

MANATEE COUNTY ORDINANCE NO. Z-88-38(C)  
E. STAN SALZER AND EDWARD MARIANI

FILED  
08 DEC 15 PM 1:25  
DEPARTMENT OF STATE  
TALLAHASSEE, FLORIDA

FILED FOR COUNTY  
CLERK OF MANATEE COUNTY  
MANATEE CO. FLORIDA

DEC 19 11 23 AM '88

AN ORDINANCE OF THE COUNTY OF MANATEE, FLORIDA, AMENDING THE OFFICIAL ZONING ATLAS OF MANATEE COUNTY ORDINANCE NO. 81-4, THE MANATEE COUNTY COMPREHENSIVE ZONING AND LAND DEVELOPMENT CODE, RELATING TO ZONING WITHIN THE UNINCORPORATED AREA OF MANATEE COUNTY; PROVIDING FOR THE REZONING OF CERTAIN LAND FROM A (GENERAL AGRICULTURAL, 1 DU/5 ACRES) TO PDR (PLANNED DEVELOPMENT RESIDENTIAL, 2.1+ DU/ACRE), AND APPROVAL OF A CONCEPTUAL DEVELOPMENT PLAN FOR TWO HUNDRED AND SEVENTY-NINE (279) SINGLE FAMILY RESIDENCES; 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 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 Agricultural, 1 du/5 acres) to PDR (Planned Development Residential, 2.1+ du/acre), and approval of a Conceptual Development Plan for two hundred and seventy-nine (279) single family residences.

B. The said Board of County Commissioners held a Public Hearing on December 1, 1988, regarding said proposed Official Zoning Atlas Amendment described herein in accordance with the requirements of Manatee County Ordinance No. 81-4, THE MANATEE COUNTY COMPREHENSIVE ZONING AND 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. 80-4, THE MANATEE PLAN.

Section 2. The Conceptual Development Plan titled River Woods Estates, is hereby APPROVED to allow two hundred and seventy-nine (279) single family residences with the following stipulations and waivers:

STIPULATIONS

1. A sidewalk/bike path, a minimum of four feet (4') in width shall be provided along the north/east side of all interior roads. A five foot (5') sidewalk shall be provided along the frontage on Old Tampa Road.
2. The pedestrian access easement to the retention ponds shall be a minimum of fifteen feet (15') in width and shall be constructed with a mulch or other stabilized surface a minimum of six feet (6') in width.
3. Per Parks and Recreation recommendations, a five (5) acre park shall be provided for the Homeowner's Association, approved by the Parks and Recreation Department.

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4. A thirty-five foot (35') conservation easement shall be provided adjacent to the creek on the east property line. No construction nor impervious surface shall be allowed within the thirty-five feet (35') easement.
5. The sidewalk/pedestrian access system shall be designed on the Preliminary Plan/Plat in such a manner as to provide uninterrupted access to all recreational open space areas and lots. Planning staff reserves the right to approve a sidewalk/pedestrian system that may vary from LDC requirements to meet this stipulation.
6. Amenities shall be provided in the proposed recreational open space to include (but shall not be limited to): picnic tables, playground equipment, and walkways. The amenities shall be clearly delineated on the Preliminary Development Plan.
7. There is to be no construction traffic on Country River Estates and appropriate signage reflecting this stipulation shall be posted at the entrance of Country River Estates by the developer during construction period.
8. The applicant/developer, its heirs, assigns, or transferees, is hereby notified that an impact fee for school purposes, if adopted by the Manatee County Board of County Commissioners, may require the payment of such impact fees for this development.
9. A twenty foot (20') conservation easement between Country River Estates and River Woods Estates shall be shown on the Preliminary Development Plan as a natural buffer.
10. The Preliminary Development Plan shall include gazebos and/or other amenities of that type, or for that purpose, in all of the public access areas shown on the site plan, including the recreation area at Lake B. Also, lots #29 and #30 shall be eliminated to increase the recreational open space area at Lake B.
11. The maintenance of the area between Lots #6 and #7, which is to be used primarily for emergency access purposes, shall be performed by the owners of property within this project, and that maintenance shall be reflected in homeowners documents submitted for maintenance of common open space.

#### WAIVERS

1. Maximum cul-de-sac length of eight hundred feet (800').
2. Secondary access requirements.

Section 3. AMENDMENT OF OFFICIAL ZONING ATLAS The official Zoning Atlas of Manatee County Ordinance No. 81-4, THE MANATEE COUNTY COMPREHENSIVE ZONING AND LAND DEVELOPMENT CODE is hereby amended by changing the zoning district classification of the property identified in Section 4 herein from A (General Agricultural, 1 du/5 acres) to PDR (Planned Development Residential, 2.1+ du/acre), and approval of a Conceptual Development Plan for two hundred and seventy-nine (279) single family residences and the Clerk of the Circuit Court, as Clerk to the Board of County Commissioners, as well as the Planning and Development Department are hereby instructed to cause such amendment to the said Official Zoning Atlas.

#### Section 4. Legal Description:

Begin at the SE corner of Section 1, Township 34 South, Range 18 East, Manatee County, Florida; thence 89 degrees, 51' W, along the south line of said Section 1, a distance of 247.55 feet to a

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Point 1086.26 feet East of the SW corner of the SE 1/4 of the SE 1/4 of said Section 1, thence N 30 degrees, 24' W, 793.96 feet to the Southerly R/W line of Old Tampa Road; thence Northeasterly along said Southerly R/W line of Old Tampa Road a distance of 858 feet more or less to the East line of said Section 1, thence S 00 degrees, 18' 21" W, along the East line of said Section 1, a distance of 1233.72 feet to the Point of Beginning.

