

MANATEE COUNTY ZONING ORDINANCE  
PDPI-96-02(Z)(P) - SCHROEDER-MANATEE, INC.  
(EAST COUNTY HIGH SCHOOL & PARK)

FILED FOR RECORD  
R.B. SHORE  
CLERK CIRCUIT COURT  
MANATEE CO. 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 A/WP-E (GENERAL AGRICULTURE/EVERS RESERVOIR WATERSHED PROTECTION OVERLAY) AND A/WP-E/ST (GENERAL AGRICULTURE/EVERS RESERVOIR WATERSHED PROTECTION/SPECIAL TREATMENT OVERLAYS) TO PDPI/WP-E (PLANNED DEVELOPMENT PUBLIC INTEREST/EVERS RESERVOIR WATERSHED PROTECTION OVERLAY) AND PDPI/WP-E/ST (PLANNED DEVELOPMENT PUBLIC INTEREST/EVERS RESERVOIR WATERSHED PROTECTION AND SPECIAL TREATMENT OVERLAYS); PROVIDING AN EFFECTIVE DATE; AND APPROVAL OF A PRELIMINARY SITE PLAN TO ALLOW A 363,378 SQ. FT. HIGH SCHOOL, 59,760 SQ. FT. OF ACCESSORY BUILDINGS, AND A COUNTY PARK WITH 10,600 SQ. FT. OF ACCESSORY BUILDINGS.

(AUG 30)

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 A/WP-E (General Agriculture/Evers Reservoir Watershed Protection Overlay) and A/WP-E/ST (General Agriculture/Evers Reservoir Watershed Protection/Special Treatment Overlays) to PDPI/WP-E (Planned Development Public Interest/Evers Reservoir Watershed Protection Overlay) and PDPI/WP-E/ST (Planned Development Public Interest/Evers Reservoir Watershed Protection and Special Treatment Overlays).

B. The said Board of County Commissioners held a public hearing on August 22, 1996, 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 363,378 sq. ft. high school, 59,760 sq. ft. of accessory buildings, and a county park with 10,600 sq. ft. of accessory buildings with the following stipulations:

STIPULATIONS:

1. The Parks and Recreation Department will develop lighting specifications which reduce lighting impacts.
2. The western and southern portions of the site adjacent to the residential areas shall have enhanced landscaping to ensure protection of the proposed residential structures from the active recreation areas. The details of the landscaping plan shall be provided with the submission of the Final Site Plan.
3. There shall be no lighting of fields adjacent to Braden Pines.
4. There shall be no discharge from the new school and county park site to the existing ditch running east and west along the northern property line of the Braden Pines Subdivision.
5. There shall be a minimum of twenty feet of drainage access easement along the southern property line.
6. A three (3) foot berm with a six (6) foot fence shall be constructed to the south of the school practice fields.
7. The post development discharge rate to the existing wetland on the north side of Braden Pines shall be reduced up to fifty percent of its allowable discharge rate. This wetland drains to the south, via an existing ditch running through the middle of the subdivision.
8. No band practice may take place on the four (4) southernmost practice fields at any time.

9. The School Board and Manatee County shall develop an agreement regarding the fencing of the southwestern portion of the site, as appropriate.

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/WP-E (General Agriculture/Evers Reservoir Watershed Protection Overlay) and A/WP-E/ST (General Agriculture/Evers Reservoir Watershed Protection/Special Treatment Overlays) to PDPI/WP-E (Planned Development Public Interest/Evers Reservoir Watershed Protection Overlay) and PDPI/WP-E/ST (Planned Development Public Interest/Evers Reservoir Watershed Protection and Special Treatment Overlays), 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.

