

MANATEE COUNTY ORDINANCE NO. Z-88-07 (R)  
STEPHENSON MANOR HOMES, INC.

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

SEP 29 3 11 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 ONE HUNDRED AND THIRTY-ONE (131) LOTS AT A DENSITY OF 2.86 LOTS/ACRE; PROVIDING AN EFFECTIVE DATE.

88 SEP 26 PM 3:43

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 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 one hundred and thirty-one (131) lots at a density of 2.86 lots/acre.

B. The said Board of County Commissioners held a Public Hearing on September 15, 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 titled STEPHENSON MANOR HOMES, INC., is hereby APPROVED to allow one hundred and thirty-one (131) lots at a density of 2.86 lots/acre with the following stipulations and waiver:

STIPULATIONS

1. The recreational area designated at the southeast corner of Ellenton-Gillette Road and Willis Road shall be developed with playground apparatus such as swings, multi-use court, picnic tables, gazebo, etc. A design for this recreational area shall be submitted with the Preliminary Development Plan.
2. A six foot (6') high opaque fence shall be constructed along Ellenton-Gillette Road, on both sides, and along Willis Road.

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3. The width of the drainage and conservation easement shall be thirty-five feet (35') as measured from the rear property line of the lots abutting Frog Creek, or twenty-five feet (25') as measured from the shoreline of Frog Creek, whichever is greater. (The exact location of this easement shall be established on the Preliminary and Final Plat). No structure or impervious surface shall be built within this easement. (This stipulation shall be placed on the face of the Final Plat).
4. Willis Road shall be constructed to County standards along the frontage of this property prior to Final Plat approval.
5. Left turn storage and deceleration lanes shall be provided as deemed necessary by the Public Works Department.
6. A sidewalk five feet (5') wide shall be provided along both sides of Ellenton-Gillette Road.
7. The swale along Ellenton-Gillette Road shall be piped.
8. The entrances along Ellenton-Gillette Road shall have their centerlines aligned with each other unless waived by the County Engineer.
9. A non-ingress/egress easement shall be provided along Ellenton-Gillette Road and Willis Road.
10. The street labeled "Frog Creek Court" on the Conceptual Plan shall be stubbed to the north property line, with a temporary turn-around provided.
11. Best Management Practices shall be utilized to treat stormwater, to maintain or improve pre-development water quality values for Frog Creek.

#### WAIVER

1. The street number requirements.

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 one hundred and thirty-one (131) lots at a density of 2.86 lots/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:

##### PARCEL "A" (West Side)

A portion of land lying in the NW 1/4 Section 29, Township 33 South, Range 18 East, Manatee County, Florida, being more particularly described as Parcel "A" as follows:

From the northwest corner of the NW 1/4 of Section 29, Township 33 South, Range 18 East, Manatee County, Florida as a point of reference: thence S00°43'42"E, along the west line of the said NW 1/4 of Section 29, 1221.01 feet for a point of beginning (Parcel "A"); thence leaving said section line N88°33'22"E along the north line of lands as described in O.R. Book 896, Pg. 579 of the Public Records of Manatee County, Florida, 1346.98 feet to a point on the westerly right-of-way line of Ellenton-Gillette Road as per F.D.O.T. right-of-way map of S.R. #93 (I-275) Section

B

13175-2403; thence S05°28'39" E along said westerly right-of-way line, 296.47 feet; thence S00°03'14" E continuing along Ellenton-Gillette Road as per F.D.O.T. right-of-way map of S.R. #683 Section 13100-2505, 83.97 feet; thence leaving said right-of-way line and along lands as described in O.R. Book 1014, Pg. 1025 by the following two (2) courses:

- 1) S86°56'46"W, 172.99 feet
- 2) S00°03'14"E, 130.00 feet

Thence S89°50'07"W, 403.40 feet to a point on the northerly right-of-way line of Frog Creek Canal as described in O.R. Book 234, Pg. 495; thence along said northerly line N83°46'46"W, 798.55 feet; thence N00°43'42"W along the aforementioned west line of the NW 1/4 of Section 29, 399.03 feet to the point of beginning.

