

FILED FOR RECORD
R. B. SHORE

2004 DEC 27 PM 2:20

MANATEE COUNTY ZONING ORDINANCE

PDMU-03-36(Z)(G) - GOSPEL CRUSADE, INC./CHRISTIAN RETREAT

CLERK
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 (GENERAL AGRICULTURE, 1 DWELLING UNIT PER 5 ACRES), A/CH (GENERAL AGRICULTURE, 1 DWELLING UNIT PER 5 ACRES/COASTAL HIGH HAZARD OVERLAY DISTRICT), RSF-1 (RESIDENTIAL SINGLE-FAMILY, 1 DWELLING UNIT PER ACRE), AND RSF-1/CH (RESIDENTIAL SINGLE-FAMILY, 1 DWELLING UNIT PER ACRE/COASTAL HIGH HAZARD OVERLAY DISTRICT) TO PDMU (PLANNED DEVELOPMENT MIXED USE) AND PDMU/CH (PLANNED DEVELOPMENT MIXED USE/COASTAL HIGH HAZARD OVERLAY); PROVIDING AN EFFECTIVE DATE; AND APPROVAL OF A GENERAL DEVELOPMENT PLAN TO RECOGNIZE EXISTING USES AND STRUCTURES AT CHRISTIAN RETREAT INCLUDING, 2 SINGLE-FAMILY HOMES, A 130 PERSON DORMITORY, A 34 UNIT RV PARK, 18 TWO-FAMILY STRUCTURES, ONE 3 FAMILY STRUCTURE, ONE 12 UNIT MULTI-FAMILY STRUCTURE, 32 MULTI-FAMILY UNITS IN 6 BUILDINGS, VERIZON SWITCHING STATION, A CAFETERIA, ADMINISTRATIVE OFFICES AND TRAINING CENTER, AND A SANCTUARY; AND TO PERMIT THE ADDITION OF A NEW 11,475 SQUARE FOOT YOUTH CENTER AND 17 MANUFACTURED HOMES (7 EXISTING) IN AN AREA PREVIOUSLY RESERVED FOR 17 RV SPACES, AND GRANTING SPECIAL APPROVAL FOR A PROJECT: 1) WITH A DENSITY EXCEEDING 1 DWELLING UNIT PER ACRE IN THE UF-3 ZONING CATEGORY; 2) PARTIALLY WITHIN THE COASTAL HIGH HAZARD AREA; 3) WITHIN THE COASTAL EVACUATION AREA; AND 4) PARTIALLY WITHIN THE COASTAL STORM VULNERABILITY AREA.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA:

Section 1. FINDINGS OF FACT. The Board of County Commissioners of Manatee County, after considering the testimony, evidence, documentation, application for amendment of the Official Zoning Atlas, the recommendation and findings of the Planning Commission, as well as all other matters presented to the 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 (General Agriculture, 1 dwelling unit per 5 acres), A/CH (General Agriculture, 1 dwelling unit per 5 acres/Coastal High Hazard Overlay), RSF-1 (Residential Single Family, 1 dwelling unit per acre), and RSF-1/CH (Residential Single Family, 1 dwelling unit per acre/Coastal High Hazard Overlay) to PDMU (Planned Development Mixed Use) and PDMU/CH (Planned Development Mixed Use, retaining the Coastal High Hazard Overlay District).

B. The Board of County Commissioners held a public hearing on November 30, 2004 regarding the 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 the 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 2020 Manatee County Comprehensive Plan.

Section 2. The General Development Plan is hereby APPROVED to recognize existing uses and structures at Christian Retreat including, 2 single-family homes, a 130 person dormitory, a 34 unit RV Park, 18 two-family structures, one 3 family structure, one 12 unit multi-family structure, 32 multi-family units in 6 buildings, Verizon switching station, a cafeteria, administrative offices and training center, and a sanctuary; and to permit the addition of a new 11,475 square foot youth center and 17 manufactured homes (7 existing) in an area previously reserved for 17 RV spaces, and GRANT Special Approval for a project: 1) with a density exceeding 1 dwelling unit per acre in the UF-3 Zoning Category; 2) partially within the Coastal High Hazard Area; 3) within the Coastal Evacuation Area; and 4) partially within the Coastal Storm Vulnerability Area with the following Stipulations and Specific Approvals:

STIPULATIONS

1. A Hurricane Evacuation Plan must be approved by the Public Safety Department prior to Final Site Plan approval.
2. Removal of all exotic nuisance plant species from upland portions of the site shall be completed prior to Certificate of Occupancy for the youth center in accordance with Section 715.4 of the LDC.
3. Irrigation for any landscaping at the youth center shall use the lowest quality of water available. Use of Manatee County public potable water supply shall be prohibited.
4. Final engineering drainage design must be approved by the Growth Management Division of the Planning Department prior to Final Site Plan approval.
5. The RV site shall be limited to 17 spaces on the east side of the access road, as those spaces are already configured.
6. The design and shielding on any new on-site pole or building mounted lighting for the youth center shall comply with Section 709.2.2 of the Land Development Code and be limited to 16' in height and directed to the interior of the development using horizontal cut-off fixtures.
7. The 7 existing manufactured homes may remain on site with a maximum of 10 additional manufactured homes permitted.
8. New parking for the youth center will be constructed in close proximity to the center and will be reviewed at time of Final Site Plan submittal. The parking calculations will be based on medium intensity recreational use.

