

RESOLUTION NO. R-17-001

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, ALLOWING FOR A NON-RESIDENTIAL PROJECT EXCEEDING 30,000 SQUARE FEET IN THE RES-1 (RESIDENTIAL, 1 DWELLING UNIT PER GROSS ACRE) FUTURE LAND USE CATEGORY, LOCATED ON THE NORTH SIDE OF STATE ROAD 70 EAST AND THE WEST SIDE OF WHITE EAGLE BOULEVARD, COMMONLY KNOWN AS 12905 SR 70 EAST, BRADENTON (MANATEE COUNTY) (15.21± ACRES), SUBJECT TO STIPULATIONS AS CONDITIONS OF APPROVAL; SETTING FORTH FINDINGS; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Manatee County Comprehensive Plan requires any non-residential project exceeding 30,000 square feet in the RES-1 Future Land Use Category to receive Special Approvals; and

WHEREAS, pursuant to Table 3-4 of the Manatee County Land Development Code 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, Diocese of Venice in Florida, Inc. (the "Applicant") owns a 15.21± acre parcel of land on the north side of State Road 70 East and the west side of White Eagle Boulevard, commonly known as 12905 SR 70 East, Bradenton (Manatee County) more specifically described in Exhibit "A" attached hereto and incorporated herein (the "Property"); and

WHEREAS, the Applicant has a pending application for a Final Site Plan (FSP-16-65) to allow the expansion of an existing church; and,

WHEREAS, the Applicant applied for Special Approval pursuant to the applicable provisions of the Comprehensive Plan and Land Development Code for a non-residential project exceeding 30,000 square feet in the RES-1 (Residential, 1 dwelling unit per gross acre) Future Land Use Category; and,

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 (Residential Single-Family, 1 dwelling unit per acre).

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 January 5, 2017, regarding the request and

considered the evidence and testimony received at the hearing, including the report of the Building and Development Services Department containing an analysis and recommendation of the applicant's request.

- C. The Board finds that the proposed project described in Final Site Plan Application No. FSP-16-65 will have no significant detrimental impacts on natural resources, adjacent land uses, or public facilities.

Section 2. Special Approval. The Board hereby grants the Special Approval for a non-residential project exceeding 30,000 square feet in the RES-1 (Residential Single-Family, 1 dwelling unit per gross acre) Future Land Use Category, as detailed on the Final Site Plan Application No. FSP-16-65.

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. State and Federal Permitting. The issuance of any local development permit by the County shall not create any liability on the part of the County in the event the applicant fails to obtain the required state or federal agency approvals or permits or fails to fulfill the obligations imposed by any state or federal agency or undertakes actions that result in a violation of state or federal law.

Section 5. 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 5th day of January 2017.



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

By: 
Betsy Benac, Chairman

**ATTEST: ANGELINA COLONNESO
Clerk of the Circuit Court and Comptroller**

By: 
Deputy Clerk

Exhibit “A”

Legal Description of Property

(O.R.B. 1451, PG. 964)

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 35 S., RANGE 19 E.; THENCE S89°24'53E, ALONG THE SOUTHERLY LINE OF SAID SECTION 16, 567.28 FT.; THENCE N 00°35'07” E, PERPENDICULAR WITH SAID SOUTHERLY LINE, A DISTANCE OF 47.67 FT. TO THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY OF S.R. 70 AS SHOWN ON THE F.D.O.T R/W MAPS, SECTION 1316-102 FOR A POINT OF BEGINNING; THENCE; S 89°43'18” E, ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID STATE ROAD 70, 660.00 FT.; THENCE N 00°16'42” E, PERPENDICULAR WITH SAID NORTHERLY RIGHT-OF-WAY, 990.00 FT.; THENCE N 89°43'18” W, PARALLEL WITH SAID NORTHERLY RIGHT-OF-WAY AND 990.0 FT. NORTHERLY THEREFROM, A DISTANCE OF 660.00 FT.; THENCE S00°16'42” W, A DISTANCE OF 990.00 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 16, TOWNSHIP 35 S., RANGE 19 E., MANATEE COUNTY, FLORIDA.

CONTAINING 15.00 ACRES MORE OR LESS.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL.

