

MANATEE COUNTY ORDINANCE NO. Z-86-66(R)  
SMITH, FOY & FOY

AN ORDINANCE OF THE COUNTY OF MANATEE, FLORIDA, AMENDING THE OFFICIAL ZONING ATLAS OF MANATEE COUNTY ORDINANCE NO. 81-4, THE MANATEE COUNTY COMPREHENSIVE ZONING AND LAND DEVELOPMENT CODE, RELATING TO ZONING WITHIN THE UNINCORPORATED AREA OF MANATEE COUNTY; PROVIDING FOR THE REZONING OF CERTAIN LAND FROM PDR/WP/ST (PLANNED DEVELOPMENT RESIDENTIAL) AND A-1/WP/ST (SUBURBAN AGRICULTURAL, 1 DU/ACRE) TO PDR/WP/ST (PLANNED DEVELOPMENT RESIDENTIAL) RETAINING THE WP/ST (WATERSHED PROTECTION/SPECIAL TREATMENT) OVERLAY DISTRICTS; AND APPROVAL OF A CONCEPTUAL DEVELOPMENT PLAN TO ALLOW SEVENTY-ONE (71) SINGLE FAMILY LOTS AT A GROSS DENSITY OF 2.91 DU/ACRE; PROVIDING AN EFFECTIVE DATE.

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 4 of this Ordinance from PDR/WP/ST (Planned Development Residential) and A-1/WP/ST (Suburban Agricultural, 1 du/acre) to PDR/WP/ST (Planned Development Residential) retaining the WP/ST (Watershed Protection/Special Treatment) Overlay Districts.

B. The said Board of County Commissioners held a Public Hearing on April 14, 1988, regarding said proposed Official Zoning Atlas Amendment described herein in accordance with the requirements of Manatee County Ordinance No. 81-4, THE MANATEE COUNTY COMPREHENSIVE ZONING AND 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. 80-4, THE MANATEE PLAN.

Section 2. The Conceptual Development Plan, entitled Smith, Foy & Foy, is hereby APPROVED to allow seventy-one (71) single family lots at a gross density of 2.91 du/acre with the following stipulations:

1. The traffic analysis required with the Preliminary Development Plan shall assure that the County Major Thoroughfare Plan Network will be improved at a rate corresponding to the incremental impacts generated by the development.
2. The Preliminary Development Plan shall include assurances that the stormwater management system shall meet or exceed the requirements for Outstanding Florida Waters (OFW). The Final Development Plan shall not be approved until Manatee County Pollution Control and Public Works Departments have approved the Stormwater Management Plan as meeting or exceeding OFW standards.

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3. The Stormwater Management Plan, which shall incorporate Best Management Practices to maintain or improve pre-development water quality values and Best Management Practices to maintain pre-development water quantity balance for the entire Evers Reservoir Watershed, shall be submitted with the Final Development Plan. Construction and post-construction monitoring of surface and groundwater quality and quantity shall be outlined in said Plan and the monitoring portion of the Plan shall be implemented prior to any horizontal or vertical construction on site. This Plan shall also include a Maintenance Schedule detailing the timing and procedure for maintenance of the stormwater treatment system to insure function of said system to required State or other applicable standards for the projected life of the development.
4. Prior to Final Subdivision Plat approval, the developer shall warranty, by bond or other mechanism acceptable to the County, the performance of the stormwater management system in compliance with County and State standards for five (5) years beyond the build-out period of development within each hydrologic unit (drainage basin). Following the five (5) year period after build-out, the property owner, homeowner's association or special district shall be responsible for stormwater monitoring data collection and reporting.
5. If street names are proposed, a written request must be addressed to the Board of County Commissioners at time of Preliminary Plan/Plat submittal. 6. The proposed stub-out to the north (Glenbrooke Lane) shall be constructed to the property line, and a temporary turn-around shall be built to County standards prior to approval of the Final Plan/Plat. The sidewalk shall also be constructed to the northern property line.
7. The proposed sidewalk on Lockwood Ridge Road must be five feet (5') wide.
8. Proposed internal sidewalks must be extended around cul-de-sacs per Manatee County Public Works Department/Transportation Standards.
9. A left-turn storage lane and the proposed taper lanes shall be constructed per Manatee County Public Works Department/Transportation Department Standards.

