

MANATEE COUNTY ORDINANCE NO. Z-87-55(R)
ANDERSON, ET AL

FILED FOR RECORD
CLERK OF CIRCUIT COURT
MANATEE CO. FLORIDA

MAY 12 1 37 PM '88

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 R-2 (ONE AND TWO FAMILY RESIDENTIAL) TO PDC (PLANNED DEVELOPMENT COMMERCIAL) RETAINING THE AF (AGRICULTURAL FRINGE) OVERLAY DISTRICT AND TO AMEND AN APPROVED CONCEPTUAL COMMERCIAL DEVELOPMENT PLAN TO INCREASE THE GROSS FLOOR AREA FROM 145,200 SQUARE FEET TO 243,074 SQUARE FEET; PROVIDING AN EFFECTIVE DATE.

88MAY-5 PM 1:20

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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 4 of this Ordinance from R-2 (One and Two Family Residential) to PDC (Planned Development Commercial) retaining the AF (Agricultural Fringe) Overlay District and to amend an approved Commercial Development Plan to increase the gross floor area from 145,200 square feet to 243,074 square feet.

B. The said Board of County Commissioners held a Public Hearing on April 28, 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 amended Conceptual Commercial Development Plan titled Anderson, et al, is hereby APPROVED to allow an increase in the gross floor area from 145,200 square feet to 243,074 square feet with the following stipulations:

1. Dedication of sixty feet (60') of half right-of-way along State Route 70 and thirty feet (30') of half right-of-way along 51st Avenue East shall be required prior to final development plan approval.
2. All existing platted rights-of-way or easements must be vacated prior to final development plan approval.
3. Improvements to State Route 70 will be required as determined necessary for access to the site by F.D.O.T.
4. Thirtieth Street Extension must be completed prior to Certificate of Occupancy.

5. Fifty-first Avenue East must be constructed as a three-lane road from 30th Street Extension to U.S. 301 prior to Certificate of Occupancy.
6. The entrance along State Route 70 shall be limited to right turn in and out only.
7. The Preliminary Development Plan shall depict entrance alignment with the proposed entrance to Royal Palm.
8. Street frontage landscaping along State Route 70 and U.S. 301 shall be at least ten feet (10') in depth and shall be attractively landscaped or bermed.
9. Street frontage landscaping along 51st Avenue East shall be at least twenty feet (20') in depth containing a 36" - 42" high earth berm. In addition to the street frontage landscaping required in Section 205F.2.(a).(3), tree clusterings consisting of trees 20' - 40' in height at maturity, a minimum of 3 per 100 linear feet, shall be provided in the landscaped buffer strip to soften the appearance of the loading areas and commercial structures.
10. A sidewalk five feet (5') wide is required along the east and west sides of 30th Street East Extension, the south side of 51st Avenue East and the north side of State Route 70, prior to Certificate of Occupancy.
11. The architectural renderings submitted with the Preliminary Development Plan shall include views of all facades that face State Route 70, 51st Avenue East and U.S. 301.
12. In accordance with Section 203R.5.e of the Land Development Code, free standing signage (not including directional) along State Route 70 and 30th Street East shall be located at the two main entrances into the shopping center only. No free standing or building mounted signage (not including identification signs) shall be permitted along that portion of 51st Avenue East, which is across the street from the R-1B zoned property identified as Candlewood Subdivision.
13. Dumpsters located within twenty-five feet (25') of a front lot line shall be screened with 100% opaque materials consistent with the buildings they are adjacent to.