(O.R.B. 1928, PG. 3321)

A TRACT OF LAND LYING IN SECTION 16, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE S.89°24'53”E., ALONG THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 567.28 FEET; THENCE N.00°35'07”E., A DISTANCE OF 47.67 FEET TO NORTH RIGHT-OF-WAY LINE OF STATE ROUTE 70, ALSO BEING THE SOUTHWEST CORNER OF PREMISES DESCRIBED IN SPECIAL WARRANTY DEED DATED JANUARY 5, 1995 AND RECORDED IN OFFICIAL RECORD BOOK 1451, PAGE 964 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S.89°43'18” E., ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE ROUTE 70 AND THE SOUTHERLY LINE OF SAID PREMISES DESCRIBED IN OFFICIAL RECORD BOOK 1451, PAGE 964, A DISTANCE OF 660.00 FEET TO THE SOUTHEAST CORNER OF SAID PREMISES DESCRIBED IN OFFICIAL RECORD BOOK 1451, PAGE 964; THENCE N.00°16'42” E., ALONG THE EAST LINE OF SAID PREMISES, A DISTANCE OF 19.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.00°16'42” E., ALONG THE EAST LINE OF SAID PREMISES, A DISTANCE OF 970.02 FEET TO THE NORTHEAST CORNER OF SAID PREMISES; THENCE S.89°43'18” E., A DISTANCE OF 10.00 FEET; THENCE S.00°16'42” W., ALONG A LINE 10 FOOT EASTERLY OF AND PARALLEL WITH THE EAST LINE OF SAID PREMISES DESCRIBED IN OFFICIAL RECORD BOOK 1451, PAGE 964, A DISTANCE OF 940.02 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 36°52'12”; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 32.18 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS, 9,605 SQUARE FEET OR 0.2205 ACRES, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL.

(O.R.B. 1928, PG. 3315)

A TRACT OF LAND LYING IN SECTION 16, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA AND DESCRIBED AS FOLLOWS:

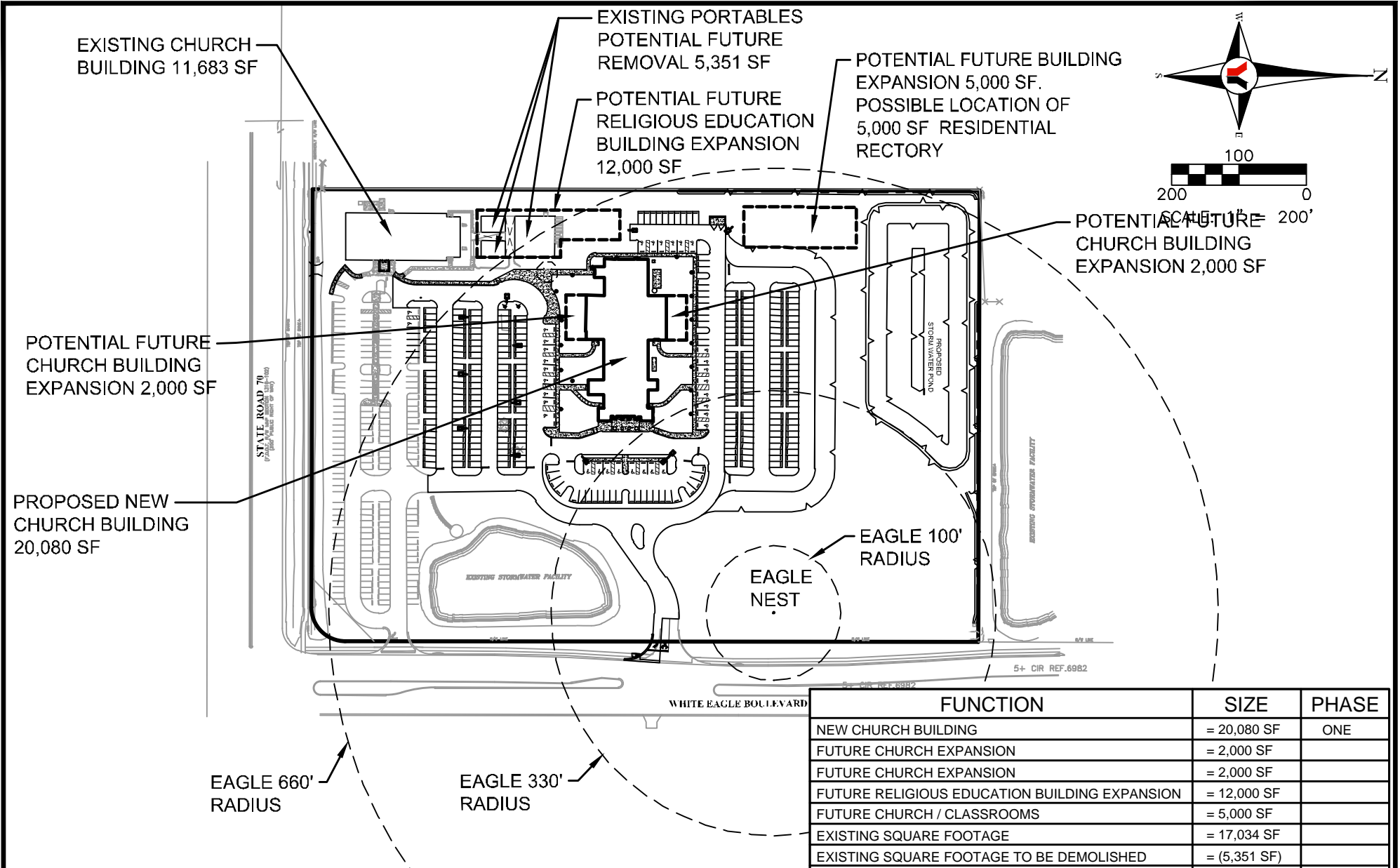
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE S.89°24'53" E., ALONG THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 567.28 FEET; THENCE N.00°35'07" E., A DISTANCE OF 47.67 FEET TO NORTH RIGHT-OF-WAY LINE OF STATE ROUTE 70, ALSO BEING THE SOUTHWEST CORNER OF PREMISES DESCRIBED IN SPECIAL WARRANTY DEED DATED JANUARY 5, 1995 AND RECORDED IN OFFICIAL RECORD BOOK 1451, PAGE 964 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S.89°43'18" E., ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE ROUTE 70 AND THE SOUTHERLY LINE OF SAID PREMISES DESCRIBED IN OFFICIAL RECORD BOOK 1451, PAGE 964, A DISTANCE OF 621.49 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE POINT OF CURVATURE OF A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.01°25'32" W., A RADIAL DISTANCE OF 50.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°25'35", AN ARC LENGTH OF 44.88 FEET TO THE EAST LINE OF SAID PREMISES DESCRIBED IN OFFICIAL RECORD BOOK 1451, PAGE 964 AND THE END OF SAID CURVE; THENCE S.00°16'42" W., ALONG SAID EAST LINE, A DISTANCE OF 19.98 FEET TO THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE OF STATE ROAD 70 AND THE SOUTHEAST CORNER OF SAID PREMISES DESCRIBED IN OFFICIAL RECORD BOOK 1451, PAGE 964; THENCE N.89°43'18" W., ALONG SAID NORTH RIGHT-OF-WAY LINE AND THE SOUTHERLY LINE OF SAID PREMISES DESCRIBED IN OFFICIAL RECORD BOOK 1451, PAGE 964, A DISTANCE OF 38.51 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 240 SQUARE FEET OR 0.0055 ACRES, MORE OR LESS.

