

MANATEE COUNTY ZONING ORDINANCE
PDO-93-02 (Z) (P) - BADEN TRUST/HOSPICE OF SW 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 PR-S (PROFESSIONAL-SMALL) TO PDO (PLANNED DEVELOPMENT OFFICE), AND APPROVAL OF A PRELIMINARY SITE PLAN TO ALLOW A 4,931 SQUARE FOOT PROFESSIONAL OFFICE, INCLUDING SPECIAL APPROVAL FOR A PROJECT EXCEEDING 3000 SQUARE FEET IN THE OL FUTURE LAND USE CATEGORY; PROVIDING AN EFFECTIVE DATE.

FILED FOR RECORD
R.B. SHORE
CLERK CIRCUIT COURT
MANATEE CO. FLORIDA
OCT 3 3 33 PM '94

SEP 29 11 21 AM '94
FILED

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 PR-S (Professional-Small) to PDO (Planned Development Office).

B. The said Board of County Commissioners held a public hearing on January 27, 1994, 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 4,931 square foot professional office, and Special Approval for a project exceeding 3000 square feet in the OL Future Land Use category, with the following stipulations:

STIPULATIONS

1. The roadway buffer along 26th Street West shall be shown as 10 feet in width and the parking stalls shall be shown as 17 feet in length on the Final Site Plan.
2. The Right of Way Reservation shall be shown as a nine feet Right of Way Easement on the Final Site Plan.
3. A Pedestrian Easement shall be recorded to accommodate the sidewalk along 26th Street West.
4. A separate review shall be conducted at the time of permit application for the sign.

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

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the zoning district classification of the property identified in Section 4 herein from PR-S (Professional-Small) to PDO (Planned Development Office), 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.

The W 150 feet (approximately .75 acre) of:

All of that portion of the following described lands lying north of 34th Avenue West:

The SW 1/4 of the SW 1/4 of the NE 1/4 of Section 3, Township 35 South, Range 17 East; LESS, a strip of land described in Deed Book 323, Page 121, of the Public Records of Manatee County, Florida, for County Road right of way and, ALSO LESS, the North 255 feet of the said SW 1/4 of the SW 1/4 of the NE 1/4; being a parcel of land measuring approximately 640 feet east-west and 220 feet north-south and containing approximately 3.247 acres.

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 27th day of January, 1994, and corrected by Board of County Commissioners action this 27th day of September, 1994.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY: Jan Stephen
Chairman

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

[Handwritten signature of R. B. Shore]
[Circular official seal of the Clerk of the Circuit Court, Manatee County, Florida]

STATE OF FLORIDA COUNTY OF MANATEE
I hereby certify that the foregoing is a true ^{corrective} copy of ORDINANCE NO. 93-02(Z)(P) adopted by the Board of County Commissioners of said County on the 27th day of Sept, 1994, this 27th day of Sept, 1994 in Bradenton, Florida.

R. B. Shore
Clerk of Circuit Court

By: Theresa Stewart D.C.

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FLORIDA DEPARTMENT OF STATE

**Jim Smith, Secretary of State
DIVISION OF ELECTIONS
Bureau of Administrative Code
The Elliot Building
Tallahassee, Florida 32399-0250
(904) 488-8427**

September 30, 1994

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

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge your letters of September 23, 1994 and certified copy each of Manatee County Ordinance Numbers listed below, which were filed in this office on September 29, 1994.

PDO-93-02(Z)(P)	94-12
PDO-94-02(Z)(P)	94-13
Z-94-07	94-14
Z-94-08	94-15
Z-94-10	94-18
Z-94-12	94-21
Z-94-13	

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

Sincerely,

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

Liz Cloud, Chief
Bureau of Administrative Code

LC/mw

Enclosures