exceed 30,000 square feet in the RES-1 Future Land Use Category.

NOW, THEREFORE, be it resolved by the Board of County Commissioners of Manatee County, Florida:

Section 1. Findings of Fact. In support of this resolution, the Board hereby makes the following findings:

- A. The above recitals are true and correct and are hereby adopted as findings of the Board.
- B. The Board held a public hearing on February 7, 2008, regarding the request and considered the evidence and testimony received at the hearing, including the report of the Planning Department containing an analysis and recommendation of the applicant's request.
- C. As shown on the site plan and as conditioned herein, the Board finds that the development of the property will have no significant detrimental impacts on natural resources, adjacent land uses, or public facilities.

Section 2. Special Approval. Subject to the conditions listed below, the Board hereby grants the Special Approval for a non-residential project exceeding 30,000 square feet in the RES-1 Future Land Use Category, as detailed on the Special Approval Plan attached as Exhibit "B" and incorporated herein. This Special Approval shall continue in effect and shall expire February 7, 2018.

Conditions:

1. Signs shall be limited to a monument or ground sign in accordance with LDC Section 724.6.4.1.8.
2. No expansion to the existing septic system shall be permitted. Connection to the Manatee County public sanitary sewer is required.
3. All trees within the area proposed for construction activities that are to be preserved shall have chainlink protective barricades constructed at their driplines prior to commencement of construction. No improvements, fill, grade changes or compaction of soil due to heavy machinery will be permitted within the dripline of trees proposed to be preserved.
4. Dewatering activities shall not commence until staff is on-site to ensure that dewatering system is effective.
5. A Water Well Construction Permit must be obtained from the EMD prior to construction of any proposed well(s).
6. The proper abandonment of all unused wells shall be required per SWFWMD Rule Chapter 40D-3.531.
7. Any wells discovered during land clearing shall be protected or abandoned in accordance with SWFWMD Rule Chapter 40D.
8. Irrigation for landscaping shall use the lowest water quality source available. Use of Manatee County public potable water supply shall be prohibited.
9. Underground or aboveground pollutant storage tank installation or removal must conform to the requirements of Chapters 62-761, Florida Administrative Code.
10. There shall be no open burning of trees or branches for land clearing.
11. Two separate inspections by staff are required prior to authorization of construction and land clearing activities:
 - a) You are authorized to stake erosion and sediment control (ESC) device locations. After staking ESC measures, staff must be contacted to inspect the staked locations.
 - b) After the installation of ESC devices has been completed, a second inspection is required to ensure adequacy.

Section 3. Severability. If any section, sentence, clause, or other provision of this Resolution shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, sentence, clause, or other provision shall be deemed severable, and such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Resolution.

Section 4. Effective Date. This Resolution shall be effective immediately upon adoption.

PASSED AND DULY ADOPTED, with a quorum present and voting, by the Board of County Commissioners of Manatee County, Florida, this the 7th day of February, 2008.

**BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA**

By: 
Chairman

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

By: 
Deputy Clerk

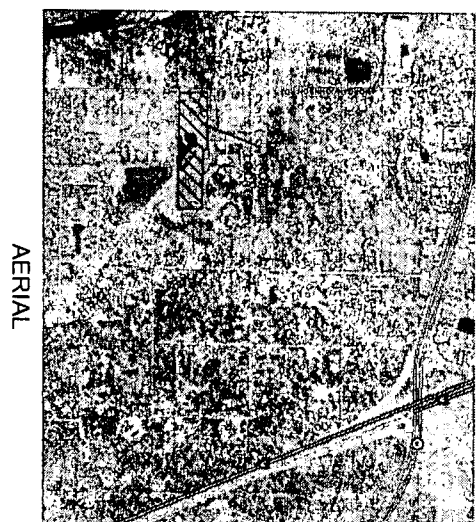


Exhibit "A"

Legal Description of Property

DESCRIPTION:

THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 64. TOGETHER WITH THAT PORTION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 3; THENCE S 00°15'12" W, ALONG THE EAST LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 3, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 64 SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE S 00°15'12" W, ALONG SAID EAST LINE, A DISTANCE OF 1283.93 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 3; THENCE N 89°18'43" W, ALONG THE SOUTH LINE OF THE SAID NORTH 1/2 OF THE NORTHEAST 1/4, A DISTANCE OF 26.44 FEET; THENCE N00°39'52"E, 1283.94 FEET TO A POINT ON THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 64; THENCE S 89°16'30" E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 17.23 FEET TO THE POINT OF BEGINNING. ALL OF THE ABOVE CONTAINING 39.73 ACRES, MORE OR LESS.



AERIAL

E. BRADENTON CONGREGATION WITNESS, INC
EXIST LAND USE = CHURCH
ZONING A-1

EXISTING DITCH
✓ (0.39 AC. ONSITE)

10.0' SIDE
SETBACK

TEMPORARY
(0.003 AC.)





~~EXIST. LAND USE = ORNAMENTALS, MISC~~
ZONING A-1

EXIST LAND USE = GRAZING
ZONING A-1

EXIST. LAND USE = ORNAMENT
IMPROVEMENTS
ZONING A-1

LAND USE = ORNAMENT
IMPROVEMENTS
ZONING A-1

LEGEND

	PROPOSED ASPHALT
	PROPOSED CONCRETE
	EXISTING SHELL DRIVE
X	EXISTING TREE TO BE REMOVED
	TREE BARRICADES (EXISTING TREES TO REMAIN)

SITE / BUILDINGS

TOTAL SITE AREA: 28.7 AC.
EXISTING BUILDINGS: 20,817 SF
PROPOSED BUILDINGS: 18,728 SF
TOTAL BUILDINGS: 39,545 SF

TOTAL FAR: 0.03

TOTAL IMPERVIOUS AREA: 3,01 AC. (10.5%)

TOTAL PROPOSED OPEN SPACE: 23.69 AC. (89.5%)

SURFACE WATERS (4.99 AC. OR 17.4%)

EXISTING DITCH: 0.38 AC.
EXISTING POND: 3.12 AC. + 0.90 AC. (SLUMP POND)
TOTAL POND (EXISTING + PROPOSED MODIFICATION): 4.02 AC.
WETLANDS: 0 AC.

SPECIAL APPROVAL PLAN FOR:

- TOTAL BUILDING SQUARE FOOTAGE GREATER THAN 30,000 SQUARE FEET IN RES-1 PLUC
- MODIFICATION TO EXISTING SEPTIC SYSTEM

70 AC. ± 0.90 AC. (SLUMP POUNDS)

Avenue East
n, FL 34203
1.756.9100
.756.9119

ND
P.L.

CADD File:
37201-SPECIAL APPROVAL PLAN 6

Date: 1/14/08

SCALE: SEE SCALE

Design By VS

Drawn By VS

Checked By LTB

Project No. 372.01.01.06

[illegible]

Resolution R-08-028 – SA-07-04
Bible Baptist Church

**BIBLE BAPTIST CHURCH
CHURCH EXPANSION**

SEC 34, TWP 34 S, RNG 18 E, MANATEE COUNTY, FL.

SPECIAL APPROVAL PLAN

[illegible]

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& ASSOCIATES, P.L.

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Fax 941.756.9119

WNSSEND
ES, P.L.

Surveyors

RAMONA I. HAINES
EXIST LAND USE = SINGLE FAMILY RESIDENTIAL
ZONING A-1

ANTONIO LEONE, SR
EXIST. LAND USE = TWO OR MORE HOUSES
ZONING A-1

DONALD WOODRUFF
EXIST. LAND USE = VACANT
ZONING A-1