

MANATEE COUNTY ZONING ORDINANCE
PDPI-00-03(Z)(P) - SMR COMMUNITIES/YMCA

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 (GENERAL AGRICULTURE, 1 DWELLING UNIT PER 5 ACRES) AND A/ST (GENERAL AGRICULTURE, 1 DWELLING UNIT PER 5 ACRES/SPECIAL TREATMENT OVERLAY DISTRICT) TO PDPI (PLANNED DEVELOPMENT PUBLIC INTEREST) AND PDPI/ST (PLANNED DEVELOPMENT PUBLIC INTEREST/SPECIAL TREATMENT OVERLAY DISTRICT); PROVIDING AN EFFECTIVE DATE; AND APPROVAL OF A GENERAL DEVELOPMENT PLAN TO ALLOW A 37,000 SQUARE FOOT PUBLIC COMMUNITY USE BUILDING AND ACCESS ROADWAY.

FILED FOR RECORD
R.B. SHIFF
CLERK OF COUNTY COMMISSIONERS
NOV 6 8 52 AM '00

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 (General Agriculture, 1 dwelling unit per 5 acres) and A/ST (General Agriculture, 1 dwelling unit per 5 acres/Special Treatment Overlay District) to PDPI (Planned Development Public Interest) and PDPI/ST (Planned Development Public Interest/Special Treatment Overlay District).

B. The Board of County Commissioners held a public hearing on October 24, 2000 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 General Development Plan is hereby APPROVED to allow a 37,000 square foot public community use building and access roadway with the following stipulations:

STIPULATIONS

1. Building setbacks shall be 50 feet.
2. The design of the structure shall be in substantial conformance with the elevations entered into the record for this case.

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MANATEE COUNTY FLORIDA

3. Applicant shall provide intersection sight distance in accordance with AASHTO at each proposed access driveway.
4. A northbound left-turn lane on Lakewood Ranch Blvd. at the intersection of the YMCA entrance (future) road shall be provided, utilizing FDOT Standard Index #301.
5. Exclusive eastbound left and right-turn lanes shall be provided on the YMCA road intersecting at Lakewood Ranch Blvd.
6. The access roadway along the south boundary of the YMCA site shall be built to urban standards, to the two points of access, prior to C.O. (Certificate of Occupancy) or T.C.O. (Temporary Certificate of Occupancy) of the YMCA facility.
7. The boundaries of the wetland buffer shall be marked with signs indicating that this is a wetland protection area. The number and placement of such signs shall be approved by the Environmental Management Department with Final Site Plan approval.

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(General Agriculture, 1 dwelling unit per 5 acres) and A/ST (General Agriculture, 1 dwelling unit per 5 acres/Special Treatment Overlay District) to PDPI (Planned Development Public Interest) and PDPI/ST (Planned Development Public Interest/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.

Commence at the southwest corner of the North 1/2 of Section 17, Township 35 S., Range 19 E.. same being the Southeast corner of the North 1/2 of Section 18, Township 35 S., Range 19 E.. thence S.89°34'40"E., along the Southerly line of the North 1/2 of said Section 17, a distance of 187.55 feet to the intersection with the Westerly Right-of-way of Lakewood Ranch Boulevard (Formerly Upper Manatee River Road Extension) a 120 feet wide public Right-of-way as described and recorded in Official Record Book 1429, Page 3703 of the Public Records of Manatee County, Florida, said point being a point on the arc of a curve to the right, whose radius point lies N.63°58'46"E., 2310.00 feet; thence run Northwesterly, along said Westerly Right-of-way and the arc of said curve, passing through a central angle of 23°42'37", a distance of 955.93 feet to the point of tangency of said curve, thence N.02°18'37"W., along said Westerly Right-of-way, a distance of 1736.20 feet to the intersection with the common section line to Sections 7 and 18, Township 35 S., Range 19 E., said point lying N.88°45'31"W., 141.64 feet from the section corner common to said Sections 7 and 18; thence continue N.02°18'37"W., along said Westerly Right-of-way, a distance of 339.27 feet to the point of curvature of a curve to the right, having a radius of 4060.00 feet; thence run Northerly along said Westerly Right-of-way and the arc of said curve, passing through a central angle of 06°09'54" a distance of 436.86 feet to the POINT OF BEGINNING; thence N.89°57'17"W. a distance of 1079.34 feet thence N.00°02'43"E. a distance of 491.66 feet; thence S.69°34'00" E. a distance 15.41 feet; thence N.80°14'14"E. a distance of 85.82 feet; thence

