

MANATEE COUNTY ORDINANCE NO. Z-87-71(C)  
WYATT, ET AL

FILED FOR RECORD  
R.B. SHONE  
CLERK OF CIRCUIT COURT  
MANATEE CO. FLORIDA

MAR 7 4 34 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 A-1 (SUBURBAN AGRICULTURE, 1 DU/ACRE) TO PDR (PLANNED DEVELOPMENT RESIDENTIAL) AND APPROVAL OF A CONCEPTUAL DEVELOPMENT PLAN TO ALLOW FIFTY-SEVEN (57) SINGLE FAMILY LOTS AND TWELVE (12) DUPLEX LOTS FOR A MAXIMUM DENSITY OF 3.44 DU/ACRE; PROVIDING AN EFFECTIVE DATE.

88 FEB 29 PM 2:39

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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 A-1 (Suburban Agriculture, 1 du/acre) to PDR (Planned Development Residential) and approval of a Conceptual Development Plan to allow fifty-seven (57) single family lots and twelve (12) duplex lots for a maximum density of 3.44 du/acre.

B. The said Board of County Commissioners held a Public Hearing on February 18, 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 "Wyatt, et al" is hereby APPROVED to allow fifty-seven (57) single-family lots and twelve (12) duplex lots for a maximum density of 3.44 du/acre with the following stipulations:

1. Proposed east and west road ties must connect with plans of pending developments abutting this project on said sides. The Preliminary Development Plan for this project must show the outline of any adjacent projects pending approval.
2. Prior to issuance of a building permit on the 51st single family residence to be constructed on the site (Phase I), a secondary means of access shall be provided.
3. A homeowner's association shall be established and an agreement approved at time of Final Development Plan, to insure maintenance of all common areas.

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4. The amount of post development run-off must be reduced so that it is substantially less than pre-development run-off, as determined by the Public Works Department.
5. Documentation indicating permission to utilize the proposed positive outfall must be submitted prior to the approval of the construction plans.
6. Entrance improvements and a left turn storage lane along 51st Avenue East are required to be shown on the Preliminary Development Plan, per Manatee County Public Works Department/Transportation Standards.
7. Screening shall be installed (and shown on the Preliminary Development Plan) per Section 302B.1.e., of the Land Development Code, for all reverse frontage lots (Lot 38 and duplex Lots 11-14).
8. The twenty-five foot (25') deeded access easements to be used for access to the wetlands and lake recreation areas shall be delineated on the Preliminary Development Plan Plat as a drainage and pedestrian easement. The type of path to be constructed, the method for insuring that the easements remain open and readily accessible to all residents, as well as the party responsible for maintenance must be designated on the Preliminary Plan/Plat.

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 A-1 (Suburban Agriculture, 1 du/acre) to PDR (Planned Development Residential) and approval of a Conceptual Development Plan to allow fifty-seven (57) single family lots and twelve (12) duplex lots for a maximum density of 3.44 du/acre 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:

Begin 420 feet East of the Southwest corner of the SE 1/4 of the NW 1/4 of the SE 1/4 thence East 602.5 feet; thence North 1338 feet to the North line of the said SE 1/4; thence West 812.5 feet; thence South 20 feet; thence East 210 feet; thence South 1318 feet to POB; less lands described in Deed Book 406, Page 385 and less description in O.R. Book 24, Page 12, all of the Public Records of Manatee County, Florida; also less and except the following: Begin 510 feet East of the Southwest corner of SE 1/4 of NW 1/4 of SE 1/4 said point also being the Southwest corner of the lands described in O.R. Book 24, Page 12, Public Records of Manatee County, Florida, thence go East 7 feet; thence North 150 feet parallel to the East line of the lands described in said O.R. Book 24, Page 12; thence West 7 feet to the Northwest corner of the lands described in said O.R. Book 24, Page 12; thence South 150 feet to the POB; less road right of way off the Southern side of the above described real property; and the East 210 feet of the West 420 feet of the SE 1/4 of the NW 1/4 of the SE 1/4 less 20-foot strip on the North for road and less the Southern most 150 feet thereof, all of the above described lands lying and being in Section 7, Township 35 South, Range 18 East, Manatee County, Florida.

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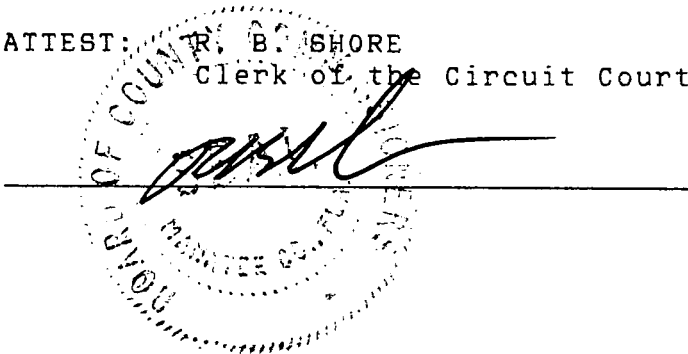
Section 5. EFFECTIVE DATE This ordinance shall take effect immediately upon the receipt of the official acknowledgment from the Office of the Secretary of State, State of Florida, that same has been filed with that office.

PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida this the 18th day of February, 1988.

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA

BY: Kurt G. Chellin  
Chairman (Date) 2-18-88

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



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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 an ORDINANCE adopted by the Board of County Commissioners of said County in session on the 18th day of February, 1988.

SUBJECT: Z-87-71(C)

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 A-1 TO PDR AND APPROVAL OF A CONCEPTUAL DEVELOPMENT PLAN TO ALLOW FIFTY-SEVEN SINGLE FAMILY LOTS AND TWELVE DUPLEX LOTS FOR A MAXIMUM DENSITY OF 3.44 DU/ACRE; PROVIDING AN EFFECTIVE DATE.

WITNESS My Hand and Official Seal this the 24th day of February, 1988, in Bradenton, Florida.

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



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FLORIDA DEPARTMENT OF STATE

Jim Smith  
Secretary of State

Dorothy W. Joyce  
Division Director

March 2, 1988

FILED FOR RECORD  
R.B. SHORE  
CLERK CIRCUIT COURT  
MANATEE CO. FLORIDA  
MAR 7 4 23 PM '88

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

Attention: County Ord. Records Division/Deputy Clerks

Dear Mr. Shore:

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

1. Receipt of letter/s of February 18, 1988 & 2/24/88  
and certified copy/ies of Manatee Mailed 2/23/88  
County Ordinance(s) #88-8 and (Z-87-71(C)) & 87-65(Z) & 2/25/88
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 February 29, 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

Enclosure (3)

DIVISION OF ELECTIONS, Room 1801, The Capitol, Tallahassee, Florida 32301

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