TOTAL AREA: 662,571 SQUARE FEET OR 15.21 ACRES, MORE OR LESS.

Exhibit “B”

Special Approval Plan



SPECIAL APPROVAL PLAN FOR OUR LADY OF THE ANGELS CATHOLIC CHURCH

FUNCTION	SIZE	PHASE
NEW CHURCH BUILDING	= 20,080 SF	ONE
FUTURE CHURCH EXPANSION	= 2,000 SF	
FUTURE CHURCH EXPANSION	= 2,000 SF	
FUTURE RELIGIOUS EDUCATION BUILDING EXPANSION	= 12,000 SF	
FUTURE CHURCH / CLASSROOMS	= 5,000 SF	
EXISTING SQUARE FOOTAGE	= 17,034 SF	
EXISTING SQUARE FOOTAGE TO BE DEMOLISHED	= (5,351 SF)	
TOTAL	= 52,763 SF	

FUNCTION	SIZE	PHASE
FUTURE RESIDENTIAL RECTORY	= 5,000 SF	

	INITIALS	DATE
DESIGN	NICKOLS	10/28/16
DRAWN	NICKOLS	10/28/16
CHECKED	ADLER	10/28/16
QUALITY CHK		
SCALE		

TIMOTHY A. DOVE, P.E. No. 43268
DATE _____



George F. Young, Inc.
 10540 PORTAL CROSSING, SUITE 105 LAKEWOOD RANCH, FLORIDA 34211-4913
 PHONE (941) 747-2981 FAX (941) 747-7234
 ENGINEERING CERTIFICATE OF AUTHORIZATION NUMBER 21
 CIVIL & TRANSPORTATION ENGINEERING | ECOLOGY | GIS | LANDSCAPE ARCHITECTURE
 PLANNING | SURVEYING | SUBSURFACE UTILITY ENGINEERING
 GAINESVILLE • LAKEWOOD RANCH • ORLANDO • PALM BEACH • ST. PETERSBURG • TAMPA

**OUR LADY OF THE ANGELS
CATHOLIC CHURCH**

PREPARED FOR: DIOCESE OF VENICE IN FLORIDA
 1000 PINEBROOK ROAD
 VENICE, FLORIDA 34285

JOB NO.
16000202LC
SHEET NO.
E1