

MANATEE COUNTY ZONING ORDINANCE  
PD0-94-01(Z) (P) - MURPHY/BENNETT

FILED FOR RECORD  
R.B. SHORE  
CLERK CIRCUIT COURT  
MANATEE CO. FLORIDA  
JUL 5 1 43 PM '94

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 PRS (PROFESSIONAL OFFICE SMALL) TO PDO (PLANNED DEVELOPMENT OFFICE); AND APPROVAL OF A PRELIMINARY SITE PLAN TO ALLOW A 10,557 SQUARE FOOT OFFICE BUILDING; PROVIDING AN EFFECTIVE DATE.

SECRETARY OF STATE

JUL 1 8 38 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 PRS (Professional Office - Small) to PDO (Planned Development Office).

B. The said Board of County Commissioners held a public hearing on June 23, 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. Preliminary Site Plan is hereby APPROVED to allow a 10,557 square foot office building, granting Special Approval for a professional office building exceeding 3,000 sq. ft. in the OL future land use category with the following stipulation:

STIPULATION

1. An application for a Fugitive Particulate Abatement Plan and an 8-1/2" x 11" map of the construction area shall be submitted to the Director of the Environmental Action Commission for review and approval prior to the approval of a Final Site Plan for the project.

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 PRS (Professional Office - 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.

BEG 208 FT S & 171 FT W OF NE COR OF LOT 10, SOUTH SIDE FARMS,

THENCE W 70 FT, N 208 FT, E 65 FT, S 108 FT E 5 FT, S 100 FT TO POB AS DESC IN ORB 314 P 326 PRMCF, LESS RD R/W OFF S SIDE, DESC IN ORB 178 P 531 P-14-1-S (PI#50340.0000/9).

BEG 208 FT S AND 161 FT W OF THE NE COR OF LOT 10 OF SOUTH SIDE FARMS (PB 7 PG 13) PRMCF, TH W 80 FT; TH N 208 FT; TH E 80 FT; TH S 208 FT TO THE POB [INSERT "LESS IRREGULAR STRIP OF LAND ON S BDRY TO MANATEE COUNTY 22.1 FT ON THE W, 70 FT ON N, 12 FT ON E AND 70 FT ON S, ALSO LESS THAT PART INCLUDED IN 12 FT RD R/W ACCESS THE S BDRY OF BEG 108 FT S OF NE COR LOT 10 SOUTH SIDE FARMS, RUN TH S 100 FT; W 171 FT; N 100 FT; E 171 FT TO POB"] (PI#50340.0001/7).

BEG AT NE COR LOT 10 SOUTH SIDE FARMS RUN THENCE S WITH LINE OF 26TH ST, 208 FT TO IRON STAKE, THENCE W 241 FT TO IRON STAKE, N 208 FT TO N BDRY LINE OF SD LOT 10, E WITH LINE OF SD LOT 10, 241 FT TO POB, LESS PROP DESC IN DB 383 P 427 PUB REC MAN CO, FLA SUBJ TO UTLY EASMT DESC IN ORB 708 P 654 PRMCF P-13-S (PI#50333.0000/4).

THE N 100 FT OF THE E 161 FT OF LOT 10, SOUTH SIDE FARMS (PI#50333.0001/2).

BEG 108 FT S FM THE NE COR OF LOT 10 OF SOUTH SIDE FARMS, AT A PT ON THE W LN OF 26TH ST W, TH RUN S ALG THE W LN OF 26TH ST W 100 FT TO AN IRON STAKE; TH W 171 FT TO AN IRON STAKE; TH N 100 FT; TH E 171 FT TO THE POB, LESS S 12 FT FOR RD R/W AS DESC IN ORB 722 P 956 PRMCF P-14-S (PI#50336.0000/7).

BEG 100 FT S OF THE NE COR OF LOT 10, SOUTH SIDE FARMS (PB 7 P 13) PRMCF, AT A PT ON THE W LN OF 26TH ST W; TH RUN S ALG THE W LN OF 26TH ST 108 FT TO A PRM NAIL & DISC; TH W 161 FT TO A NAIL & DISC; TH N 108 FT; TH E 161 FT TO THE POB LYING AND BEING IN SEC 3, TWP 35 S, RNG 17 E [INSERT "LESS THE S 12 FT FOR RD R/W"] (PI#50336.0001/5).

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 23rd day of June, 1994.

BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA

BY: Stan Stephen

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

  

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STATE OF FLORIDA COUNTY OF MANATEE  
I hereby certify that the foregoing is a true copy of ORDINANCE NO. 94-01 adopted by the Board of County Commissioners of said County on the 23 day of June, 1994, this 28 day of June, 1994, in Bradenton, Florida.  
By: Genise Stewart D.C.

FILED FOR RECORD  
R.B. SHORE  
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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

July 1, 1994

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

Attention: Denise Oswald, Deputy Clerk

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge your letter of June 27, 1994 and a certified copies of Manatee County Ordinance Numbers 94-22, PDO-94-01(Z)(P), PDPI-94-03, PDC-94-01(Z)(P) and R-94-189, which were received and filed in this office on July 1, 1994.

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 (5)