

MANATEE COUNTY ZONING ORDINANCE
PDPI-95-02(Z)(G) - CHARTER BEHAVIORAL SYSTEMS OF BRADENTON, INC

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-6 (RESIDENTIAL DUPLEX DISTRICT-6 DU/ACRE) AND LM (LIGHT MANUFACTURING) TO PDPI (PLANNED DEVELOPMENT PUBLIC INTEREST); PROVIDING AN EFFECTIVE DATE; AND APPROVAL OF A GENERAL DEVELOPMENT PLAN TO ALLOW THE EXPANSION OF AN EXISTING RESIDENTIAL TREATMENT FACILITY.

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

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-6 (Residential Duplex District-6 du/acre) and LM (Light Manufacturing) to PDPI (Planned Development Public Interest).

B. The said Board of County Commissioners held a public hearing on October 26, 1995 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 the expansion of an existing residential treatment facility with the following stipulations:

STIPULATIONS

1. The maximum height of all structures on site shall be 35 feet.
2. The 15 foot landscaped buffer shall be continued on the entire eastern border of the property.
3. The project shall receive a Certificate of Level of Service prior to approval of Final Site Plan.
4. The Preliminary or Final Site Plan shall include parking calculations to ensure that adequate parking spaces are available to support the expansion as well as the existing facility.
5. A maximum of twelve additional modular structures shall be permitted for the project. Total square footage on the site shall not exceed 48,500 (including existing and proposed).

SECRETARY OF STATE
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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-6 (Residential Duplex District-6 du/acre) and LM (Light Manufacturing) to PDPI (Planned Development Public Interest), 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 SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 IN SECTION 1, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

LESS THE FOLLOWING DESCRIBED PROPERTY CONVEYED TO MANATEE COUNTY IN OFFICIAL RECORDS BOOK 1193, PAGE 2679, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

A STRIP OF LAND LYING IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, FOR A POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 00'12" EAST, ALONG THE SAID EAST LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, 7.07 FEET; THENCE SOUTH 89 DEGREES 56'57" WEST, 663.62 FEET; THENCE NORTH 00 DEGREES 00'11" WEST, ALONG THE WEST LINE OF THE SAID SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, 17.28 FEET; THENCE SOUTH 89 DEGREES 10'09" EAST, ALONG THE NORTH LINE OF THE SAID SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, 663.69 FEET TO THE POINT OF BEGINNING.

METES AND BOUNDS DESCRIPTION OF PARCEL LESS RIGHT-OF-WAY PAR OFFICIAL RECORDS BOOK 1193, PAGES 2679-2681;

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA; THENCE SOUTH 00 DEGREES 00'12" EAST ALONG THE EAST LINE OF SAID SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 TO THE SOUTHERLY RIGHT-OF-WAY OF 37TH AVENUE EAST AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1193, PAGES 2679-2681, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, A DISTANCE OF 7.07 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 00'12" EAST ALONG THE EAST LINE OF SAID SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 325.44 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 35 SOUTH, RANGE 17 EAST; THENCE SOUTH 00 DEGREES 00'25" EAST ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 664.99 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, TOWNSHIP 35 SOUTH, RANGE 17 EAST; THENCE NORTH 89 DEGREES 22'36" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 663.70 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE NORTH 00 DEGREES 00'11" WEST ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 666.59 FEET TO THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, THENCE CONTINUE NORTH 00 DEGREES 00'11" WEST ALONG THE EAST LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 316.03 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF 37TH AVENUE EAST, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1193, PAGES 2679-2681, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE NORTH 89 DEGREES 56'57" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY A DISTANCE OF 663.62 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 1, TOWNSHIP 35 SOUTH, RANGE 17 EAST, 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 26th day of October, 1995.

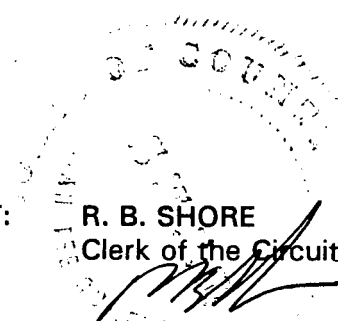
BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA

BY: [Signature] STATE OF FLORIDA, COUNTY OF MANATEE

I hereby certify that the foregoing is a true copy of ORDINANCE NO. 100-5-95 adopted by the Board of County Commissioners of said County on the 26 day of October, A.D. 1995, this day of November, 1995, in Bradenton, Florida.

R. B. Shore
Clerk of Circuit Court

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



[Signature]



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

Nov 8 11 36 AM '95

FLORIDA DEPARTMENT OF STATE

Sandra B. Mortham
Secretary of State

DIVISION OF ELECTIONS
Bureau of Administrative Code
The Elliot Building
401 South Monroe Street
Tallahassee, Florida 32399-0250
(904) 488-8427

November 6, 1995

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

Attention: Susan Romine, Deputy Clerk

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge your letters of November 2, 1995 and certified copy each of Manatee County Ordinance Nos. 94-46(correction), PDR-95-09(Z)(P), and PDPI-95-02(Z)(G), which were filed in this office on November 6, 1995.

The duplicate copy of each 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