

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

OCT 11 4 46 PM '95

MANATEE COUNTY ORDINANCE NO. Z-86-30(G) (R³-A)
 SCHROEDER-MANATEE RANCH, CYPRESS BANKS

SECRETARY OF STATE

OCT 9 10 14 AM '95

FILED

AN ORDINANCE OF THE COUNTY OF MANATEE,
 FLORIDA, AMENDING MANATEE COUNTY ORDINANCE NO.
 Z-86-30(G) (R²), AS AMENDED, TO AMEND CONDITION
 #65; 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 Ordinance Z-86-30(G) (R²), as amended, 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 amendment to Z-86-30(G) (R²), as amended, to amend condition #65.

B. The said Board of County Commissioners held a Public Hearing on September 28, 1995 regarding said proposed amendment to approved Manatee County Ordinance No. Z-86-30(G) (R²), as amended, described herein in accordance with the requirements of Manatee County Ordinance No. 90-01, as amended, the Manatee County Land Development Code, and has further considered the information received at said Public Hearing.

C. The proposed amendment to Ordinance Z-86-30(G) (R²), as amended, regarding the property described in Section 4 herein is found to be consistent with the requirements of Manatee County Ordinance 89-01, as amended, the Manatee County Comprehensive Plan.

D. The Public Hearing referenced above has been conducted in conjunction with public hearings upon an Application for the Notice of Proposed Change (NOPC) for the same development project, submitted pursuant to Chapter 380, Florida Statutes.

E. The proposed amendment is intended to require setback measurements to be performed in a manner consistent with the standard requirements of the Manatee County Land Development Code.

Section 2. Condition #65 of Manatee County Ordinance Z-86-30(G) (R²), as amended, is hereby amended to read in its entirety as follows:

65. Residential development shall comply with the following dimensional standards:

TYPE	MINIMUM LOT SIZE	MINIMUM LOT WIDTH	FRONT SETBACK (FT.)	SIDE SETBACK (FT.)	REAR SETBACK (FT.)
SF	4,950 SF**	45'	20/15 *	6	15
SF	9,000 SF	80'	25/20 *	8	15
SF	11,250 SF	100'	25/20 *	8	15
Zero Lot	4,950 SF**	45'	20/15 *	0/10	15

* Front setback for units with side entry garages.
 ** No more than 50% of the units in each phase shall be less than 6000 square feet in lot area.

Section 3. All other provisions of Manatee County Ordinance No. Z-86-30(G) (R²), as amended, shall remain in full force and effect. In the event there is an inconsistency between the terms of this Ordinance and the Ordinance referred to above, the terms of this Ordinance shall control.

Section 4. LEGAL DESCRIPTION

That part of Section 17, Township 35 S, Range 19 E, lying south of State Road No. 70.

ALSO: That part of Section 20, Township 35 S, Range 19 E, lying south of State Road No. 70.

ALSO: That part of Section 21, Township 35 S, Range 19 E, lying south of State Road No. 70.

ALSO: That part of Section 22, Township 35 S, Range 19 E, described as follows:

Begin at the southwest corner of said Section 22; thence S 89°29'58" E., along the south line of said Section 22, 100.00 feet, thence N 00°30'04" E., parallel with the west line of said Section 22 and 100.00 feet, easterly therefrom. A distance of 2,397.34 feet, the P.C. of a curve, concave to the southeast having a radius of 950.00 feet; thence run northeasterly. Along the arc of said curve, through a central angle of 68°46'17", a distance of 1,140.27 feet, to the PRC of a curve, concave to the northwest having a radius of 1,050.00 feet; thence run northeasterly along the arc of said curve, through a central angle of 68°37'34", a distance of 1,257.64 feet; thence S 89°21'12" E., parallel with the south R/W of State Road No. 70, and 900.00 feet southerly therefrom, a distance of 872.00 feet, thence N 00°38'48" E., perpendicular with said south R/W, 900.00 feet to the intersection with the south R/W of said State Road No. 70, thence N 89°21'12" W., along said south R/W; 2,250.12 feet to the intersection with the west line of said Section 22; thence S 00°30'04" W, along said west section line, 5162.33 feet to the P.O.B.

