

MANATEE COUNTY ORDINANCE NO. Z-90-09(C)  
CLYDE AND MARY GOEBEL

SECRETARY OF

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/ACRE TO PDC (PLANNED DEVELOPMENT COMMERCIAL) RETAINING THE AF (AGRICULTURAL FRINGE OVERLAY DISTRICT) PROVIDING AN EFFECTIVE DATE.

FILED FOR RECORD  
R.B. SHORE  
CLERK CIRCUIT COURT  
MANATEE CO. FLORIDA

JUL 11 2 23 PM '90

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/acre) to PDC (Planned Development Commercial) retaining the AF (Agricultural Fringe Overlay District).

B. The said Board of County Commissioners held a Public Hearing on June 28, 1990, 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 IMPERIAL PLAZA, is hereby APPROVED to allow a twenty-one (21) lot subdivision and GRANT Special Approval to a site located in an area designated as a gateway into the County with the following stipulations:

1. Setbacks adjacent to the golf course shall not be less than fifty feet (50') for buildings or structures less than thirty-five feet (35') in height or seventy-five feet (75') for buildings and structures greater than thirty-five feet (35') in height. All other dimensional regulations in the development shall comply with the General Commercial District.
2. All exterior building facades fronting the golf course or Buffalo Road shall exhibit an aesthetically compatibly attractive appearance. Exterior building materials shall consist of brick, architectural precast concrete panels, glass, stucco, ceramic tile, stone, wood or similar material. Painted or exposed concrete block, corrugated metal or tilt up precast slabs shall not be permitted.
3. A coordinated signage plan shall be submitted and reviewed at time of Preliminary Development Plan submittal. Freestanding signage along Buffalo Road shall be limited to two (2) freestanding project signs.

4. A twenty foot (20') wide landscaped buffer shall be provided along Buffalo Road and the golf course. Notwithstanding the landscaping requirements of the Land Development Code, the buffer along the golf course shall be provided with no less than three (3) trees per fifty linear feet (50') of property line. Protected tree species which are preserved may be credited in the landscape requirements along each property line.
5. All truck loading, service areas, outside storage and parking of heavy equipment, semi trucks and/or trailers or other vehicles over 1-1/2 tons shall be set back forty feet (40') from Buffalo Road or the golf course side of the principal building of each site.
6. Trash and garbage receptacles shall be screened with materials similar to the adjacent building facade and maintain all building setbacks.
7. The floor area ratio for each project shall not exceed .25 unless the applicant receives special approval for individual sites by the Board of County Commissioners with future submittals.
8. Uses in this development shall be limited to convenience retail, other retail sales, eating establishments, drive-thru eating establishments, banks, drive-thru banks, offices, personal service establishments, hotels, service station, gas pumps, incidental car washes, and short-term agriculture. Service stations shall not exceed a maximum of two lots in the development. A lot shall be as indicated on the conceptual site plan.
9. No structures, including signs, shall be greater than fifty feet (50') in height.
10. No trucks, tractor trailers, or semi-tractor trailer trucks shall be parked on the site overnight unless all engines and motors are not operating or running.

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/acre) to PDC (Planned Development Commercial) retaining the AF (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 Zoning Department are hereby instructed to cause such amendment to the said Official Zoning Atlas.

Section 4. Legal Description:

THE N.E. 1/4 OF THE N.E. 1/4 OF SEC. 21, TWP. 33S., RGE. 18 E., LESS: LIMITED ACCESS R.O.W. (PARCEL 102-A) AND R.O.W. FEE SIMPLE (PARCEL 102-B) FOR STATE ROAD 93A (I-75) SECTION 13075-2406, AS DESCRIBED AND RECORDED IN O.R. BK. 867, PG. 447, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

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.

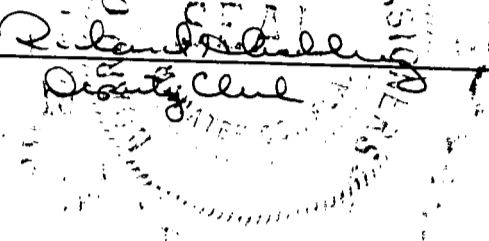
PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida this the 28th day of June, 1990.

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA

BY: *Patricia K. Bless*  
Chairman

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

BY: *R. B. Shore*  
County Clerk



FILED FOR RECORD  
R. B. SHORE  
CLERK OF CIRCUIT COURT  
MANATEE COUNTY, FLORIDA  
JUL 11 2 33 PM '90  
OF FLORIDA  
OF MANATEE

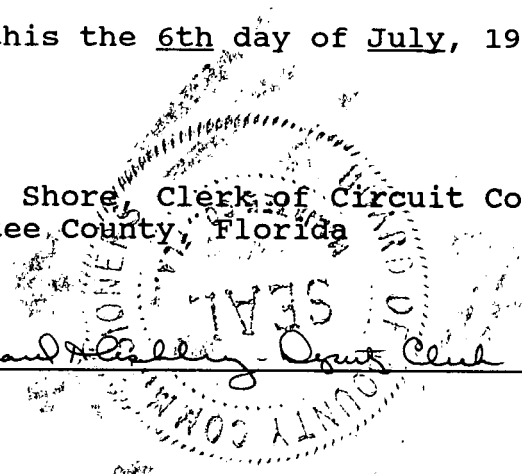
I, R. B. Shore, Clerk of Circuit Court, in and for the County of Manatee, State of Florida, do hereby certify that the foregoing is a true copy of an ORDINANCE adopted by the Board of County Commissioners of said County in session on the 28th day of June, 1990.

SUBJECT: ORDINANCE NO. Z-90-09(C)  
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 TO PDC RETAINING THE AF OVERLAY DISTRICT PROVIDING AN EFFECTIVE DATE.

WITNESS My Hand and Official Seal this the 6th day of July, 1990, in Bradenton, Florida.

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

*Roland A. Kelly - Court Clerk*





FLORIDA DEPARTMENT OF STATE

Jim Smith  
Secretary of State

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

FILED FOR RECORD  
R.B. SHORE  
CLERK CIRCUIT COURT  
MANATEE COUNTY FLORIDA  
JUL 11 2 22 PM '90

July 9, 1990

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

Attention: Richard Ashley, Deputy Clerk

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge your letters of July 3, & July 6, 1990 and certified copies of Manatee County Ordinance Numbers Z90-04(C), Z90-05(C), Z90-07, Z90-08 and Z90-09(C), Zoning ordinances, which were filed in this office on July 9, 1990.

The duplicate copies showing the filing date are being returned for your records.

Sincerely,

Liz Cloud, Chief  
Bureau of Administrative Code

LC/mb