

MANATEE COUNTY ORDINANCE NO. Z-89-32

HELEN STEPHAN

FILED RECORD
CLERK OF COUNTY
MANATEE COUNTY, FLORIDA

SEP 15 11 19 AM '89

DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

89 SEP 13 PM 12:25

2-11-89

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-1 (SUBURBAN AGRICULTURE, 1 DU/AC) TO PDR (PLANNED DEVELOPMENT RESIDENTIAL) AND APPROVAL OF A CONCEPTUAL DEVELOPMENT PLAN TO ALLOW 27 SINGLE FAMILY LOTS AT A DENSITY OF 3 DU/AC 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-1 (Suburban Agriculture, 1 du/ac) to PDR (Planned Development Residential).

B. The said Board of County Commissioners held a Public Hearing on August 31, 1989, 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. 89-01, the Manatee County Comprehensive Plan.

Section 2. The Conceptual Development Plan titled Helen Stephan, is hereby APPROVED to allow 27 single family lots at a density of 3 du/acre with the following stipulations:

1. Dedication of eighteen feet (18') of right of way is required for future roadway expansion.
2. Acceleration/deceleration lanes shall be required on Erie Road.
3. Stormwater outfall should be directed to Moran Road with the post development runoff reduced to equal 50 percent of predevelopment runoff.
4. A buffer strip of eight feet (8') must be provided along Moran Road.
5. All roads shall be constructed to County standards.
6. A non-egress/ingress easement shall be provided along Erie and Moran Roads.

7. A four foot (4') wide sidewalk shall be provided along Erie Road.
8. The street shall be dedicated to the County.
9. A six foot cedar fence shall be installed along the west property line.
10. A non-ingress/egress easement shall be provided along the northern property line.

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-1 (Suburban Agriculture, 1 du/ac) to PDR (Planned Development Residential).

Section 4. Legal Description:

PARCEL 1:

FROM THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 33 SOUTH, RANGE 18 EAST, GO NORTHERLY ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 1346.5 FEET TO A POINT; THENCE GO EAST, 3180.38 FEET FOR A POINT OF BEGINNING; THENCE GO SOUTH, 576.57 FEET TO A POINT ON THE NORTHERLY LINE OF ERIE ROAD; THENCE GO NORTH 89° 24' EAST, ALONG SAID ERIE ROAD, 391.75 FEET TO A POINT ON THE SAID NORTHERLY LINE OF ERIE ROAD; THENCE GO NORTH 573.36 FEET TO A POINT; THENCE GO WEST, 391.73 FEET TO THE POINT OF BEGINNING. LESS THE NORTH 50 FEET OF THE EAST 194.52 FEET FOR ROAD RIGHT OF WAY. ALSO LESS THE NORTH 50 FEET OF THE WEST 197.21 FEET.

ALSO:

PARCEL 2:

FROM THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 33 SOUTH, RANGE 18 EAST, GO NORTHERLY ALONG THE WESTLINE OF SAID SECTION 28, A DISTANCE OF 1346.5 FEET TO A POINT; THENCE GO EAST 3572.11 FEET FOR A POINT OF BEGINNING; THENCE GO SOUTH, 573.31 FEET TO A POINT ON THE NORTHERLY LINE OF ERIE ROAD; THENCE GO NORTH 89° 24' EAST, ALONG SAID ERIE ROAD 410 FEET TO THE WESTERLY SIDE OF A 50 FOOT EXISTING ROAD; THENCE GO NORTH 00° 02' 45" EAST, 570.0 FEET TO A POINT; THENCE GO WEST, 410.48 FEET TO THE POINT OF BEGINNING. LESS THE NORTH 50 FEET FOR ROAD RIGHT OF WAY.

LESS THAT PART THEREOF, LYING WITHIN 42.0 FEET NORTH OF THE SURVEY LINE OF ERIE ROAD (JOB NO. 692), SAID SURVEY LINE DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE NORTH 86° 54' 30" WEST, 32.04 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 89° 21' 30" EAST, 4013.60 FEET; THENCE SOUTH 00° 48' 30" WEST, 297.32 FEET; THENCE SOUTH 63° 42' 30" EAST, 748.16 FEET; THENCE SOUTH 89° 59' 30" EAST, 4584.65 FEET; THENCE EAST, 6722.31 FEET; THENCE SOUTH 00° 19' 30" WEST, 1033.09 FEET; THENCE SOUTH 63° 58' 30" WEST, 234.65 FEET; THENCE SOUTH 00° 58' 30" WEST, 2143.39 FEET; THENCE SOUTH 00° 58' 30" WEST, 2143.39 FEET; THENCE SOUTH 00° 05' 30" WEST, 2730.42 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 24 SOUTH, RANGE 18 EAST. ALL OF THE ABOVE



FLORIDA DEPARTMENT OF STATE

Jim Smith
Secretary of State

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

September 13, 1989

FILED FOR RECORD
R.B. SHORE
CLERK CIRCUIT COURT
MANATEE CO. FLORIDA
SEP 15 11 19 AM '89

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 September 11, 1989
and certified copy/ies of Manatee
County Ordinance(s) Z-89-22, Z-89-33, Z-89-35, Z-88-60 (R)
(C)Z-89-32, Z-89-36(C)
2. Receipt of _____ County Ordinance(s)
relative to:
 - (a) _____
which we have numbered _____
 - (b) _____
which we have numbered _____
3. We have filed this/these ordinances in this office
on September 13, 1989. (12:19 pm)
4. The ~~original~~ original/duplicate copy/ies showing the filing date
is/are being returned for your records.

Sincerely,
Liz Cloud
Liz Cloud, Chief
Bureau of Administrative Code

LC/mb

Enclosures (6)