

MANATEE COUNTY ZONING ORDINANCE
PDC-01-05(Z) - McCLURE PROPERTIES, LTD.

FILED FOR RECORD
R. B. SHORE

2002 OCT -9 AM 10:12

CLERK OF THE CIRCUIT COURT
MANATEE CO. FLORIDA

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 DWELLING UNIT PER ACRE) TO PDC/WP-E/ST (PLANNED DEVELOPMENT COMMERCIAL) RETAINING THE WATERSHED PROTECTION-EVERS AND SPECIAL TREATMENT OVERLAY DISTRICTS; PROVIDING AN EFFECTIVE DATE.

2002 OCT -4 PM 1:09
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CLERK OF THE CIRCUIT COURT
MANATEE CO. FLORIDA

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 3 of this Ordinance from A-1/WP-E/ST (Suburban Agriculture, 1 dwelling unit per acre) to PDC/WP-E/ST (Planned Development Commercial) and retaining the Watershed Protection-Evers and Special Treatment Overlay Districts.

B. The Board of County Commissioners held a public hearing on September 24, 2002 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 3 herein is found to be consistent with the requirements of Manatee County Ordinance No. 89-01, the Manatee County Comprehensive Plan.

Section 2. 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 from A-1/WP-E/ST (Suburban Agriculture, 1 dwelling unit per acre) to PDC/WP-E/ST (Planned Development Commercial) and retaining the Watershed Protection-Evers and Special Treatment Overlay Districts, and the Clerk of the Circuit Court, as Clerk to the Board of County Commissioners, as well as the Planning Department, are hereby instructed to cause such amendment to the said Official Zoning Atlas. The following stipulation is a part of this approval.

STIPULATION:

1. No approval for a specific land use, density, or intensity is being granted at this time. Land uses, density, and intensity shall be approved, approved with conditions, or denied based on Section 603.4 of the LDC. A General Development or Preliminary Site Plan shall be submitted for review and approval by the Board of County Commissioners to establish any use and to assure compliance with the Comprehensive Plan and Land Use Operative Provision E(2).

Section 3. LEGAL DESCRIPTION.

THE EAST ½ OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 21, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

LESS AND EXCEPT

THAT PORTION FOR LOCKWOOD RIDGE ROAD RECORDED IN O.R. BOOK 1625, PAGE 7796 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. THIS PARCEL IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 35 SOUTH, RANGE 18 EAST, RUN S 00° 12' 10" E ALONG THE WEST LINE OF SAID SECTION 21, A DISTANCE OF 1330.65 FEET; THENCE S 89° 35' 32" E ALONG THE NORTH LINE OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ AND THE WEST ½ OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 21, A DISTANCE OF 1976.77 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 89° 35' 32" E ALONG THE NORTH LINE OF THE EAST ½ OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼, A DISTANCE OF 613.92 FEET TO THE WESTERLY RIGHT OF WAY LINE OF LOCKWOOD RIDGE ROAD PER O.R. BOOK 1625, PAGE 7796; THENCE S 00° 01' 48" E ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 1123.24 FEET TO THE P.C. OF A CURVE TO THE LEFT WHOSE RADIUS POINT LIES N 89° 58' 12" E, A DISTANCE OF 3319.04 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 201.01 FEET THROUGH A CENTRAL ANGLE OF 03° 28' 12" TO THE END OF SAID CURVE; THENCE N 89° 44' 12" W ALONG THE SOUTH LINE OF SAID EAST ½ OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼, A DISTANCE OF 618.99 FEET; THENCE N 00° 04' 24" W, A DISTANCE OF 1325.65 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 21, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA. CONTAINING 18.67 ACRES.

Section 4. EFFECTIVE DATE. This ordinance shall take effect immediately upon filing with the Office of the Secretary of State, Florida Department of State.

PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida on the 24th day of September, 2002.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

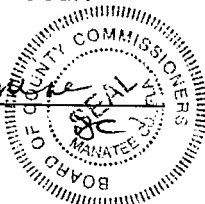
BY: _____

Chairman

ATTEST:

R. B. SHORE

Clerk of the Circuit Court

By: Susan B. Romero




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 2nd day of

October, 2002

R.B. SHORE
Clerk of Circuit Court

By: Kent L. Lundy
C.C.

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Secretary of State
DIVISION OF ELECTIONS

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R. B. SHORE

2002 OCT -9 AM 10:12

CLERK OF THE CIRCUIT COURT
MANATEE CO. FLORIDA

October 7, 2002

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OCT 09 2002

BOARD RECORDS

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

Attention: Diane E. Vollmer

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letters dated October 2, 2002 and certified copies of Manatee County Ordinance Nos. PDO-02-09(Z)(P), Z-02-01 and PDC-01-05(Z), which were filed in this office on October 4, 2002.

As requested, the original date stamped copies are being returned for your records.

Sincerely,

Liz Cloud, Chief
Bureau of Administrative Code

LC/mp

Enclosure