Section 3. AMENDMENT OF OFFICIAL ZONING ATLAS The official Zoning Atlas of Manatee County Ordinance No. 81-4, THE MANATEE COUNTY COMPREHENSIVE ZONING AND LAND DEVELOPMENT CODE is hereby amended by changing the zoning district classification of the property identified in Section 4 herein from PDR/WP/ST (Planned Development Residential) and A-1/WP/ST (Suburban Agricultural, 1 du/acre) to PDR/WP/ST (Planned Development Residential) retaining the WP/ST (Watershed Protection/Special Treatment) Overlay Districts and the Clerk of the Circuit Court, as Clerk to the Board of County Commissioners, as well as the Planning and Development Department are hereby instructed to cause such amendment to the said Official Zoning Atlas.

Section 4. Legal Description:

That part of the NE 1/4 of Section 33, Township 35 South, Range 18 East, Manatee County, Florida, described as follows:

Commence at the NW corner of the NW 1/4 of the NE 1/4 of said Section 33, thence S 00°-00'-15" E along the west line of said NW 1/4, a distance of 1340.19 feet to the southwest corner of said NW 1/4; thence N 89°-12'-47" E along the south line of said NW 1/4, a distance of 703.55 feet to the Point of Beginning; thence continue N 89°-12'-47" E along said south line, 615.01 feet to

the west line of "Block D, Country Oaks-Phase II"; thence S 00°-18'-45" E along the west line of said "Block D", 685.40 feet to the SW corner of "Lot 53", of said "Block D"; thence N 89°-52'-16" E along the south line of "Lots 53, 52, and 51", of said "Block D", 220.22 feet to the NW corner of "Lot 41", of said "Block D"; thence S 00°-17'-57" E along the west line of said "Block D", 316.00 feet; thence S 89°-52'-16" W, 220.45 feet; thence S 00°-15'-24" E, 18.10 feet to the northeast corner of "Glenbrooke III"; thence S 89°-50'-09" W along the north line of said "Glenbrooke III", 901.10 feet to the northwest corner thereof; thence S 00°-00'-42" E along the west line of said "Glenbrooke III", 309.78 feet; thence S 89°-47'-31" W, 202.00 feet; thence N 00°-00'-42" W, 290.00 feet; thence N 15°-29'-45" E, 270.00 feet; thence N 80° W, 60.00 feet; thence S 89°-59'-45" W, 80.00 feet; thence S 79°-59'-45" W, 61.46 feet to a curve concave southeasterly having a 40 feet radius and a chord bearing of S 39°-59'-40" W; thence southwesterly along said curve, 55.84 feet to a line being 60 feet easterly and parallel with the west line of said NE 1/4; thence N 00°-00'-15" W along said line, 150.12 feet to a curve concave northeasterly having a 40 feet radius and a chord bearing of S 40°-00'-20" E; thence southeasterly along said curve, 55.84 feet; thence S 80°-00'-15" E, 61.46 feet; thence N 89°-59'-45" E, 84.37 feet; thence S 80°E, 69.19 feet; thence N 18°-40'-45" E, 305.00 feet; thence N 29°-15'-15" E, 140.00 feet; thence N 49°-15'-00" E, 200.00 feet; thence N 15°-29'-45" E, 155.00 feet; thence N 47°-57'-53" E, 51.59 feet to the Point of Beginning, and containing 24.395 acres, more or less.

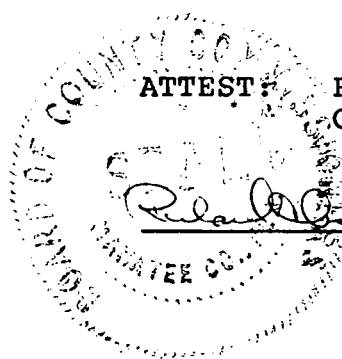
Section 5. EFFECTIVE DATE This ordinance shall take effect immediately upon the receipt of the official acknowledgment from the Office of the Secretary of State, State of Florida, that same has been filed with that office.

PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida this the 14<sup>th</sup> day of April, 1988.

