

MANATEE COUNTY ZONING ORDINANCE  
FILE NAME-NO. Z-01-22 - DANIEL DEVELOPMENT, INC.

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 (SUBURBAN AGRICULTURE, 1 DWELLING UNIT PER ACRE) TO RSF-3 (RESIDENTIAL SINGLE-FAMILY, 3 DWELLING UNITS PER ACRE); PROVIDING AN EFFECTIVE DATE.

DEPT. OF COUNTY CLERK  
TALLAHASSEE, FLORIDA

2003 MAR -3 PM 12:31

FILED

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 (Suburban Agriculture, 1 dwelling unit per acre) to RSF-3 (Residential Single-Family, 3 dwelling units per acre).

B. The Board of County Commissioners held a public hearing on February 25, 2003 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 (Suburban Agriculture, 1 dwelling unit per acre) to RSF-3 (Residential Single-Family, 3 dwelling units per acre), 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 3. LEGAL DESCRIPTION.

THE SE 1/4, AND THE SE 1/4 OF THE SW 1/4 OF SECTION 32, TOWNSHIP 33 SOUTH, RANGE 18 EAST; AND

THE NE 1/4, AND THE E 1/2 OF THE NW 1/4 LESS ALL THAT PART LYING SOUTH OF THE SEABOARD AIR LINE RAILROAD RIGHT OF WAY, OF SECTION 5, TOWNSHIP 34 SOUTH, RANGE 18 EAST.

LESS THE SOUTH 150 ACRES WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF SECTION 5, TOWNSHIP 34 SOUTH, RANGE 18 EAST, AND THAT PART OF SECTION 32, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF SAID SECTION 5; THENCE S 00° 27' 35" E, ALONG THE EAST LINE THEREOF, 383.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 00° 27' 35" E, ALONG SAID EAST LINE 780.00 FEET TO THE NORTHERLY LINE OF A 50 FEET WIDE SEABOARD COASTLINE RAILROAD RIGHT OF WAY; THENCE S 63° 25' 25" W, ALONG SAID NORTHERLY LINE, 2955.19 FEET TO THE WEST LINE OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 5; THENCE N 00° 46' 18" W ALONG SAID WEST LINE, 1163.80 FEET TO THE SE CORNER OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 5; THENCE N 89° 49' 22" W ALONG THE SOUTH LINE OF SAID NE 1/4, A DISTANCE OF 1312.03 FEET TO THE MAINTAINED EAST LINE OF STATE ROAD 683 (ELLENTON-GILLETTE ROAD), SAID MAINTAINED EAST LINE LYING 33 FEET EASTERLY OF THE STATE ROAD 683 CENTER-LINE AS SET FORTH BY D.O.T. RIGHT OF WAY MAPS DATED: JUNE 5, 1979; THENCE N 00° 03' 02" E ALONG SAID MAINTAINED EAST LINE, 1299.88 FEET; THENCE N 01° 44' 55" E ALONG SAID MAINTAINED EAST LINE, 46.16 FEET TO A POINT 30.47 FEET NORTHERLY OF THE SOUTH LINE OF SAID SECTION 32; THENCE N 89° 57' 31" E, PARALLEL WITH SAID SOUTH LINE OF SECTION 32, A DISTANCE OF 1149.05 FEET; THENCE S 00° 02' 29" E, 95.47 FEET; THENCE N 89° 57' 31" E PARALLEL WITH THE SOUTH LINE OF SAID SECTION 32, A DISTANCE OF 410.00 FEET; THENCE N 00° 02' 29" W, 140.00 FEET; THENCE N 41° 57' 31" E, 290.00 FEET TO THE CENTER LINE OF A STREAM; THENCE THE FOLLOWING 26 COURSES ALONG SAID CENTER LINE OF STREAM; THENCE S 47° 53' 10" E, 61.60 FEET; THENCE S 52° 50' 21" E, 89.08 FEET; THENCE S 49° 57' 00" E, 104.66 FEET; THENCE S 66° 03' 29" E, 77.73 FEET; THENCE S 77° 37' 49" E, 158.95 FEET; THENCE S 75° 43' 35" E, 68.19 FEET; THENCE S 65° 05' 41" E, 79.42 FEET; THENCE S 64° 31' 12" E, 38.86 FEET; THENCE S 82° 13' 56" E, 63.63 FEET; THENCE S 82° 56' 13" E, 49.34 FEET; THENCE N 85° 26' 43" E, 183.92 FEET; THENCE N 86° 47' 01" E, 227.62 FEET; THENCE N 83° 24' 57" E, 142.65 FEET; THENCE S 83° 24' 40" E, 38.00 FEET; THENCE N 79° 42' 21" E, 76.33 FEET; THENCE N 81° 45' 34" E, 114.52 FEET; THENCE S 89° 29' 17" E, 65.94 FEET; THENCE S 78° 01' 37" E, 61.42 FEET; THENCE S 55° 38' 39" E 46.64 FEET; THENCE S 48° 37' 37" E, 46.88 FEET; THENCE S 50° 46' 36" E, 89.15 FEET; THENCE S 35° 45' 38" E, 168.07 FEET; THENCE S 33° 04' 08" E, 90.06 FEET; THENCE LEAVING SAID CENTER LINE OF STREAM, N 89° 32' 25" E, 179.29 FEET TO THE POINT OF BEGINNING.

