

RECORDED 11/13/80
PAGE NO. 394
MINUTE BOOK NO. 30

COUNTY OF MANATEE, STATE OF FLORIDA

IN RE: Application for Approval of a
Special Exception by First National
Bank & Trust Company of Riviera Beach
(TARA).

SE-80-23

RESOLUTION GRANTING SPECIAL EXCEPTION
FOR A COMMERCIAL ACTIVITY CENTER IN AN "A-2" DISTRICT

WHEREAS, First National Bank & Trust Company of Riviera Beach, on behalf of TARA, LTD., hereinafter referred to as "TARA" has filed an Application for Approval of a Special Exception (SE-80-23) for a commercial activity center upon real property located in Manatee County, Florida and owned by First National Bank & Trust Company of Riviera Beach, as trustee, as described in attached Exhibit A and made a part hereof; and

WHEREAS, upon publication and furnishing of due notice, a joint public hearing in these proceedings was held August 27, 1980; September 12, 1980; September 16, 1980, and September 30, 1980 before the Board of County Commissioners of Manatee County, Florida and the Manatee County Planning Commission; and

WHEREAS, on the 20th day of October, 1980, said Planning Commission determined that said request should be recommended to be APPROVED with conditions: and

WHEREAS, the recommendation of the Planning Commission has been duly considered by the Board of County Commissioners of Manatee County, Florida.

NOW, THEREFORE, Be It Resolved, by the Board of County Commissioners of Manatee County, that said Board makes the following findings of fact:

1. That the commercial activity center proposed by Tara is within the requirements and provisions of Section V, A-2 Agriculture Fringe District of the Manatee County Zoning

Ordinance upon compliance with all of the hereinafter provided conditions, restrictions and limitations.

2. That pursuant to Section VI, Paragraph 14 of the Manatee County Zoning Ordinance:

(a) The use of the property as a commercial activity center will be reasonably compatible with surrounding uses.

(b) Any nuisance or hazardous features resulting from the commercial activity center will be suitably separated and buffered from adjacent uses.

(c) The commercial activity center will not generate excessive traffic on minor residential streets.

(d) The commercial activity center will not create a parking problem.

(e) The land and building area is adequate for the purposes indicated.

BE IT FURTHER RESOLVED, by said Board of County Commissioners that:

Special Exception No. SE-80-23 is hereby granted subject to the following conditions, restrictions and limitations. This Special Exception shall run with the land.

CONDITIONS AND LIMITATIONS

1. The duration requirements of Section VI, Paragraph 2 of the Manatee County Zoning Ordinance are hereby waived to allow TARA to follow the phasing schedule delineated in the Application for Development Approval filed as part of DRI #11.

2. Sidewalks shall be provided along one side of all streets except SR 70 and I-75 rights of way. Crosswalks shall also be provided at all street intersections.

3. Pavement widths within all road rights of way shall be a minimum of twenty-four (24) feet.

4. Each and every phase, or fraction of a phase if constructed independently should be capable of standing on

its own, and have at least two (2) means of vehicular access.

5. All loading/unloading areas and fire lanes shall require preliminary and final approval by Manatee County and the servicing fire district, if officially existing at the time of plan approval.

6. Since the subject property lies within the watershed of Ward Lake, all drainage and water quality requirements outlined under the TARA DRI approval adopted this date shall apply.

7. The preliminary plan dated August 25, 1980 together with supplementary information submitted as Exhibit N and a letter dated September 5, 1980, to the Planning and Development Department from Civil Engineering Consultants is hereby approved. A specific site plan meeting all requirements of the A-2 zoning district regulations shall be submitted and approved prior to issuance of any building permits for this site.

8. Floor areas and the number of motel units set forth in the Application for Development Approval shall be considered maximums.

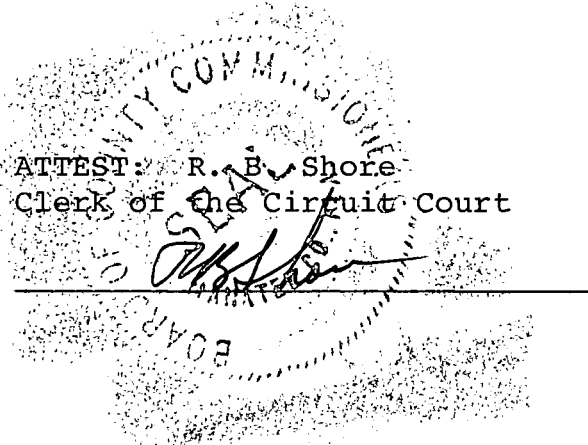
9. Uses which will be permitted under the A-2 Special Exceptions requests are Gasoline Service Stations and all uses listed under paragraph B "Uses Permitted in the C Neighborhood Commercial, and C-1 Commercial District."

