

FILED

MANATEE COUNTY ZONING ORDINANCE  
PDC-95-12(Z)(P)(R) - JOHN WONG

JUN 30 9 53 AM '97

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

JUL 2 1 02 PM '97

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, REPEALING THE ZONING WITHIN THE UNINCORPORATED AREA OF MANATEE COUNTY; PROVIDING FOR THE REZONING OF CERTAIN LAND FROM A-1 (SUBURBAN AGRICULTURE, 1 DU/ACRE) TO PDC (PLANNED DEVELOPMENT COMMERCIAL) PROVIDING AN EFFECTIVE DATE; AND (2) APPROVAL OF A PRELIMINARY SITE PLAN TO ALLOW A 30,000 SQUARE FOOT WHOLESALE TRADE ESTABLISHMENT.

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 PDC (Planned Development Commercial).

B. The said Board of County Commissioners held a public hearing on June 24, 1997, 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. The Preliminary Site Plan is hereby APPROVED to allow a 30,000 square foot wholesale trade establishment with the following stipulations:

STIPULATIONS:

1. A five (5) foot wide sidewalk shall be constructed along the entire frontage of the site, adjacent to 33rd Street East, and shall be extended to connect with the existing sidewalk adjacent to the Mobil gas station, located immediately north of this site. This shall be approved with the Final Site Plan by the Planning Department. The sidewalk shall be installed within 60 days of approval of the Final Site Plan for Phase I.
2. The seven (7) temporary storage trailers shall be removed prior to issuance of a Certificate of Occupancy for the proposed 10,000 square foot addition or within 3 years of Preliminary Site Plan approval, whichever comes first. This shall be indicated on all subsequent plan submittals.
3. The design details, including location, for the proposed driveway, shall be approved with the Final Site Plan by the Planning Department.
4. A fire hydrant shall be located within 400 feet of this development. This shall be shown on all subsequent submittals and installed within 60 days of approval of the Final Site Plan for Phase I.
5. The proposed addition shall require a fire sprinkler system and backflow preventer. This shall be approved by the Southern Manatee Fire & Rescue Department concurrently with the Final Site Plan.
6. Any proposed sign(s) shall require a separate sign permit to be approved by the Building Department.

- 7. All existing asphalt located north of the existing and proposed buildings, as shown on exhibit "A", shall be removed and landscaped with a mixture of native drought tolerant vegetation. The landscaping shall be approved by the Environmental Management Department with the Final Site Plan. This shall be accomplished prior to issuance of a Certificate of Occupancy for the 10,000 square foot addition.
- 8. A traffic study shall be submitted by the applicant with the Final Site Plan for Phase II. The study shall include the cumulative traffic impacts of Phases I & II. This will be reviewed by the Planning Department.
- 9. A six (6) foot high wooden fence shall be installed on the western property boundary prior to issuance of the Certificate of Occupancy for Phase II.
- 10. The minimum setbacks for the existing buildings (Phase I) and the proposed addition (Phase II) shall be as depicted on the Preliminary Site Plan.

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 A-1 (Suburban Agriculture, 1 dwelling unit per acre) 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.

COM AT THE NE COR OF NW 1/4 OF SEC 17, TH S 0 DEG 02 MIN 26 SEC W, ALG THE E LN OF SD NW 1/4 A DIST OF 47.3 FT TO A PT LYING ON THE S R/W LN OF ST RD 70; TH N 89 DEG 46 MIN 57 SEC W, 50 FT TO THE W R/W LN OF 33RD ST E; TH S 0 DEG 02 MIN 26 SEC W, ALG THE W R/W LN, A DIST OF 187.10 FT FOR A POB; TH S 00 DEG 02 MIN 26 SEC W, AND CONT ALG SD W R/W LN, A DIST OF 457 FT; TH S 89 DEG 22 MIN 40 SEC W, A DIST OF 477 FT; TH N 0 DEG 02 MIN 26 SEC E, PARALLEL WITH THE AFORESAID W R/W LN, A DIST OF 457 FT; TH N 89 DEG 22 MIN 40 SEC E, A DIST OF 477 FT TO THE POB.

Section 5. EFFECTIVE DATE. This ordinance shall take effect immediately upon filing with the Office of the Secretary of State, Florida Department of State.

PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida on the 24th day of June, 1997.

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA

BY: Patricia M. Allen  
Chairman 6/24/97

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

R. B. Shore

STATE OF FLORIDA, COUNTY OF MANATEE  
This is to certify that the foregoing is a true and correct copy of the documents on file in my office. Witness my hand and official seal this 24 day of June 19 97  
R. B. SHORE  
Clerk of Circuit Court  
By: Angela D. Green D.C.



DIVISIONS OF FLORIDA DEPARTMENT OF STATE  
Office of the Secretary  
Office of International Relations  
Division of Administrative Services  
Division of Corporations  
Division of Cultural Affairs  
Division of Elections  
Division of Historical Resources  
Division of Library and Information Services  
Division of Licensing



FLORIDA DEPARTMENT OF STATE  
**Sandra B. Mortham**  
Secretary of State  
DIVISION OF ELECTIONS

MEMBER OF THE FLORIDA CABINET  
Historic Florida Keys Preservation Board  
Historic Palm Beach County Preservation Board  
Historic Pensacola Preservation Board  
Historic St. Augustine Preservation Board  
Historic Tallahassee Preservation Board  
Historic Tampa/Hillsborough County  
Preservation Board  
Ringling Museum of Art

June 30, 1997

FILED FOR RECORD  
R. B. SHORE  
CLERK, CIRCUIT COURT  
MANATEE CO. FLORIDA  
JUL 2 1 01 PM '97

Honorable R. B. Shore  
Clerk to Board of County Commissioners  
Manatee County  
Post Office Box 1000  
Bradenton, Florida 34206

Attention: Susan G. Romine, Deputy Clerk

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge your letter of June 25, 1997 and certified copy each of Manatee County Ordinance Nos.

Z-97-02 and PDC-95-12 ( Z )( P )( R ), which were filed in this office on June 30, 1997.

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

Sincerely,

Liz Cloud, Chief  
Bureau of Administrative Code

LC/mw

Enclosures

BUREAU OF ADMINISTRATIVE CODE

The Elliot Building • 401 South Monroe Street • Tallahassee, Florida 32399-0250 • (904) 488-8427  
FAX: (904) 488-7869 • WWW Address <http://www.dos.state.fl.us> • E-Mail: [election@mail.dos.state.fl.us](mailto:election@mail.dos.state.fl.us)