9. Prior to Final Site Plan approval, the configuration of the wetland buffer shall be revised to include as many of the existing tree groupings along the Manatee River for preservation as possible.

SPECIFIC APPROVALS:

1. Specific Approval of an alternative to Section 715.3.1.d of the Land Development Code to allow parking to remain as constructed a number of years ago, without the required landscaped islands.
2. Specific Approval of an alternative to Section 715.3.2.c.1 of the Land Development Code to allow the existing vegetation to serve as the roadway buffer requirement along Upper Manatee River Road, Glory Way Boulevard, and Faith Circle East and West.
3. Specific Approval of an alternative to Section 715.3.2.c.2 of the Land Development Code to allow the existing landscaping to remain in place of the required perimeter buffer.
4. Specific Approval of an alternative to Section 722.1.4 of the Land Development Code to not require the construction of a 5 foot wide sidewalk adjacent to Upper Manatee River Road.

Section 3. 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 district classification of the property identified in Section 4 herein from A (General Agriculture, 1 dwelling unit per 5 acres), A/CH (General Agriculture, 1 dwelling unit per 5 acres/Coastal High Hazard Overlay), RSF-1 (Residential Single Family, 1 dwelling unit per acre), and RSF-1/CH (Residential Single Family, 1 dwelling unit per acre/Coastal High Hazard Overlay) to PDMU (Planned Development Mixed Use) and PDMU/CH (Planned Development Mixed Use, retaining the Coastal High Hazard Overlay District), 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 Official Zoning Atlas.


Section 4. LEGAL DESCRIPTION.
DESCRIPTION – CHRISTIAN RETREAT CONFERENCE CENTER – NORTH PORTION
COMMENCE AT THE SW CORNER OF THE SE ¼ OF THE SE ¼ OF SECTION 16,
TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE WEST
210.0 FEET; THENCE NORTH 145.20 FEET FOR THE POINT OF BEGINNING; THENCE
EAST 646.0 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF GLORY WAY BLVD;
THENCE S 4° 32' 39" E, ALONG SAID RIGHT-OF-WAY LINE 29.7 FEET TO THE NW
CORNER OF LOT 1, A MOBILE HOME RENTAL PARK, THE FINAL PLAN OF WHICH WAS
PREPARED BY FREEMAN H. HORTON. DATED SEPTEMBER 5, 1972; THENCE S 82° 58'
40" E, ALONG THE REAR LINES OF LOTS 1, 2, 3, AND 4 A DISTANCE OF 242.0 FEET;
THENCE S 54° 23' 00" E, ALONG THE REAR LINES OF LOTS 5 AND 6, A DISTANCE OF
151.0 FEET; THENCE EAST, ALONG THE REAR LINES OF LOTS 7, 8, 9, 10, 11, AND 12 A
DISTANCE OF 296.75 FEET; THENCE NORTH 29.0 FEET; THENCE WEST 250.0 FEET;
THENCE NORTH 1,135 FEET, MORE OR LESS TO THE WATERS OF THE MANATEE
RIVER, THENCE NORTHWESTERLY, ALONG SAID WATERS, 1,130 FEET, MORE OR
LESS TO A POINT; THENCE S 11° 11' 03" W, 206.38 FEET; THENCE WEST 10.55 FEET;

THENCE SOUTH 87.65 FEET TO A POINT LYING 200 FEET WEST OF THE NE CORNER OF THE W ½ OF THE SE ¼ OF SAID SECTION 16; THENCE CONTINUE SOUTH 1,142.42 FEET TO THE POINT OF BEGINNING.

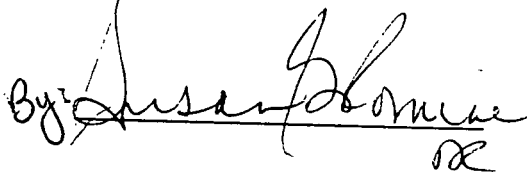
Section 5. EFFECTIVE DATE. This ordinance shall take effect immediately upon filing with the Office of the Secretary of State, Florida Department of State.

PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida on the 30th day of November, 2004.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY: 
Chairman

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

By: 
R

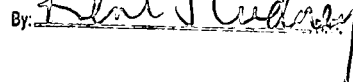


STATE OF FLORIDA COUNTY OF MANATEE
This is to certify that the foregoing is a true and correct copy of the documents on file in my office.

Witness my hand and official seal this 1st day of

December, 2004

R.B. SHORE
Clerk of Circuit Court

By: 



FLORIDA DEPARTMENT OF STATE
Glenda E. Hood
Secretary of State
DIVISION OF LIBRARY AND INFORMATION SERVICES

FILED FOR RECORD
R. B. SHORE

2004 DEC 14 AM 8:53

CLERK OF CIRCUIT COURT
MANATEE CO. FLORIDA

December 9, 2004

Honorable R. B. "Chips" Shore
Clerk of Circuit Court
Manatee County
Post Office Box 25400
Bradenton, Florida 34206

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letters dated December 2, 2004 and certified copies of Manatee County Ordinance Nos. PDMU-03-36(Z)(G), PDR-03-40(Z)(P), PDR-03-59(Z)(P), PDR/PDC-96-03(G)(R7) and 04-68, which were filed in this office on December 9, 2004.

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

Sincerely,

Liz Cloud
Program Administrator

LC/kcs

Enclosure