LESS (O.R.B. 1636, P. 4700)

BEGIN AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE S 00° 04' 08" W, ALONG THE EAST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 1213.92 FEET; THENCE S 82° 28' 53" E, 80.37 FEET; THENCE N 04° 29' 42" E, 204.45 FEET; THENCE N 02° 22' 46" W, 1022.56 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF BRIGGS ROAD; THENCE S 88° 49' 14" W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 51.80 FEET TO THE POINT OF BEGINNING.

LESS (O.R.B. 1650, P. 229)

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE N 88° 47' 49" E, ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 13.82 FEET TO A POINT ON THE EAST MONUMENTED RIGHT OF WAY LINE OF ELLENTON-GILLETTE ROAD FOR A POINT OF BEGINNING; THENCE CONTINUE N 88° 47' 49" E, ALONG SAID NORTH LINE, A DISTANCE OF 420.00 FEET; THENCE S 00° 00' 10" W, 210.00 FEET; THENCE S 88° 47' 49" W, 420.00 FEET TO A POINT ON THE AFOREMENTIONED EAST RIGHT OF

WAY LINE OF ELLENTON-GILLETTE ROAD; THENCE N 00° 00' 10" E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2

A PORTION OF THE SOUTH ½ OF THE SOUTH ½ OF SECTION 32, TOWNSHIP 33 SOUTH, RANGE 18 EAST AND A PORTION OF THE NORTH ½ OF THE NORTH ½ OF SECTION 5, TOWNSHIP 34 SOUTH, RANGE 18 EAST.

BEING MORE PARTICULARLY DESCRIBED AS THE FOLLOWING TWO PARCELS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 5, THENCE S 00° 27' 35" E ALONG THE EAST LINE THEREOF, 383.84 FEET TO A POINT; THENCE CONTINUE S 00° 27' 35" E ALONG SAID EAST LINE, 780.00 FEET TO THE NORTHERLY LINE OF A 50 FOOT WIDE SEABOARD COASTLINE RAILROAD RIGHT OF WAY; THENCE S 63° 25' 25" W, ALONG SAID NORTHERLY LINE 2955.19 FEET TO THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE N 00° 46' 18" W ALONG SAID WEST LINE 1163.94 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 5; THENCE N 89° 48' 47" W, ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 1312.03 FEET TO THE MAINTAINED EAST LINE OF STATE ROAD 683 (ELLENTON-GILLETTE ROAD) SAID MAINTAINED EAST LINE LYING 33 FEET EASTERLY OF HTE STATE ROAD 683 CENTERLINE AS SET FORTH BY D.O.T. RIGHT OF WAY MAPS DATED JUNE 5, 1979; THENCE N 01° 03' 02" E ALONG SAID MAINTAINED EAST LINE, 1299.52 FEET; THENCE N 01° 44' 15" E, ALONG SAID MAINTAINED EAST LINE 14.48 FEET TO THE SOUTH LINE OF SECTION 32 BEING THE POINT OF BEGINNING; THENCE CONTINUE N 01° 03' 02" E 30.47 FEET ALONG SAID MAINTAINED EAST LINE TO A POINT; THENCE N 89° 57' 31" E PARALLEL WITH THE SOUTH SECTION LINE OF SECTION 32, TOWNSHIP 33 SOUTH, RANGE 18 EAST A DISTANCE OF 1149.03 FEET; THENCE S 00° 02' 29" E TO A POINT ON THE SOUTH SECTION LINE OF SAID SECTION 32; THENCE S 89° 57' 31" W ALONG THE SOUTH SECTION LINE OF SAID SECTION 32 TO THE POINT OF BEGINNING.

