

MANATEE COUNTY ZONING ORDINANCE  
PDC-95-10(Z)(P) - EAGLE VILLAGE INCORPORATED

FILED FOR RECORD  
R. B. SHORE  
CLERK CIRCUIT COURT  
MANATEE CO. 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 GC (GENERAL  
COMMERCIAL) AND PDR (PLANNED DEVELOPMENT RESIDENTIAL)  
TO PDC (PLANNED DEVELOPMENT COMMERCIAL); PROVIDING AN  
EFFECTIVE DATE; AND APPROVAL OF A PRELIMINARY SITE PLAN TO  
ALLOW A 43,241 SQ. FT. VEHICLE SALES, RENTAL, SERVICE  
ESTABLISHMENT.

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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 GC (General Commercial) and PDR (Planned Development Residential) to PDC  
(Planned Development Commercial).

B. The said Board of County Commissioners held a public hearing on  
September 28, 1995, 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 4 herein is found to be consistent with the requirements of Manatee  
County Ordinance No. 89-01, the Manatee County Comprehensive Plan.

Section 2. Preliminary Site Plan is hereby APPROVED to allow a 43,241 sq. ft.  
Vehicle Sales, Rental, Service Establishment with the following Stipulations:

STIPULATIONS:

1. A cross access easement shall be provided with the commercial shopping plaza located  
south of this site. This easement shall align with any existing easements on the shopping  
center site. The Final Site Plan shall reflect a drive connecting the two parking lots. A  
copy of this recorded easement shall be provided to the PPI Department and this cross  
access shall be approved by the same, concurrently with the Final Site Plan.
2. All employee parking shall be identified with a sign posted on a vertical post indicating  
such. This shall be approved by the PPI Department with the Final Site Plan.
3. There shall be no outdoor speakers, outside telephone ringers, bells or buzzers utilized  
on this site. The only exception shall be burglar or fire alarms.
4. The "Vehicle Storage Area" shall be labeled as "Open Vehicle Display Area". This shall  
be approved by the PPI Department with the Final Site Plan.
5. All signs shall be permitted separately including the location of such signs. This shall  
be approved by the PPI Department with the sign permit.
6. A 6 foot high opaque fence shall be placed on this site along the northern property  
boundary. This shall be approved by the PPI Department with the Final Site Plan.

- 7. Trees removed which cannot be replaced on site pursuant to Section 714.8.1 of the LDC shall make payment to the Tree Protection Trust Fund in accordance with the fee schedule. Palm trees shall be assessed at 1/2 the value required by the fee schedule, and trees within the existing drainage easement which are removed shall not require replacement or payment to the Tree Protection Trust Fund. This shall be accomplished prior to issuance of a Certificate of Occupancy.
- 8. The 50 foot Right-of-Way/Easement which runs east and west through the middle of this site, and any other easements, must be vacated or abandoned as appropriate, by the Board of County Commissioners prior to Final Site Plan approval. The Vacation request may or may not receive staff support and the County makes no commitments regarding such vacation or abandonment at this time. If the County does not vacate or abandon such ROW/Easement, this project [PDC-95-10 (Z)(P)] shall be redesigned and brought back to the Planning Commission and Board of County Commissioners for approval.

Section 3. 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 district classification of the property identified in Section 4 herein from GC (General Commercial) and PDR (Planned Development Residential) to PDC (Planned Development Commercial), and the Clerk of the Circuit Court, as Clerk to the Board of County Commissioners, as well as the Planning, Permitting and Inspections Department, are hereby instructed to cause such amendment to the said Official Zoning Atlas.

Section 4. LEGAL DESCRIPTION.

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA; THENCE WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 58.79 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 41, (ALSO KNOWN AS STATE ROAD #45, 14TH STREET WEST AND TAMIAMI TRAIL); THENCE N 00°13'27" W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 165.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N 00°13'27" W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 450.00 FEET; THENCE S 89°34'12" W, 487.43 FEET, MORE OR LESS, TO THE CENTERLINE OF CEDAR HAMMOCK DRAIN; THENCE SOUTHERLY, ALONG SAID CENTERLINE, A DISTANCE OF 484.6 FEET; MORE OR LESS, TO A POINT LYING S 89°34'12" W OF THE POINT OF BEGINNING; THENCE N 89°34'12" W, 661.39 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 6.05 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 on the 28th day of September, 1995.

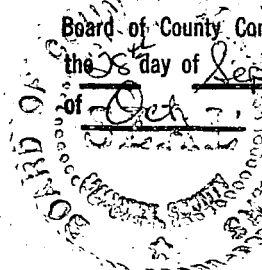
BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA.

BY: Stan Stephen

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

Judith M. Lamm  
deputy clerk

STATE OF FLORIDA COUNTY OF MANATEE  
I hereby certify that the foregoing is a true  
copy of ORDINANCE NO. PDC-95-10 adopted by the  
Board of County Commissioners of said County on  
the 28 day of Sept., 1995, this 4<sup>th</sup> day  
of Oct, 1995 in Bradenton, Florida.



R. B. Shore  
Clerk of Circuit Court  
By: Diane E. Volker

FILED FOR RECORD  
R.B. SHORE  
CLERK OF CIRCUIT COURT  
MANATEE COUNTY

Oct 11 4 45 PM '95



NOTE - Corrective document  
APPR 11/7/95.

FLORIDA DEPARTMENT OF STATE  
Sandra B. Mortham  
Secretary of State  
DIVISION OF ELECTIONS  
Bureau of Administrative Code  
The Elliot Building  
401 South Monroe Street  
Tallahassee, Florida 32399-0250  
(904) 488-8427

October 9, 1995

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

Attention: Diane E. Vollner, Deputy Clerk

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge your letters of recent date and certified copy each of Manatee County Ordinance Nos. PDR-94-12(Z)(P), 95-05, 95-06, 95-07, 95-09, PDC-95-10(Z)(P), PDR-95-06(Z)(P) /95-S-28(P), PDR-95-07(Z)(P)/95-S-21(P), PDR-95-08(Z)(P), Z-86-30(G)(R3-A), Z-95-16, Z95-18, 95-38, and 95-41, which were filed in this office on October 9, 1995.

The duplicate copy of each showing the filing date is being returned for your records.

For future use, our current address is:

Department of State  
Bureau of Administrative Code  
401 South Monroe Street  
The Elliot Building  
Tallahassee, Florida 32399-0250

Sincerely,

A handwritten signature in cursive script that reads "Liz Cloud".

Liz Cloud, Chief  
Bureau of Administrative Code

LC/mw  
Enclosures