

FILED FOR RECORD  
R. B. SHORE

MANATEE COUNTY ZONING ORDINANCE  
2004 NOV 12 PM 2:02 204-22(Z)(P) - STEINBERG/NORTH RIVER DENTAL

CLERK 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 PR-S  
(PROFESSIONAL-SMALL) TO PDO (PLANNED DEVELOPMENT OFFICE);  
PROVIDING AN EFFECTIVE DATE; AND APPROVAL OF A PRELIMINARY  
SITE PLAN TO ALLOW A 5,200 SQUARE FOOT PROFESSIONAL OFFICE  
AND CLINIC, AND GRANTING SPECIAL APPROVAL FOR A SMALL  
COMMERCIAL USE IN THE OL FUTURE LAND USE CATEGORY.

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, 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 PR-S (Professional-Small) to PDO (Planned Development Office).

B. The Board of County Commissioners held a public hearing on October 26, 2004 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 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 Preliminary Site Plan is hereby APPROVED to allow a 5,200 square foot professional office and clinic, and GRANTING Special Approval for a small commercial use in the OL Future Land Use Category, with the following Stipulations and Specific Approvals:

STIPULATIONS

1. All new outdoor lighting shall demonstrate compliance with Manatee County Land Development Code, Section 723.3.5 (Adverse Impact Performance Standards - Glare).
2. New plant materials shall replace existing, unhealthy plant materials that do not match the effective screening of other healthy plant material in the landscaped

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buffers. Compliance with this requirement shall be determined with the Final Site Plan.

SPECIFIC APPROVALS:

1. Specific Approval of an alternative to Section 715.3.2 of the Land Development Code to allow the existing landscaping on the site and the addition of more plant materials within the existing buffers as shown on the Preliminary Site Plan.
2. Specific Approval of an alternative to Section 722.1.4 of the Land Development Code to not required sidewalks along the west side of 30<sup>th</sup> Avenue Drive East and the west side of 31<sup>st</sup> Avenue East.

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 PR-S (Professional-Small) to PDO (Planned Development Office), 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.

Section 4. LEGAL DESCRIPTION.

LOTS 10 AND 11 OF ELLENTON ESTATES AS RECORDED IN PLAT BOOK 11, PAGE 54

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

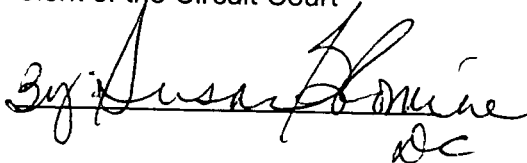
PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida on the 26<sup>th</sup> day of October, 2004.

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA


BY: 

Chairman

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

  
OC



Witness my hand and official seal this 5<sup>th</sup> day of November, 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

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R. B. SHORE

2004 NOV 12 PM 3:11

CLERK OF CIRCUIT COURT  
MANATEE CO. FLORIDA

November 9, 2004

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

Attention: Quantana Acevedo, Deputy Clerk

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated November 5, 2004 and certified copies of Manatee County Ordinance Nos. PDR-04-35(Z)(P), PDR-03-53(Z)(P), PDR-0354(Z)(P), and PDO-04-22(Z)(P), which were filed in this office on November 8, 2004.

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

Sincerely,

Liz Cloud  
Program Administrator

LC/kcs

Enclosure

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