

MANATEE COUNTY ZONING ORDINANCE
PDR-03-10(Z)(P) - JOHN MANN/KID KONNECTION

2004 JUN 14 PM 1:10

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 RDD-6 (RESIDENTIAL DUPLEX, 6 DWELLING UNITS PER ACRE) AND RSF-6 (RESIDENTIAL SINGLE-FAMILY, 6 DWELLING UNITS PER ACRE) TO PDR (PLANNED DEVELOPMENT RESIDENTIAL); PROVIDING AN EFFECTIVE DATE; AND APPROVAL OF A PRELIMINARY SITE PLAN TO ALLOW AN EXPANSION OF AN EXISTING DAY CARE CENTER TO ACCOMMODATE 125 CHILDREN WITH 22 EMPLOYEES.

2004 JUN -7 PM 2:29

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 RDD-6 (Residential Duplex, 6 dwelling units per acre) and RSF-6 (Residential Single-Family, 6 dwelling units per acre) to PDR (Planned Development Residential).

B. The Board of County Commissioners held a public hearing on May 25, 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 an expansion of an existing day care center to accommodate 125 children with 22 employees with the following Stipulations and Specific Approvals:

STIPULATIONS

1. The day care center shall be limited to a maximum of 125 children.
2. The maximum number of children permitted to play on the playground at any one time shall be 30 and only between the hours of 8:30 a.m. and 6:30 p.m.

3. The design and shielding of any on-site lighting for the day care center shall comply with Section 709.2.2 of the Land Development Code. In addition, pole and building mounted lights shall be limited to 12' in height and directed to the interior of the development using horizontal cut-off fixtures.
4. The roadway buffer shall be planted with 5 understory trees and 50 shrubs per 100 linear feet. Existing vegetation fulfilling the requirements of this stipulation may be used to satisfy this requirement.
5. Existing native vegetation shall remain in the landscape buffers. If the removal of nuisance exotic vegetation reduces the density or opacity of any landscape buffer, the applicant shall be required to plant additional vegetation which will achieve 80% opacity to a height of six (6) feet, as certified by a Landscape Architect, within two years of planting. The applicant may work with the Environmental Management Department to provide for a timed plan for removal and replacement of the Australian Pines.
6. The applicant shall provide a 5' sidewalk between the sidewalk along 55th Ave. W. and internal sidewalks and walkways. Also, a sidewalk or walkway connection shall connect building #2 with the rest of the buildings. This shall be shown with the Final Site Plan.
7. Any signs must also be permitted separately through the Building Department.
8. The "bus parking" area to the southwest of Building #1 shall be configured and striped to provide adequate maneuvering (turning radii) and ingress/egress for vehicles.
9. The applicant shall provide the appropriate turning radii at the ingress/egress points and intersections. This shall be shown on the Final Site Plan.

SPECIFIC APPROVALS:

1. Specific Approval of an alternative to Section 603.7.4.1 of the Land Development Code to allow a $\pm 4.64'$ wide roadway buffer adjacent to the new and old parking areas.
2. Specific Approval of an alternative to Section 604.7.4.5 of the Land Development Code to allow a 7.09' buffer abutting the parking area at the west property line.
3. Specific Approval of an alternative to Section 710.1.3.3.1 of the Land Development Code to allow a reduction in the requirement for vehicle use areas to be a minimum of 8' from the property line.
4. Specific Approval of an alternative to Section 710.1.5.5.3.1 of the Land Development Code to allow for a reduction in the distance between the westernmost north-south drive aisle and building #1.
5. Specific Approval of an alternative to Section 711.4.1 of the Land Development Code to allow a reduction from 50' to 19.46' in the separation from the eastern driveway to intersection of 55th Avenue West and 16th Street West.

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 RDD-6 (Residential Duplex, 6 dwelling units per acre) and RSF-6 (Residential Single-Family, 6 dwelling units per acre) to PDR (Planned Development Residential), 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.

LOT 51 AND THE WEST ½ OF LOT 52 REVISED PLAT OF AIRPORT SUBDIVISION PLAT BOOK 7, PAGE 66. MANATEE COUNTY

ALSO:

THE NORTH 130' OF LOT 53, LESS THE EAST 100.77' AND THE NORTH 130' OF THE EAST ½ OF LOT 52, REVISED PLAT OF AIRPORT SUBDIVISION PLAT BOOK 7, PAGE 66. MANATEE COUNTY, FLORIDA

THE ABOVE DESCRIBED PARCEL LYING AND BEING IN SEC 14, TWP 35S, RGE 17E, MANATEE COUNTY, FLORIDA, CONTAINS 1.53 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 25th day of May, 2004.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

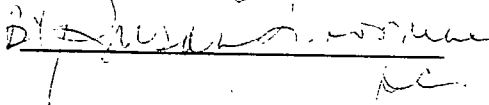
BY: 

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 25th day of

May, 2004

R.B. SHORE
Clerk of Circuit Court

By:  D.C.



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

FILED FOR RECORD
R. B. SHORE

2004 JUN 14 PM 1:09

CLERK OF CIRCUIT COURT
MANATEE CO. FLORIDA

June 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 June 2, 2004 and certified copies of Manatee County Ordinance Nos. 04-33, PDR-03-49(Z)(P), PDC-03-47(Z)(G), PDC-03-43(Z)(P), PDR-03-10(Z)(P) and PDR/PDC-96-03(G)(R6), which were filed in this office on June 7, 2004.

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

Sincerely,

A handwritten signature in cursive script that reads "Liz Cloud".

Liz Cloud
Program Administrator

LC/mp

Enclosure