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 R-2 (One and Two Family Residential) to PDC (Planned Development Commercial) retaining the AF (Agricultural Fringe) Overlay District and to amend an approved Conceptual Commercial Development Plan to increase the gross floor area from 145,200 square feet to 243,074 square feet 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 southwest 1/4 of the southwest 1/4 of Section 8, Township 35 S., Range 18 E., Manatee County, Florida, more fully described as follows:

Commence at the southeast corner of the southwest 1/4 of the southwest 1/4, of said Section 8, Township 35 S., Range 18 E.; thence run northerly along the east line of said southwest 1/4 of

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the southwest 1/4, 33 ft. more or less to the existing north R/W of State Road No. 70 (Oneco Road), for a point of beginning; thence continue running northerly, along the east line of said southwest 1/4 of the southwest 1/4, 1257.0 ft. more or less to the south R/W of 51st Avenue East (Magnolia Avenue); thence run westerly along said south R/W, 1263.56 ft. more or less to the intersection with the easterly limited access R/W of New U.S. 301; thence run along said easterly limited access R/W, the following courses and distances: southeasterly, 76.74 ft. to a R/W P.I., southeasterly 1074.83 ft. to a R/W P.I., southeasterly 174.10 ft. to a R/W P.I., easterly 142.32 ft. to the end of limited access R/W; thence run southerly along the northerly D.O.T. R/W of State Road No. 70 (Oneco Road), 2 ft.; thence run easterly along said D.O.T. R/W, 398.32 ft. more or less to a R/W P.I.; thence southeasterly along said D.O.T. R/W, 262 ft. more or less to the existing north R/W of said State Road No. 70 (Oneco Road); thence run easterly, along said existing R/W, 70.76 ft. more or less to the point of beginning, being and lying in Section 8, Township 35 S., Range 18 E., Manatee County, Florida.

Subject to easements, reservations and restrictions of records.

Containing 31.7 acres more or less.

This description is based on a compilation of deeds, plats and road maps for the vicinity. This description has been prepared only for the purpose of rezoning the property, dimensions and acreage will vary upon completion of the field survey.

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 28TH day of April, 1988.

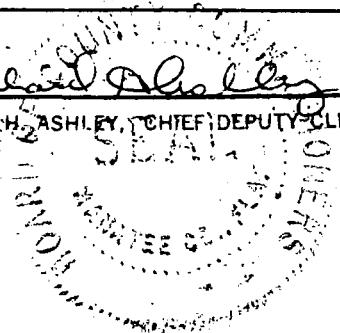
BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY: Kenn G. Chellum
Chairman

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

R. B. SHORE

BY: Richard H. Ashley
RICHARD H. ASHLEY, CHIEF DEPUTY CLERK



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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:

SUBJECT: ORDINANCE NO. Z-87-55(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 R-2 TO PDC RETAINING THE AF OVERLAY DISTRICT AND TO AMEND AN APPROVED CONCEPTUAL COMMERCIAL DEVELOPMENT PLAN TO INCREASE THE GROSS FLOOR AREA FROM 145,200 SQUARE FEET TO 243,074 SQUARE FEET, PROVIDING AN EFFECTIVE DATE.

WITNESS My Hand and Official Seal this the 2nd day of May, 1988, in Bradenton, Florida.

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



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FLORIDA DEPARTMENT OF STATE

Jim Smith
Secretary of State
DIVISION OF ELECTIONS
Room 1802, The Capitol
Tallahassee, Florida 32399-0250
(904) 488-8427
May 6, 1988

FILED
CLERK OF CIRCUIT COURT
MANATEE COUNTY
MAY 12 1 36 PM '88

Honorable Richard B. Shore
Clerk of Circuit Court
Manatee County Courthouse
Post Office Box 1000
Bradenton, Florida 34206

Attention: Richard H. Ashley, Deputy Clerk

Dear Mr. Shore:

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

1. Receipt of letter/s of May 2, 1988
and certified copy/ies of Manatee
County Ordinance(s) 88-17, 88-18, 286-99, 287-55(R)
and 288-05 and 88-19
2. Receipt of _____ County Ordinance(s)
relative to:
(a) _____
which we have numbered _____
(b) _____
which we have numbered _____
3. We have filed ~~this~~/these ordinances in this office
on May 5, 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 (5) + (1)

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