

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

MANATEE COUNTY ZONING ORDINANCE

Aug 10 12 22 PM '98 PDC-98-04(Z)(P) - OASIS HOTEL, INC./HOLIDAY INN EXPRESS

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) TO PDC (PLANNED DEVELOPMENT COMMERCIAL); PROVIDING AN EFFECTIVE DATE; AND APPROVAL OF A PRELIMINARY SITE PLAN TO ALLOW A 37,737.74 SQUARE FOOT, 72 ROOM, 3-STORY HOTEL; GRANTING SPECIAL APPROVAL FOR (1) A PROJECT IN THE ENTRANCEWAY; (2) FOR A PROJECT ABOVE 0.25 F.A.R. FOR NON-RESIDENTIAL PROJECTS IN THE R/O/R FLUC; AND (3) FOR A MEDIUM COMMERCIAL USE WITH A GROSS BUILDING SQUARE FOOTAGE GREATER THAN 30,000 SQUARE FEET..

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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) to PDC (Planned Development Commercial)..

B. The said Board of County Commissioners held a public hearing on July 28, 1998 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 37,737.74 square foot, 72 room, 3-story hotel, granting Special Approval for (1) a project in the Entranceway; (2) for a project above 0.25 F.A.R. for non-residential projects in the R/O/R FLUC; and (3) for a Medium Commercial Use with a gross building square footage greater than 30,000 square feet, with the following stipulations:

STIPULATIONS

1. The design of the facility shall be in substantial conformance with the design submitted into the record for this case. Design details around windows and doors shall be consistent on all sides of the building. Design elements shall be reviewed for compliance by staff at Final Site Plan and Building Permit.
2. All signs shall provide concealment of main support structure (e.g., pole) between 20 and 100% of sign width, with materials consistent with exterior finish building materials.
3. All roof mounted H.V.A.C. equipment, dumpsters, utility equipment, and compactors shall be screened from 67th Circle East, State Road 64, Interstate 75, and adjacent properties with materials consistent with the exterior finish materials of the buildings, landscaping, or other opaque materials consistent with the standards of the Entranceway.
4. The eastern property line(s) shall contain a hedge, shrub, or berm meeting the requirements of Section 737.5.1.1 of the L.D.C. in order to partially screen the pool users from adjacent uses. To the maximum extent possible, the existing landscaping and vegetation will remain in the open space and be utilized to meet the screening requirements.

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) 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 Department, are hereby instructed to cause such amendment to the said Official Zoning Atlas.

Section 4. LEGAL DESCRIPTION.

LOTS 11 & 12, BLOCK A, TRAVELERS OASIS SUB. SECTION 26, TOWNSHIP 34S, RANGE 18E

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 28th day of July, 1998.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY: Patricia M. Glass
Chairman

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

By: Susan B. Conine

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 29th day of July, 1998.
R. B. SHORE
Clerk of the Circuit Court
By: Angela D. Green

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RINGLING MUSEUM OF ART

August 3, 1998

Honorable R. B. Shore
Clerk to Board of County Commissioners
Manatee County
Post Office Box 25400
Bradenton, Florida 34206-5400

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge your two letters dated July 29, 1998 and certified copy each of Manatee County Ordinance Nos. PDC-98-04 (Z) (P) and Z-98-05, which were filed in this office on August 3, 1998.

The copy of each showing the filing date is enclosed.

Sincerely,

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

Liz Cloud, Chief
Bureau of Administrative Code

LC/mw

Enclosures

BUREAU OF ADMINISTRATIVE CODE

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