

MANATEE COUNTY ZONING ORDINANCE

PDC-99-03(Z)(P) - TREY DESENBERG/LAKE MANATEE FISH CAMP 9 12 51 PM '99

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 A/WP-M/ST (GENERAL AGRICULTURE/WATERSHED PROTECTION OVERLAY DISTRICT-MANATEE/SPECIAL TREATMENT OVERLAY DISTRICT - 0.2 DWELLING UNITS PER ACRE) TO PDC/WP-M/ST (PLANNED DEVELOPMENT COMMERCIAL/WATERSHED PROTECTION OVERLAY DISTRICT-MANATEE/SPECIAL TREATMENT OVERLAY DISTRICT); PROVIDING AN EFFECTIVE DATE; AND APPROVAL OF A PRELIMINARY SITE PLAN TO CONVERT AN EXISTING RECREATIONAL USE TO RETAIL SALES AND RETAINING ALL THE EXISTING RECREATIONAL USES ON THE SITE.

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/WP-M/ST (General Agriculture/Watershed Protection Overlay District - Manatee/Special Treatment Overlay District - 0.2 dwelling units per acre) to PDC/WP-M/ST (Planned Development Commercial/Watershed Protection Overlay District- Manatee/Special Treatment Overlay District).

B. The Board of County Commissioners held a public hearing on July 27, 1999 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 convert an existing recreational use to retail sales, retaining all the existing recreational uses, with the following stipulations:

STIPULATIONS

1. Gas pumps and the sale and storage of petroleum products shall be prohibited.

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DEPARTMENT OF  
TALLAHASSEE, FLORIDA  
FILED

2. No motor vehicle repair shall occur at this site.
3. Uses on this site shall be limited to those defined by Retail Sales, Neighborhood Convenience, as defined by the LDC.
4. Future alcoholic beverage licences shall be limited to beer & wine package sales only.
5. No outdoor speakers shall be utilized on this site.
6. Boats launched at this site shall not exceed 20 horsepower.
7. The hours of operation shall be limited to 5:30 a.m. to Midnight.
8. Consumption of alcoholic beverages shall be prohibited in the store and on the grounds outside of buildings. Signage shall be posted in appropriate locations on the grounds and inside the store.
9. No permanent residents shall be permitted except for owner or operator.

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/WP-M/ST (General Agriculture/Watershed Protection Overlay District - Manatee/Special Treatment Overlay District - 0.2 dwelling units per acre) to PDC/WP-M/ST (Planned Development Commercial/Watershed Protection Overlay District - Manatee/Special Treatment Overlay District), 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.

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 34 SOUTH, RANGE 20 EAST, MANATEE COUNTY, FLORIDA LYING SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF OLD STATE ROAD NUMBER 64 NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF NEW STATE ROAD NUMBER 64 AND WEST OF THE WESTERLY RIGHT-OF-WAY LINE OF NEW STATE ROAD NUMBER 675. LESS LAND TO MANATEE COUNTY RESERVOIR AS DESCRIBED IN OFFICIAL RECORD BOOK 294, PAGE 115, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND SUBJECT TO MANATEE COUNTY RESERVOIR FLOWAGE EASEMENT.

CONTAINING 0.86 ACRES, MORE OR LESS.

SUBJECT TO A PROPOSED NON-INGRESS/EGRESS EASEMENT ALONG THE SOUTHERLY LINE OF THE ABOVE DESCRIBED PARCEL. SAID LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF NEW STATE ROAD NUMBER 64.

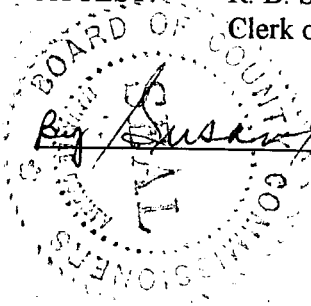
Section 5. EFFECTIVE DATE. This ordinance shall take effect immediately upon filing with the Office of the Secretary of State, Florida Department of State.

PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida on the 27<sup>th</sup> day of July, 1999.

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA

BY: Stan Stephen  
Chairman

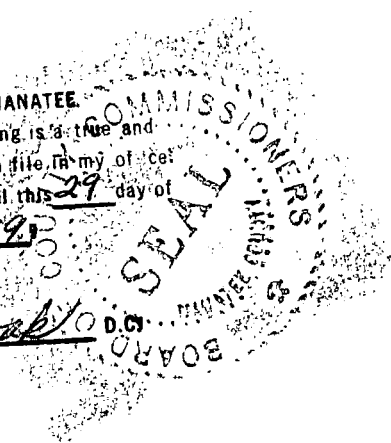
ATTEST: R. B. SHORE  
Clerk of the Circuit Court

 By: Susan A. Dominick

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 27 day of

July 19 99  
R. B. SHORE  
Clerk of Circuit Court

By: Jan Roubal

 SEAL  
BOARD OF COUNTY COMMISSIONERS  
MANATEE COUNTY, FLORIDA

DIVISIONS OF FLORIDA DEPARTMENT OF STATE  
Office of the Secretary  
Division of Administrative Services  
Division of Corporations  
Division of Cultural Affairs  
Division of Elections  
Division of Historical Resources  
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Historic Tallahassee Preservation Board  
Historic Tampa/Hillsborough County  
Preservation Board  
RINGLING MUSEUM OF ART

FLORIDA DEPARTMENT OF STATE  
Katherine Harris  
Secretary of State  
DIVISION OF ELECTIONS

August 2, 1999

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

Attention: Susan G. Romine, Deputy Clerk

Dear Mr. Shore:

*PDC*  
Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge your letters dated July 29, 1999 and certified copies of Manatee County Ordinance No. ~~PDMU~~-99-03 (Z) (P), Z-99-93 and Z-97-05 (R), which were filed in this office on August 2, 1999.

As requested, the date stamped copy is being returned for your records.

Sincerely,

A handwritten signature in cursive that reads "Liz Cloud" with a small flourish at the end.

Liz Cloud, Chief  
Bureau of Administrative Code

LC/lc

Enclosure

FILED FOR RECORD  
R. B. SHORE  
CLERK OF CIRCUIT COURT  
MANATEE CO. FLORIDA  
AUG 9 12 51 PM '99