

MANATEE COUNTY ZONING ORDINANCE  
Z-02-04 - KENDAR MARSAC, LLC

FILED FOR RECORD  
R. B. SHORE

2002 NOV -4 AM 11:12

CLERK OF THE COURT  
MANATEE COUNTY, 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 RSF-4.5 (RESIDENTIAL SINGLE-FAMILY, 4.5 DWELLING UNITS PER ACRE) TO PR-M (PROFESSIONAL-MEDIUM); PROVIDING AN EFFECTIVE DATE.

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TALLAHASSEE

2002 OCT 31 AM 8:54

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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 RSF-4.5 (Residential Single-Family, 4.5 dwelling units per acre) to PR-M (Professional-Medium).

B. The Board of County Commissioners held a public hearing on October 22, 2002 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 RSF-4.5 (Residential Single-Family, 4.5 dwelling units per acre) to PR-M (Professional-Medium), 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.

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE N 89° 08' 29" W., ALONG THE NORTH LINE OF THE AFOREMENTIONED SECTION 18, A DISTANCE OF 827.55 FEET; THENCE S 00° 26' 48" W., FOR A

DISTANCE OF 278.18 FEET TO THE INTERSECTION WITH THE WESTERLY LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD 683 (ALSO KNOWN AS U.S. HIGHWAY 301) AND FOR THE POINT OF BEGINNING; THENCE CONTINUE S 00° 26' 48" W., A DISTANCE OF 31.81 FEET; THENCE N. 89° 08' 29" W., A DISTANCE OF 154.32 FEET, SAID POINT BEING ON THE EASTERLY MAINTAINED RIGHT OF WAY LINE OF 24<sup>TH</sup> STREET COURT EAST; THENCE N. 01° 11' 32" W., ALONG THE AFOREMENTIONED MAINTAINED RIGHT OF WAY A DISTANCE OF 259.90 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 70 (ALSO KNOWN AS 53<sup>RD</sup> AVENUE EAST), SAID POINT BEING 50.25 FEET SOUTH OF THE NORTH LINE OF AFOREMENTIONED SECTION 18; (THE FOLLOWING FOUR CALLS ARE ALONG THE LIMITED ACCESS RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 827, PAGE 706 AS RECORDED IN THE OFFICIAL RECORDS OF MANATEE COUNTY, FLORIDA) THENCE S 89° 08' 29" E., A DISTANCE OF 37.86 FEET; THENCE S 70° 24' 45" E., A DISTANCE OF 77.08 FEET; THENCE S 19° 23' 17" E., A DISTANCE OF 108.01 FEET; THENCE S 07° 36' 08" E., A DISTANCE OF 102.95 FEET TO THE POINT OF BEGINNING. CONTAINING 34829.24 SQUARE FEET OR 0.80 ACRES MORE OR LESS.

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 22<sup>nd</sup> day of October, 2002.

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA

BY: Amy Stein  
Chairman

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

BY: Susanne Blomine



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 28th day of

October, 2002

R.B. SHORE  
Clerk of Circuit Court

BY: Marianne Hopath D.C.

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October 31, 2002

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CLERK OF THE CIRCUIT COURT  
MANATEE CO. FLORIDA

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 October 28, 2002 and certified copies of Manatee County Ordinance Nos. PDR-01-23(Z)(P), Z-02-04 and 02-59, which were filed in this office on October 31, 2002.

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

Sincerely,

Liz Cloud, Chief  
Bureau of Administrative Code

LC/mp

Enclosure