Parcel I.D. No. 7397.0000/3

A parcel of land lying in the NE 1/4 of the NE 1/4 of Section 12, Township 34, Range 18 East, Manatee County, Florida being more particularly described as follows:

Begin at the NE corner of said Section 12, and run S 00 degrees, 38' 23" E, along the East line of said Section 12, a distance of 1006.40 feet to the NE corner of Lot 14, Block B, Country River Estates, as recorded in Plat Book 19, Page 31, Public Records of Manatee County, Florida; thence S 89 degrees 52', 26" E, along the North line of said Block B, a distance of 389.55 feet; thence N 00 degrees, 38' 23" W, a distance of 1006.56 feet to the North line of said Section 12; thence S 89 degrees, 51' 00" E, along said North line, a distance of 389.55 feet to the Point of Beginning.

Parcel I.D. No. 8586.1000/9

Description of lands situate and being in the County of Manatee, State of Florida:

Parcel 1.

SW 1/4 of the NW 1/4 of the NW 1/4 of Section 7, Township 34 South, Range 19 East.

Parcel 2.

W 1/2 of the NE 1/4 of the SW 1/4 of Section 7, Township 34 South, Range 19 East.

Parcel 3.

That part of the following described land:  
That part of the SE 1/4 of the NW 1/4; and the SW 1/4 of the NW 1/4; and the SE 1/4 of the NW 1/4 of the NW 1/4 of Section 7, Township 34, Range 19 East, lying West of the centerline of the creek upon the property.

That portion of the S 1/2 of the NE 1/4 of Section 7, Township 34 South, Range 19 East, lying Westerly of the centerline of the creek.

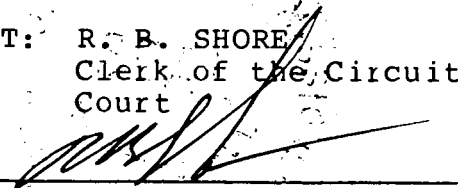
Parcel I.D. Nos. 5053.0000/4, 5051.0000/8, 5048.0000/4

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 this the 1st day of December, 1988.

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

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA



BY: Kenneth G. Chelton  
Chairman

C


STATE OF FLORIDA  
COUNTY OF MANATEE

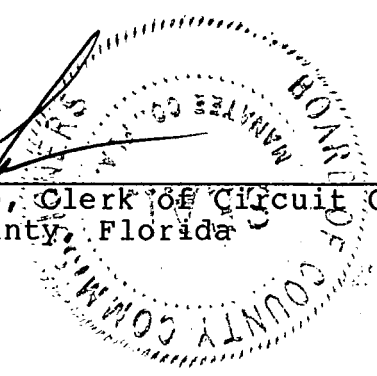
I, R. B. Shore, Clerk of Circuit Court, in and for the County of Manatee, State of Florida, do hereby certify that the foregoing is a true copy of an ORDINANCE adopted by the Board of County Commissioners of said County in session on the 1st day of December, 1988.

SUBJECT: Z-88-38(C)  
E. STAN SALZER & EDWARD MARIANI

AN ORDINANCE OF THE COUNTY OF MANATEE, FLORIDA AMENDING THE OFFICIAL ZONING ATLAS OF MANATEE COUNTY ORDINANCE NO. 81-4, THE MANATEE COUNTY COMPREHENSIVE ZONING AND LAND DEVELOPMENT CODE, RELATING TO ZONING WITHIN THE UNINCORPORATED AREA OF MANATEE COUNTY; PROVIDING FOR THE REZONING OF CERTAIN LAND FROM A TO PDR, AND APPROVAL OF A CONCEPTUAL DEVELOPMENT PLAN FOR 279 SINGLE FAMILY RESIDENCES; PROVIDING AN EFFECTIVE DATE.

WITNESS My Hand and Official Seal this the 7th day of December, 1988, in Bradenton, Florida.

  
\_\_\_\_\_  
R. B. Shore, Clerk of Circuit Court  
Manatee County, Florida



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FLORIDA DEPARTMENT OF STATE

Jim Smith  
Secretary of State

DIVISION OF ELECTIONS  
Room 1802, The Capitol  
Tallahassee, Florida 32399-0250  
(904) 488-8427

DEC 19 11 20 AM

December 16, 1988

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

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge:

1. Receipt of letter/s of December 8, 1988  
and certified copy/ies of Manatee  
County Ordinance(s) 88-46, 88-47, & Zoning Z-88-35(C)  
Z-88-38(C), and Z-88-47
2. Receipt of \_\_\_\_\_ County Ordinance(s)  
relative to:  
(a) \_\_\_\_\_  
which we have numbered \_\_\_\_\_  
(b) \_\_\_\_\_  
which we have numbered \_\_\_\_\_
3. We have filed ~~thrs~~/these ordinances in this office  
on December 15, 1988. (1:26 pm)
4. The original/duplicate copy/ies showing the filing date  
is/are being returned for your records.

Sincerely,

Liz Cloud, Chief  
Bureau of Administrative Code

LC/mb

Enclosures (5)

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