

FILED FOR RECORD
R.E. SHORE
CLERK CIRCUIT COURT
MANATEE COUNTY FLORIDA
DEC 17 2 35 PM '01

**MANATEE COUNTY ZONING ORDINANCE
PDR-01-17(Z)(G)
RIVER CLUB FOUR ACRE OUT PARCEL**

A ZONING ORDINANCE OF THE COUNTY OF MANATEE, FLORIDA, AMENDING THE OFFICIAL ZONING ATLAS OF MANATEE COUNTY, (ORDINANCE 90-01, THE MANATEE COUNTY LAND DEVELOPMENT CODE), RELATING TO ZONING WITHIN THE UNINCORPORATED AREA OF MANATEE COUNTY; PROVIDING THE REZONING OF CERTAIN LAND FROM RSF-1 (RESIDENTIAL SINGLE-FAMILY, 1 D.U./ACRE) TO PDR (PLANNED DEVELOPMENT RESIDENTIAL), RETAINING THE WP-E (WATERSHED PROTECTION-EVERS) AND ST (SPECIAL TREATMENT) OVERLAY DISTRICTS; APPROVAL OF A GENERAL DEVELOPMENT PLAN TO ALLOW TWO SINGLE-FAMILY RESIDENCES; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA:

Section 1. **FINDINGS OF FACT.** The Board of County Commissioners, after considering the testimony, evidence, documentation, application for amendment of the Official Zoning Atlas, the recommendation and findings of the Planning Commission, and all other matters presented to the 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 real property described in Section 4 of this Ordinance from RSF-1 (Residential Single-Family, 1 d.u./acre) to PDR (Planned Development Residential), retaining the WP-E (Watershed Protection-Evers) and ST (Special Treatment) Overlay Districts; and approval of a General Development Plan to allow two single-family residences.

B. The Board of County Commissioners held a public hearing on October 23, 2001 regarding the 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), as amended, and has further considered the information received at the public hearing.

C. The proposed revised Zoning Ordinance regarding the property described in Section 4 herein is found to be consistent with the requirements of Manatee County Ordinance No. 89-01 (the 2020 Manatee County Comprehensive Plan), as amended.

Section 2. The General Development Plan, dated October 26, 2001, entitled River Club Park of Commerce, is hereby APPROVED to allow two single-family residences on the Four Acre Out Parcel, with the following stipulations:

STIPULATIONS:

1. No septic tanks shall be permitted.
2. The applicant shall use the lowest quality of water available for irrigation purposes. Consideration shall be given to meeting the irrigation needs of the project with the following

sources, in order of preference; (1) treated stormwater, and (2) non-potable quality groundwater. Prior to each Final Site Plan approval, the developer shall identify the irrigation source which will be utilized. All wells no longer needed for irrigation purposes shall be properly abandoned except for such wells as may be needed for emergency purposes.

3. The Developer shall be responsible for the maintenance of all open space areas within the project site.
4. The single-family residences shall comply with the dimensional standards of the RSF-1 zoning district.
5. The area designated as Open Space/Recreation shall be limited to Recreational Uses, Passive Activities, as defined by the Land Development Code, including accessory structures which may be used to compliment such activities.

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 RSF-1 (Residential Single-Family) to PDR (Planned Development Mixed-Use), retaining the WP-E (Watershed Protection-Evers) and ST (Special Treatment) Overlay Districts, 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**

RIVER CLUB FOUR ACRE OUT PARCEL

DESCRIPTION:

COMMENCE AT THE N.W. CORNER OF LOT 1, BLOCK 2 OF BRADEN WOODS SUBDIVISION, PHASE 1, AS RECORDED IN PLAT BOOK 21, PAGES 5-10 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA: THENCE ALONG THE EAST RIGHT OF WAY LINE OF BRADEN RUN, AS SHOWN ON SAID SUBDIVISION THE FOLLOWING TWO COURSES: N 00°27'12" E, A DISTANCE OF 29.27 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 558.00 FEET: AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°03'19", A DISTANCE OF 273.23 FEET TO THE POINT OF BEGINNING: THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING THREE COURSES: NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°01'59", A DISTANCE OF 39.28 FEET TO THE P.T. OF SAID CURVE: AND N 32°32'30" E, A DISTANCE OF 227.04 FEET TO THE P.C. OF A CURVE: TO THE LEFT HAVING A RADIUS OF 642.00 FEET: AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°52'33", A DISTANCE OF 144.28 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 70: THENCE S 70°20'03" E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 392.15 FEET: THENCE S 19°39'57" W, A DISTANCE OF 431.80 FEET: THENCE N 70°20'03" W, A DISTANCE OF 441.58 FEET TO THE

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R. B. SHORE
CLERK CIRCUIT COURT
MANATEE CO. FL
DEC 17 2 35 PM '01
December 14, 2001

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

Attention: Diane E. Vollmer

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letters dated December 10, 2001 and certified copies of Manatee County Ordinance Nos. 01-46 and PDR-01-17(Z)(G), which were filed in this office on December 13, 2001.

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

Sincerely,

Liz Cloud, Chief
Bureau of Administrative Code

LC/mp
Enclosure