PARCEL "B" (East Side)

A portion of land lying in the NW1/4 Section 29, Township 33 South, Range 18 East, Manatee County, Florida, being more particularly described as Parcel "B" as follows:

From the northeast corner of the NW1/4 of Section 29, Township 33 South, Range 18 East, Manatee County, Florida as a point of reference; thence S01°00'14"E, along the east line of the said NW 1/4 of Section 29, 1254.91 feet to a point on the north line of the south 80 of the N1/2 of the said NW 1/4 of Section 29 for a point of beginning (Parcel "B"); thence continue S01°00'14"E along the east line of the said NW1/4 of Section 29, 1228.33 feet to a point on the northerly right-of-way line of Frog Creek Canal as described in O.R. Book 234, Pg. 495 of the Public Records of Manatee County, Florida; thence leaving said section line and along said northerly line by the following two (2) courses:

- 1) S85°05'31"W, 463.79 feet
- 2) N61°12'01"W, 899.43 feet

To a point on the easterly right-of-way line of Ellenton-Gillette Road as per F.D.O.T. right-of-way map of S.R. #683 Section 13100-2505; thence N00°03'14"W along said easterly right-of-way line, 536.82 feet; thence N05°22'11"E along the easterly right-of-way line of Ellenton-Gillette Road as per F.D.O.T. right-of-way map of S.R. #93 (I-275) Section 13175-2403, 267.72 feet to the intersection with the aforementioned north line of the south 80 feet of the N1/2 of the NW1/4 of Section 29 said line also being the southerly right-of-way line of Willis Road; thence N88°31'04"E along said north line of the south 80 of the N1/2 of the NW1/4 of Section 29 and said right-of-way line, 1204.60 feet to the point of beginning.

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 15<sup>th</sup> day of September, 1988.

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA

BY: K. G. Chetler  
Chairman

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

C

STATE OF FLORIDA

COUNTY OF MANATEE

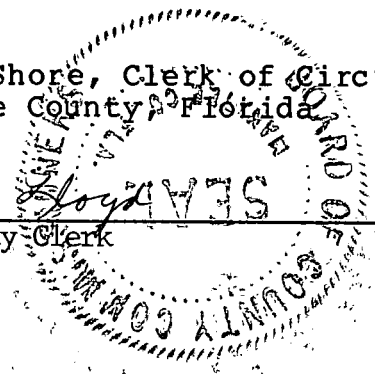
I, R. B. Shore, Clerk of Circuit Court, in and for the County of Manatee, State of Florida, do hereby certify that the foregoing is a true copy of:

SUBJECT: MANATEE COUNTY ORDINANCE NO. Z-88-07(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 A-1 TO PDR AND APPROVAL OF A CONCEPTUAL DEVELOPMENT PLAN TO ALLOW ONE HUNDRED AND THIRTY-ONE (131) LOTS AT A DENSITY OF 2.86 LOTS/ACRE; PROVIDING AN EFFECTIVE DATE.

WITNESS My Hand and Official Seal this the 20th day of September, 1988, in Bradenton, Florida.

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

E M Loyd  
By Deputy Clerk



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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

September 27, 1988

FILED FOR RECORD  
R.B. SHORE  
CLERK CIRCUIT COURT  
MANATEE CO. FLORIDA  
SEP 29 3 11 PM '88

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

Attention: E. M. Floyd, Deputy Clerk

Dear Mr. Shore:

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

1. Receipt of letter/s of September 20, 1988  
and certified copy/ies of Manatee  
County Ordinance(s) Nos. Z-81-55(R)(C); and Z-88-07(R)
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 September 26, 1988. (3:44 pm)
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 (2)

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