

MANATEE COUNTY ZONING ORDINANCE
PDPI-03-58(Z)(P) - SHCROEDER-MANATEE RANCH, INC./AMERICAN RED CROSS
MANATEE CHAPTER
NOV 17 2004
SEP - 7 AM 8:30

CLERK OF DISTRICT 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/WP-E (GENERAL AGRICULTURE, 1 DWELLING UNIT PER 5 ACRES/WATERSHED PROTECTION-EVERS RESERVOIR OVERLAY DISTRICT) TO PDPI/WP-E (PLANNED DEVELOPMENT PUBLIC INTEREST/WATERSHED PROTECTION-EVERS RESERVOIR OVERLAY DISTRICT); PROVIDING AN EFFECTIVE DATE; AND APPROVAL OF A PRELIMINARY SITE PLAN TO ALLOW A PUBLIC COMMUNITY USE WITH APPROXIMATELY 6,400 SQUARE FEET OF BUILDING AREA FOR OFFICES AND TRAINING, AND GRANT SPECIAL APPROVAL FOR A PROJECT WITHIN THE WO (WATERSHED OVERLAY DISTRICT).

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 A/WP-E (General Agriculture, 1 dwelling unit per 5 acres/Watershed Protection - Evers Reservoir Overlay District) to PDPI/WP-E (Planned Development Public Interest/Watershed Protection-Evers Reservoir Overlay District).

B. The Board of County Commissioners held a public hearing on August 24, 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 Public Community Use with approximately 6,400 square feet of building area for offices and training, and GRANTING Special Approval for a project within the WO (Watershed Overlay District) with the following Stipulations:

STIPULATIONS

1. Outdoor lighting shall not illuminate beyond the property at levels exceeding one-half (0.5) footcandle. Pole lights shall not exceed twenty feet in height. Each lamp fixture shall direct lighting conically to an area below the light source. Light source shall mean radiant energy, bulbs, refractors, diffusers, reflectors, lenses, translucent covers, and any media that direct the light. Lamp fixture shape, position, and orientation shall prevent direct illumination from a light source to any area beyond the property. Lamp fixtures shall recess, shield, and fully cut off the light source from direct visibility beyond the property. The interior surfaces of shields and recessed fixtures visible from beyond the property shall absorb light from the light sources.
2. Irrigation shall use the lowest quality of water available for irrigation purposes. Use of Manatee County public potable water supply shall be prohibited for in-ground irrigation systems.

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 AWP-E (General Agriculture, 1 dwelling unit per 5 acres/Watershed Protection – Evers Reservoir Overlay District) to PDPI/WP-E (Planned Development Public Interest/Watershed Protection-Evers Reservoir 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 said Official Zoning Atlas.

Section 4. LEGAL DESCRIPTION.

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTH ½ OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 19 EAST, ALSO BEING THE SOUTHEAST CORNER OF THE NORTH ½ OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 19 EAST; THENCE S 89° 34' 40" E., ALONG THE SOUTH LINE OF THE NORTH ½ OF SAID SECTION 17, A DISTANCE OF 187.55 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY OF LAKEWOOD RANCH BOULEVARD (FORMERLY UPPER MANATEE RIVER ROAD EXTENSION), A 120-FOOT WIDE PUBLIC RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORD BOOK 1429, PAGE 3703 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAID POINT BEING ON THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS POINT LIES N 63° 58' 46" W., A RADIAL DISTANCE OF 2310.00 FEET; THENCE RUN NORTHWESTERLY, ALONG SAID WESTERLY RIGHT-OF-WAY FOR THE FOLLOWING FOUR (4) CALLS: (1) THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23° 42' 37", A DISTANCE OF 955.93 FEET TO THE POINT OF TANGENCY OF SAID CURVE; (2) THENCE N 02° 18' 37" W., A DISTANCE OF 1736.20 FEET TO THE INTERSECTION WITH THE COMMON SECTION LINE OF SECTIONS 7 AND 18, TOWNSHIP 35 SOUTH, RANGE 19 EAST, SAID POINT LYING N 88° 45' 31" W., 141.64 FEET FROM THE SECTION CORNER COMMON TO SAID SECTION 7 & 18; (3) THENCE CONTINUE N 02° 18' 37" W., A DISTANCE OF 339.27 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 4060.00 FEET AND A CENTRAL ANGLE OF 04° 58' 40";

(4) THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 352.73 FEET TO THE SOUTH LINE OF A PROPOSED INGRESS/EGRESS EASEMENTS; THENCE N 89° 57' 17" W., ALONG SAID SOUTH LINE, A DISTANCE OF 1845.43 FEET; THENCE N 00° 02' 43" E., A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE N 89° 57' 17" W., ALONG THE NORTH LINE OF SAID PROPOSED INGRESS/EGRESS EASEMENT, DISTANCE OF 273.00 FEET; THENCE N 00° 02' 43" E., A DISTANCE OF 200.00 FEET; THENCE S 89° 57' 17" E., A DISTANCE OF 273.00 FEET; THENCE S 00° 02' 43" W., A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 54,600 SQUARE FEET OR 1.253± ACRES MORE OR LESS.

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

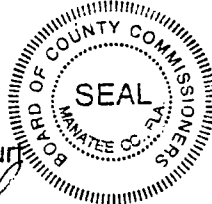
PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida on the 24th day of August, 2004.

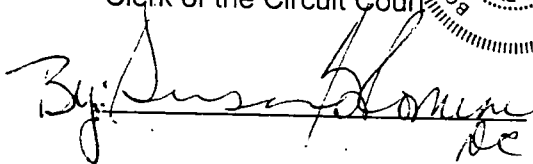
BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY: 

Chairman

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







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 26th day of

August, 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 SEP -7 AM 8:37

CLERK OF CIRCUIT COURT
MANATEE CO. FLORIDA

August 30, 2004

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

Attention: Diane E. Vollmer, Deputy Clerk

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated August 26, 2004 and certified copies of Manatee County Ordinance Nos. Z-03-23, Z-03-22, Z-03-14, Z-03-10, PDPI-03-58(Z)(P) and PDUI-02-27(Z)(G), which were filed in this office on August 30, 2004.

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

Sincerely,

Liz Cloud
Program Administrator

LC/kcs

Enclosure