N.52°19'36"E. a distance of 78.68 feet; thence N.74°46'02"E. a distance of 49.13 feet; thence N.64°45'44"E. a distance of 31.01 feet; thence N.27°51'22"E. a distance of 67.05 feet; thence N.49°57'25"E. a distance of 51.21 feet; thence N.04°07'23"E. a distance of 13.40 feet; thence S.88°30'09"W. a distance of 824.59 feet; thence S 04°40'41" W. a distance of 603.79 feet; to the point of curvature of a curve to the left having a radius of 4060.00 feet, and a central angle of 0°49'24"; thence along the arc of said curve, an arc length of 58.33 feet to the POINT OF BEGINNING.

Tract contains: 703,837 square feet or 16.1578± acres more or less.

Description of Ingress/Egress Easement

Commence at the southwest corner of the North 1/2 of Section 17, Township 35 S., Range 19 E.. some being the Southeast corner of the North 1/2 of Section 18, Township 35 S., Range 19 E.; thence S.89°34'40"E., along the Southerly line of the North 1/2 of said Section 17, a distance of 187.55 feet to the intersection with the Westerly Right- of-way of Lakewood Ranch Boulevard (formerly Upper Manatee River Road Extension), a 120 feet wide public Right-of-way as described and recorded in Official Record Book 1429. Page 3703 of the Public Records of Manatee County, Florida, said point being a point on the arc of a curve to the right, whose radius point lies N.63°58'46"E., 2310.00 feet; thence run Northwesterly, along said Westerly Right-of-way and the arc of said curve, passing through a central angle of 23°42'37", a distance of 955.93 feet to the point of tangency of said curve; thence N.02°18'37"W., along said Westerly Right-of-way, a distance of 1736.20 feet to the intersection with the common section line to Sections 7 and 18, Township 35 S., Range 19 E., said point lying N. 88°45'31"W., 141.64 feet from the section corner common to said Sections 7 and 18; thence continue N.02°18'37"W., along said Westerly Right-of-way. a distance of 339.27 feet to the point of curvature of a curve to the right, having a radius of 4060.00 feet; thence run Northerly along said Westerly Right-of-way and the arc of said curve, passing through a central angle of 04°58'40" a distance of 352.73 feet to the POINT OF BEGINNING; thence N.89°57'17"W. a distance of 1074.63 feet, thence N.00°02'43"E. a distance of 84.00 feet; thence S.89°57'17"E. a distance of 1079.34 feet to a point on a curve to the left, of which the radius point lies S.86°08'43"E. a radial distance of 4060.00 feet; thence Southwesterly along the arc of said curve, passing through a central angle of 01°11'14",.. an are length of 84.13 feet to the POINT OF BEGINNING.

Tract contains. 90,455 square feet or 2.0766± acres more or less.

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 24th day of October, 2000.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY: Stan Stephens
Chairman

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

R. B. Shore
SEAL
BOARD OF COUNTY COMMISSIONERS
MANATEE CO., FLA.



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 30 day of October, 2000

R. B. SHORE
Clerk of Circuit Court
By: Jan Rook D.C.

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

November 1, 2000

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

Attention: Janene Kearney, Deputy Clerk

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letters dated October 27 and 30, 2000 and certified copies of Manatee County Ordinance Nos. PDC-99-13(Z)(P), PDPI-00-03(Z)(P), PDR-00-04(Z)(P) and PDR-00-10(Z)(P), which were filed in this office on November 1, 2000.

As requested, the original date stamped copies are being returned for your records.

Sincerely,

Liz Cloud, Chief
Bureau of Administrative Code

LC/mp

Enclosure