ADOPTED with a quorum present and voting, this 6th day of November, 1980.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

By Patricia M. Glass
Chairman

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



DESCRIPTION:

COMMENCE AT THE S.W. CORNER OF SEC. 13, TWP. 35 S., RGE. 18 E.; THENCE S $89^{\circ}48'03''$ E, ALONG THE SOUTH LINE OF SAID SECTION 13, 961.56 FT. TO THE INTERSECTION WITH THE WESTERLY LIMITED ACCESS R/W OF STATE ROAD NO. 93 (1-75) (FLORIDA D.O.T. SECTION 13075-2402); THENCE N $00^{\circ}55'05''$ E, ALONG SAID WESTERLY LIMITED ACCESS R/W, PARALLEL TO THE CENTERLINE PROJECT OF SAID STATE ROAD NO. 93 (1-75) AND 174.0 FT. WESTERLY THEREFROM, 369.06 FT.; THENCE N $00^{\circ}13'40''$ W, ALONG SAID WESTERLY LIMITED ACCESS R/W, 899.24 FT. TO THE P.C. OF CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 5635.58 FT.; THENCE NORTHERLY, ALONG SAID WESTERLY LIMITED ACCESS R/W AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $06^{\circ}28'53''$, 637.51 FT. TO THE P.C.C. OF CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2770.79 FT.; THENCE NORTHWESTERLY, ALONG SAID WESTERLY LIMITED ACCESS R/W AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $04^{\circ}08'05''$, 200.00 FT. FOR A P.O.B.; THENCE CONTINUE NORTHERLY, ALONG SAID LIMITED ACCESS R/W AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $13^{\circ}23'52''$, 647.91 FT. TO THE P.C.C. OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1339.56 FT.; THENCE NORTHWESTERLY, ALONG SAID LIMITED ACCESS R/W AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $42^{\circ}16'38''$, 988.43 FT. TO THE P.T. OF SAID CURVE; THENCE N $66^{\circ}31'12''$ W, ALONG SAID LIMITED ACCESS R/W, 462.42 FT.; THENCE N $70^{\circ}20'03''$ W, ALONG SAID LIMITED ACCESS R/W, PARALLEL TO THE CENTERLINE CONSTRUCTION OF STATE ROAD NO. 70 AND 150.0 FT. SOUTHWESTERLY THEREFROM, 750.13 FT., TO THE END OF SAID LIMITED ACCESS R/W, (150 FT. RIGHT OF CENTERLINE CONSTRUCTION STATION 16+34.75 AS PER D.O.T. SECTION 13075-2402 STATE ROAD NO. 70); THENCE N $57^{\circ}46'58''$ W, ALONG THE SOUTHWESTERLY R/W OF SAID STATE ROAD NO. 70, 138.05 FT.; THENCE N $70^{\circ}20'03''$ W, ALONG SAID SOUTHWESTERLY R/W, PARALLEL TO SAID CENTERLINE CONSTRUCTION STATE ROAD NO. 70 AND 120.0 FT. SOUTHWESTERLY THEREFROM, 413.38 FT. TO THE INTERSECTION WITH THE CENTERLINE OF AN EXISTING 160 FT. WIDE FLORIDA POWER & LIGHT COMPANY TRANSMISSION LINE EASEMENT, AS RECORDED IN DEED BOOK 333, PAGE 250 THROUGH 252, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S $00^{\circ}21'08''$ W, ALONG SAID CENTERLINE, 1060.00 FT. TO A POINT ON A CURVE, WHOSE RADIUS POINT LIES S $03^{\circ}06'08''$ W, 720.00 FT.; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $41^{\circ}00'00''$, 515.22 FT. TO THE P.R.C. OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 720.00 FT.; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $24^{\circ}26'11''$, 307.08 FT., TO THE P.T. OF SAID CURVE; THENCE S $70^{\circ}20'03''$ E, PARALLEL TO THE CENTERLINE CONSTRUCTION OF SAID STATE ROAD NO. 70, 861.81 FT. TO THE P.C. OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 957.39 FT.; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $28^{\circ}30'39''$, 476.40 FT. TO THE P.R.C. OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 720.00 FT.; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $27^{\circ}00'00''$, 339.29 FT., TO THE P.C.C. OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 220.00 FT.; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $61^{\circ}00'00''$, 234.22 FT. TO THE P.T. OF SAID CURVE, THENCE N $79^{\circ}09'18''$ E, RADIAL TO SAID CURVE, 42.00 FT. TO THE P.O.B., BEING AND LYING IN SEC. 13 AND 14, TWP. 35 S., RGE. 18 E., MANATEE COUNTY, FLORIDA.
CONTAINING 56.23 ACRES.