

MANATEE COUNTY ZONING ORDINANCE
PDO-92-01(Z) (P) - COAST BANK

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 RDD-4.5/WR/AI (RESIDENTIAL DUPLEX, 4.5 DU/ACRE/WHITFIELD RESIDENTIAL/AIRPORT IMPACT OVERLAY DISTRICTS) AND PR-S/WR/AI (PROFESSIONAL-SMALL/WHITFIELD RESIDENTIAL/AIRPORT IMPACT OVERLAY DISTRICTS) TO PDO/WR/AI (PLANNED DEVELOPMENT OFFICE/WHITFIELD RESIDENTIAL/AIRPORT IMPACT OVERLAY DISTRICTS); AND APPROVAL OF A PRELIMINARY SITE PLAN TO ALLOW A 5628 SQUARE FOOT OFFICE FACILITY; PROVIDING AN EFFECTIVE DATE.

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 RDD-4.5/WR/AI (Residential Duplex, 4.5 du/acre/Whitfield Residential/Airport Impact Overlay Districts) and PR-S/WR/AI (Professional-Small/Whitfield Residential/Airport Impact Overlay Districts) to PDO/WR/AI (Planned Development Office/Whitfield Residential/Airport Impact Overlay Districts).

B. The said Board of County Commissioners held a public hearing on June 25, 1992 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, entitled 7436 NORTH TAMIAMI TRAIL, is hereby APPROVED to allow a 5628 square foot office facility with the following stipulations and modifications:

STIPULATIONS

1. The proposed handicapped parking space shall be relocated one space to the southwest.
2. A hedge to reach a height of six feet within 2 years of planting, shall be maintained within the 10 foot wide roadway buffer along Sheppard Street.

MODIFICATIONS

1. Modification of Section 710.1.5.5.3 of the Land Development Code to allow the elimination of the 5 foot separation from the building to the drive-aisle.

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

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- 2. Modification of Section 710.1.3.3.1 of the Land Development Code to allow the elimination of the 8 foot setback from the side lot lines to the edge of pavement.
- 3. Modification of Section 710.1.4. of the Land Development Code to allow an eleven space reduction in the required parking.

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 RDD-4.5/WR/AI (Residential Duplex, 4.5 du/acre/Whitfield Residential/Airport Impact Overlay Districts) and PR-S/WR/AI (Professional-Small/Whitfield Residential/Airport Impact Overlay Districts) to PDO/WR/AI (Planned Development Office/Whitfield Residential/Airport Impact Overlay Districts), 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.

LOTS 9, 22 AND 23, BLOCK 9, WHITFIELD ESTATES, UNIT 1 AS RECORDED IN PLAT BOOK 2, PAGES 127A AND 128A OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

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 25th day of June, 1992.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY: Kathy A. Sull

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

[Signature]

STATE OF FLORIDA COUNTY OF MANATEE
I hereby certify that the foregoing is a true copy of ORDINANCE NO. PDO-92-01(Z) (P) adopted by the Board of County Commissioners of said County, on the 25th day of June, 1992, this 27th day of June, 1992, in Bradenton, Florida.

R. B. Shore
Clerk of Circuit Court
By: Evelyn Floyd D.C.



FLORIDA DEPARTMENT OF STATE

Jim Smith
Secretary of State

DIVISION OF ELECTIONS

Room 2002, The Capitol, Tallahassee, Florida 32399-0250
(904) 488-8427

FILED FOR RECORD
R. B. SHORE
CLERK CIRCUIT COURT
MANATEE CO. FLORIDA
JUL 6 1 10 PM '92

July 2, 1992

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

Attention: Susan G. French, Deputy Clerk

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge your letter of June 26, 1992 and certified copies of Manatee County Ordinance Numbers (PDO 92-01 (Z)(P)), PDUI-90-01(Z)(G)(R2) and Z-92-05, which were received and filed in this office on July 2, 1992.

The duplicate copies showing the filing date are being returned for your records.

Sincerely,

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

Liz Cloud, Chief
Bureau of Administrative Code

LC/mb

Enclosures (3)