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 5, THENCE S 00° 27' 35" E ALONG THE EAST LINE THEREOF, 383.84 FEET TO A POINT; THENCE CONTINUE S 00° 27' 35" E ALONG SAID EAST LINE, 780.00 FEET TO THE NORTHERLY LINE OF A 50 FOOT WIDE SEABOARD COASTLINE RAILROAD RIGHT OF WAY; THENCE S 63° 25' 25" W, ALONG SAID NORTHERLY LINE 2955.19 FEET TO THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE N 00° 46' 18" W ALONG SAID WEST LINE 1163.94 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 5; THENCE N 89° 48' 47" W, ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 1312.03 FEET TO THE MAINTAINED EAST LINE OF STATE ROAD 683 (ELLENTON-GILLETTE ROAD) SAID MAINTAINED EAST LINE LYING 33 FEET EASTERLY OF THE STATE ROAD 683 CENTERLINE AS SET FORTH BY D.O.T. RIGHT OF WAY MAPS DATED JUNE 5, 1979; THENCE N 01° 03' 02" E ALONG SAID MAINTAINED EAST LINE, 1299.52 FEET; THENCE N 01° 44' 15" E, ALONG SAID MAINTAINED EAST LINE 14.48 FEET TO THE SOUTH LINE OF SECTION 32; THENCE N 89° 57' 31" E ALONG SAID SOUTH LINE OF SECTION 32, A DISTANCE OF 1559.03 FEET TO THE POINT OF BEGINNING; THENCE N 00° 02' 29" W 75.0 FEET; THENCE N 41° 57' 31" E 290 FEET TO THE CENTERLINE OF A STREAM THENCE THE FOLLOWING 8 COURSES ALONG THE CENTERLINE OF SAID STREAM, TO WIT: THENCE S 47° 53' 10" E 61.60 FEET; THENCE S 52° 50' 21" E 89.88 FEET; THENCE S 49° 57' 00" E 104.66 FEET; THENCE S 66° 03' 29" E 77.73 FEET; THENCE S 77° 37' 49" E 158.95 FEET; THENCE S 75° 43' 35" E 68.19 FEET; THENCE S 65° 05' 41" E 79.42 FEET; THENCE S 64° 31' 12" E 28.50 FEET TO THE SOUTH SECTION LINE OF SECTION 32; THENCE LEAVING SAID CENTERLINE OF STREAM, CONTINUE WEST ALONG SAID SOUTH SECTION LINE OF SECTION 32 TO THE POINT OF BEGINNING.

AND ALSO  
PARCEL 3

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE S 00° 04' 08" W, ALONG THE EAST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 1213.92 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S 00° 04' 08" W, ALONG SAID EAST LINE, A DISTANCE OF 27.40 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE S 88° 47' 49" W, ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 658.07 FEET; THENCE N 00° 00' 09" E, 11.45 FEET; THENCE N 87° 24' 35" E, 658.63 FEET TO THE POINT OF BEGINNING.

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 25<sup>th</sup> day of February, 2003.

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA

BY: \_\_\_\_\_

Chairman

ATTEST:

R. B. SHORE

Clerk of the Circuit Court

BY: Susan G. Fomenko



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 27<sup>th</sup> day of

FEBRUARY, 2003

R. B. SHORE  
Clerk of Circuit Court

By: \_\_\_\_\_

D.C.

DIVISIONS OF FLORIDA DEPARTMENT OF STATE  
Office of the Secretary  
Division of Administrative Services  
Division of Corporations  
Division of Cultural Affairs  
Division of Elections  
Division of Historical Resources  
Division of Library and Information Services  
Division of Licensing  
MEMBER OF THE FLORIDA CABINET



FLORIDA DEPARTMENT OF STATE  
**Glenda E. Hood**  
Secretary of State  
DIVISION OF ELECTIONS

HISTORIC PRESERVATION BOARDS  
Historic Florida Keys Preservation Board  
Historic Palm Beach County Preservation Board  
Historic Pensacola Preservation Board  
Historic St. Augustine Preservation Board  
Historic Tallahassee Preservation Board  
Historic Tampa/Hillsborough County  
Preservation Board  
RINGLING MUSEUM OF ART

March 3, 2003

RECEIVED

MAR 06 2003

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 February 27, 2003 and certified copies of Manatee County Ordinance Nos. PDR-02-22(P), Z-02-13, Z-02-03 and Z-01-22, which were filed in this office on March 3, 2003.

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

Sincerely,

Liz Cloud, Chief  
Bureau of Administrative Code

LC/mp

Enclosure