

FILED FOR RECORD  
R.B. SHORE  
CLERK CIRCUIT COURT  
MANATEE COUNTY  
FEB 15 9 56 AM '89

MANATEE COUNTY ORDINANCE NO. Z-89-33

MICHAEL FOREMAN

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 A/F (SUBURBAN AGRICULTURE, 1.0 DU/AC, AGRICULTURAL FRINGE OVERLAY DISTRICT) TO PDC/AF (PLANNED COMMERCIAL DEVELOPMENT, AGRICULTURAL FRINGE OVERLAY DISTRICT) AND APPROVAL OF A CONCEPTUAL DEVELOPMENT PLAN FOR A SIX LOT COMMERCIAL SUBDIVISION; PROVIDING AN EFFECTIVE DATE.

MANATEE COUNTY  
CLERK OF CIRCUIT COURT  
FEB 15 1989

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 A/F (Suburban Agricultural 1.0 du/ac, Agricultural Fringe Overlay District) to PDC/AF (Planned Commercial Development, Agricultural Fringe Overlay District).

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 Michael L. Foreman, is hereby APPROVED to allow change of the present zoning from A-1 A/F (Suburban Agricultural 1.0 du/ac, Agricultural Fringe Overlay District) to PDC/AF (Planned Commercial Development, Agricultural Fringe), and approval of a Conceptual Development Plan for six (6) lot commercial subdivision with the following stipulations:

1. Along with submittal of a Preliminary Development Plan, the applicant shall provide a range of potential uses for the site to be approved or disapproved at the discretion of the Planning Commission and Board of County Commissioners.
2. All setbacks shall meet C-1 Zoning District standards.
3. One free standing sign, in conformance with the Sign Ordinance, shall be permitted for the entire project, plus one freestanding sign per lot, which shall not exceed twenty feet (20') in height for lots 1 through 4 and one freestanding which shall not exceed thirty (30) feet in

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height for lots 5 and 6 in compliance with the Manatee County Sign Ordinance requirements.

4. The applicant shall preserve as many existing trees on site as possible. Every reasonable attempt will be made to preserve trees over 12 inches in caliper. Tree preservation will be reviewed on each Preliminary Development Plan.
5. A ten foot (10') landscaped area shall be provided along the frontage road, parallel to U.S. 301.
6. A minimum of 5% of the uses shall be different from the majority of uses, as required in Section 2.2.1.20.3.
7. The proposed frontage road shall be built to urban standards.
8. The minimum of 20% open space shall be provided on each lot, which shall be shown on each Preliminary Development Plan submitted for approval.

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 A/F (Suburban Agricultural 1.0 du/ac, Agricultural Fringe Overlay District) to PDC/AF (Planned Commercial Development, Agricultural Fringe Overlay District), 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:

That portion of blocks 1, 4, and 9, Phillips and Allens resubdivision, as per plat thereof, recorded in P.B. 1, Page 308, Public Records of Manatee County, Florida lying north of U.S. 301/I-75 interchange right of way, less a 40 foot platted right of way lying between blocks 4 and 9, as shown on aforementioned plat, more particularly described as follows:

Description: (North) (Prepared by undersigned)

Beginning at the N.E. corner of Block 1, of the Phillips and Allens resubdivision, plat book 1, page 308, thence S 00° 08' 23" E along the west right of way line of 60th Avenue East, a total distance of 595.33 feet to the northerly right of way line of the access road; thence S 72° 13' 53" W. Along said right of way line, a distance of 215.55 feet to the northerly platted right of way line (not constructed); thence N 89° 58' 10" W, along said north right of way line, a distance of 435.75 feet to found iron pipe; thence N 00° 32' 01" E, along the occupied boundary line, a distance of 313.45 feet to found iron pipe; thence S 89° 58' 42" W, a distance of 8.82 feet to the platted west of Block 4; thence N 00° 30' 30" W, along said line a distance 11.91 feet to the S.W. - Corner of Block 1; thence N 00° 30' 30" W. A distance of 330.12 feet to the N.W. corner of Block 1; Thence N 89° 31' 17" E. A distance 648.53 feet to the point of beginning. Lying and being in Section 9. Township 34 South, Range 18 East, Manatee County, Florida.

Subject to pertinent easements, rights of way and restrictions of record.

Containing 9.57 Acres, more or less.

Together with the following described parcel: (South)

Beginning at the N.W. Corner of Block 9, Phillips and Allen Resubdivision, Plat Book 1, Page 308, Public Records of Manatee County, Florida; thence 89° 58' 10" E. along the south platted right of way line (not constructed), a distance of 287.42 feet to an intersection with the access road; thence S 75° 59' 51" W. A distance of 296.92 feet along the northerly right of way line of said access road to the west line of Block 9; thence N 00° 32' 01" E. A distance of 72.00 feet to the point of beginning. Lying and being in Section 9, township 34 south, range 18 east, Manatee County, Florida.

Subject to pertinent easements, rights of way and restrictions of record.

Containing 0.24 Acres, more or less.

Together with the following described parcel: (Vacated R/W)

Description: (Vacated R/W, ORB. 1271, P. 3366)

Beginning at the S.W. corner of Lot 4, Phillips and Allens Resubdivision, Plat Book 1, Page 308, Public Records of Manatee County, Florida; thence S 89° 58' 10" E, along the north line of a platted right of way (not constructed), a distance of 435.75 feet to the northwesterly right of way line of a 60 foot access road; thence S 72° 13' 53" W, along said access road, a distance of 41.90 feet; thence S 75° 59' 51" W, continuing along said access road, a distance of 112.13 feet to the intersection with the south platted right of way line (not constructed); thence N 89° 58' 10" W, along said platted right of way line, a distance of 287.42 feet to the intersection with the east line of platted right of way vacated by O.R. Book 44, Page 463; thence N 00° 32' 01" E, along said east line, a distance of 40.00 feet to the point of beginning. Lying and being in Section 9, Township 34 South, Range 18 East, Manatee County, Florida.

Containing 0.34 acres, more or less.

Subject to pertinent easements, rights of way and restrictions of record.

Total acreage 10.15 acres more or less.

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 31st day of August, 1989.

BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA

BY: Janice M. Glass  
Chairman 2/6/90

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

[Signature]  
[Seal of Clerk of the Circuit Court]

STATE OF FLORIDA, COUNTY OF MANATEE  
This is to certify that the foregoing is a true and correct copy of the documents on file in my office. Witness my hand and official seal this 8th day of February 19 90.  
R. B. SHORE  
Clerk of Circuit Court  
By: [Signature] S.C.

THIS IS A CORRECTIVE DOCUMENT



FLORIDA DEPARTMENT OF STATE

Jim Smith  
Secretary of State

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

February 12, 1990

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

Attention: Susan B. French, Deputy Clerk

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge your letter of February 9, 1990 and certified copy of Manatee County Ordinance No. Z-89-33, which was filed in this office on February 12, 1990.

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

Sincerely,

Liz Cloud, Chief  
Bureau of Administrative Code

LC/mb

Enclosure

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