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA

BY: Kurt G. Chittenden  
Chairman

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



R. B. Shore  
Clerk of the Circuit Court

STATE OF FLORIDA

COUNTY OF MANATEE

I, R. B. Shore, Clerk of Circuit Court, in and for the County of Manatee, State of Florida, do hereby certify that the foregoing is a true copy of an ORDINANCE adopted by the Board of County Commissioners of said County in session on the 14th day of April, 1988.

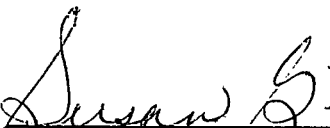
SUBJECT:

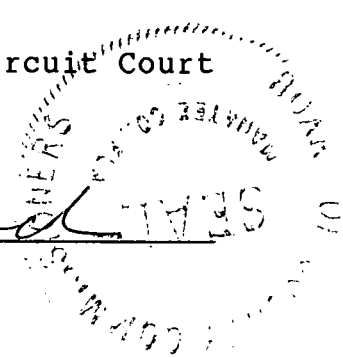
MANATEE COUNTY ORDINANCE NO. Z-86-66(R)

**ORDINANCE Z-86-66(R)** AN ORDINANCE OF THE COUNTY OF MANATEE, FLORIDA, AMENDING THE OFFICIAL ZONING ATLAS OF MANATEE COUNTY ORDINANCE NO. 81-4, THE MANATEE COUNTY COMPREHENSIVE ZONING AND LAND DEVELOPMENT CODE, RELATING TO ZONING WITHIN THE UNINCORPORATED AREA OF MANATEE COUNTY; PROVIDING FOR THE REZONING OF CERTAIN LAND FROM PDR/WP/ST (PLANNED DEVELOPMENT RESIDENTIAL) AND A-1/WP/ST (SUBURBAN AGRICULTURAL, 1 DU/ACRE) TO PDR/WP/ST (PLANNED DEVELOPMENT RESIDENTIAL) RETAINING THE WP/ST (WATERSHED PROTECTION/SPECIAL TREATMENT) OVERLAY DISTRICTS; AND APPROVAL OF A CONCEPTUAL DEVELOPMENT PLAN TO ALLOW SEVENTY-ONE (71) SINGLE FAMILY LOTS AT A GROSS DENSITY OF 2.91 DU/ACRE; PROVIDING AN EFFECTIVE DATE.

WITNESS My Hand and Official Seal this the 18th day of April, 1988, in Bradenton, Florida.

R. B. Shore, Clerk of Circuit Court  
Manatee County, Florida

  
By: Deputy Clerk



X



FLORIDA DEPARTMENT OF STATE

Jim Smith  
Secretary of State

DIVISION OF ELECTIONS  
Room 1802, The Capitol  
Tallahassee, Florida 32399-0250  
(904) 488-8427  
April 21, 1988

Honorable R. B. Shore  
Clerk of Circuit Court  
Manatee County Courthouse  
Post Office Box 1000  
Bradenton, Florida 34205

Attention: Susan G. French, Deputy Clerk

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge:

1. Receipt of letter/s of \_\_\_\_\_ Env. mailed 4-19-88  
and certified copy/ies of \_\_\_\_\_ Manatee  
County Ordinance(s) \_\_\_\_\_ #87-72(Z), #87-75(Z) and No.  
\_\_\_\_\_ Z-86-66(R)
2. Receipt of \_\_\_\_\_ Manatee Z-86-66R \_\_\_\_\_ County Ordinance(s)  
relative to: Rezoning  
(a) \_\_\_\_\_ Rezoning & Planned Residential Dev.  
which we have ~~numbered~~ \_\_\_\_\_ records of having been filed 10/9/86  
(b) \_\_\_\_\_  
which we have numbered \_\_\_\_\_
3. We have filed ~~this~~/these ordinances in this office  
on April 21, \_\_\_\_\_ 1988.
4. The original/duplicate copy/ies showing the filing date  
~~is~~/are being returned for your records.

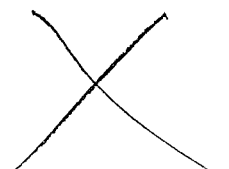
Sincerely,

*Liz Cloud*

Liz Cloud, Chief  
Bureau of Administrative Code

LC/mb

Enclosures (3)



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