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTH 1/2 OF SECTION 17, TOWNSHIP 35 S., RANGE 19 E., FOR A POINT OF BEGINNING, 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 FT. TO THE INTERSECTION WITH THE WESTERLY R/W OF "LAKEWOOD RANCH BOULEVARD" (FORMERLY "UPPER MANATEE RIVER ROAD EXTENSION"), A 120 FT. WIDE PUBLIC R/W AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1429, PAGE 3703, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAID POINT BEING ON THE ARC OF A CURVE WHOSE RADIUS POINT LIES N 63°58'46" E, 2310.00 FT.; THENCE RUN NORTHWESTERLY, ALONG SAID WESTERLY R/W AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°42'37", A DISTANCE OF 955.93 FT. TO THE P.T. OF SAID CURVE; THENCE N 02°18'37" W, ALONG SAID WESTERLY R/W, A DISTANCE OF 1736.20 FT. 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 FT. FROM THE SECTION CORNER COMMON TO SAID SECTIONS 7 AND 18; THENCE CONTINUE N 02°18'37" W, ALONG SAID WESTERLY R/W, A DISTANCE OF 339.27 FT. TO THE P.C. OF A CURVE CONCAVE TO THE EAST, HAVING RADIUS OF 4060.00 FT.; THENCE RUN NORTHERLY ALONG SAID WESTERLY R/W AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°48'06", A DISTANCE OF 127.66 FT.; THENCE N 89°57'17" W, 3224.65 FT.; THENCE X 00°21'15' E, 381.67 FT.; THENCE S 01°09'22" W, A DISTANCE OF 17.31 FT. TO THE INTERSECTION WITH THE SECTION LINE COMMON TO SAID SECTIONS 7 AND 18; THENCE CONTINUE S 01°09'22" W, 1785.87 FT.; THENCE S 46°09'22" W, A DISTANCE OF 300.68 FT. TO THE INTERSECTION WITH THE NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 144, PAGE 4800, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S 88°34'21" E, ALONG THE NORTHERLY LINE OF SAID CERTAIN PARCEL, A DISTANCE OF 112.61 FT. TO THE NORTHEAST CORNER OF SAID CERTAIN PARCEL; THENCE S 01°09'22" W, ALONG THE EASTERLY LINE OF SAID CERTAIN PARCEL, A DISTANCE OF 640.01 FT. TO THE INTERSECTION WITH THE SOUTHERLY LINE OF THE NORTH 1/2 OF SAID SECTION 18, SAME BEING THE NORTHERLY LINE OF "BRADEN PINES SUBDIVISION, UNIT TWO", A SUBDIVISION AS RECORDED IN PLAT BOOK 20, PAGES 111 THROUGH 115, AFORESAID PUBLIC RECORDS; THENCE S 88°34'21" E, ALONG SAID SOUTHERLY LINE (SAME BEING THE NORTHERLY LINE OF SAID "BRADEN PINES SUBDIVISION, UNIT TWO AND THE NORTHERLY LINE OF "BRADEN PINES SUBDIVISION, UNIT ONE", A SUBDIVISION AS RECORDED IN PLAT BOOK 20, PAGES 17 THROUGH 20, AFORESAID PUBLIC RECORDS), A DISTANCE OF 3483.82 FT. TO THE NORTHEAST CORNER OF SAID "BRADEN PINES SUBDIVISION, UNIT TWO"; THENCE CONTINUE S 88°34'21" E, ALONG THE SOUTHERLY LINE OF SAID NORTH 1/2, A DISTANCE OF 24.68 FT. TO THE POINT OF BEGINNING; BEING AND LYING IN SECTIONS 7, 17 AND 18, TOWNSHIP 35 S., RANGE 19 E., MANATEE COUNTY, FLORIDA.

CONTAINING 237.03 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 22nd day of August, 1996.

BOARD OF COUNTY-COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA

BY: Stan Stephen  
Chairman

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

BY: Susan B. Romine

STATE OF FLORIDA COUNTY OF PALM BEACH  
I hereby certify that the foregoing is a true  
copy of ORDINANCE NO. 902 adopted by the  
Board of County Commissioners of said County on  
the 22 day of August, 1976; this 26 day  
of August, 1976 in Bradenton, Florida.

R. B. C. Shope  
Clerk of Circuit Court  
By Jane Roche D.C.

copy to Jeanne - PRI ~~Municipal~~  
9/4/76 GH ~~code~~

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Division of Administrative Services  
Division of Corporations  
Division of Cultural Affairs  
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Preservation Board

**RINGLING MUSEUM OF ART**

August 30, 1996

Honorable R. B. Shore  
Clerk to Board of County Commissioners  
Manatee County  
Post Office Box 1000  
Bradenton, Florida 34206

Attention: Susan G. Romine, Deputy Clerk

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge your letter of August 26, 1996 and certified copy each of Manatee County Ordinance Nos. PDPI-96-02(Z)(P), Z-96-08, Z-96-10, Z-96-11, PDR/PDC/96-03(Z)(G), and 96-31, which were filed in this office on August 30, 1996.

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

Sincerely,

Liz Cloud, Chief  
Bureau of Administrative Code

LC/mw

Enclosures

**BUREAU OF ADMINISTRATIVE CODE**

The Elliot Building • 401 South Monroe Street • Tallahassee, Florida 32399-0250 • (904) 488-8427  
FAX: (904) 488-7868 • WWW Address <http://www.dos.state.fl.us> • E-Mail: [election@mail.dos.state.fl.us](mailto:election@mail.dos.state.fl.us)

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