ALSO: The north 3,077.34 feet of the west 1/2 of Section 28, Township 35 S., Range 19 E.

ALSO: The NW 1/4 and the north 1/2 of the NE 1/4 of Section 29, Township 35 S., Range 19 E.

Less the following described land: Commence at the northeast corner of Section 20, Township 35 S., Range 19 E., also being the northwest corner of Section 21, Township 35 S., Range 19 E; thence S 00°05'32" W. along the common line between Section 20 and 21, 1,010.00 feet for a P.O.B.; thence S 66°05'32" W, 280.00 feet; thence S 23°54'28" E, 628.89 feet to the intersection with said common line between Section 20 and 21; thence S 00°05'32" W, along said common section line, 450.00 feet; thence S 64°54'28" E, 580.00 feet; thence N 25°05'32" E, 917.59 feet; thence N 23°54'28" W, 875.72 feet; thence S 66°05'32" W, 610.00 feet to the P.O.B., being and lying in Section 20 and 21, Township 35 S., Range 19 E., Manatee County, Florida. Containing 1,762.80 acres more or less.

ALSO: P.D.C. DESCRIPTION: CYPRESS BANKS PROPOSED: Commence at the northeast corner of Section 20, Township 35 S., Range 19 E., also being the northwest corner of Section 21, Township 35 S., Range 19 E.; thence S 00°05'32" W, along the common line between Section 20 and 21, 1,010.00 feet, for a P.O.B.; thence S 66°05'32" W, 280.00 feet; thence S 23°54'28" E 628.89 feet to the intersection with said common line between Section 20 and 21; thence S 00°05'32" W, along said common section line, 450.00 feet; thence S 64°54'28" E, 580.00 feet; thence N 25°05'32" E, 917.59 feet; thence N 23°54'28" W, 875.72 feet; thence S 66°05'32" W, 610.00 feet to the P.O.B., being and lying in Section 20 and 21, Township 35 S, Range 19 E., Manatee County, Florida. Containing 26.20 acres more or less.

All of the above being and lying in Township 35 South, Range 19 East, Manatee County, Florida. Containing 1,790 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 on the 28th day of September, 1995.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY: Stan Stepler
Chairman

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

Judy K. LaMee
deputy clerk

STATE OF FLORIDA COUNTY OF MANATEE
I hereby certify that the foregoing is a true
copy of ORDINANCE NO. Z-86-30 adopted by the
Board of County Commissioners of said County on
the 28 day of Sept, 1995, this 4th day
of Oct, 1995 in Bradenton, Florida.

BOARD SEAL
R. B. Shore
Clerk of Circuit Court
BY: Diane E. Walker

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

OCT 11 4 45 PM '95



FLORIDA DEPARTMENT OF STATE

Sandra B. Mortham
Secretary of State

DIVISION OF ELECTIONS
Bureau of Administrative Code
The Elliot Building
401 South Monroe Street
Tallahassee, Florida 32399-0250
(904) 488-8427

October 9, 1995

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

Attention: Diane E. Vollner, Deputy Clerk

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge your letters of recent date and certified copy each of Manatee County Ordinance Nos. PDR-94-12(Z)(P), 95-05, 95-06, 95-07, 95-09, PDC-95-10(Z)(P), PDR-95-06(Z)(P) /95-S-28(P), PDR-95-07(Z)(P)/95-S-21(P), PDR-95-08(Z)(P), Z-86-30(G)(R3-A), Z-95-16, Z95-18, 95-38, and 95-41, which were filed in this office on October 9, 1995.

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

For future use, our current address is:

Department of State
Bureau of Administrative Code
401 South Monroe Street
The Elliot Building
Tallahassee, Florida 32399-0250

Sincerely,

A handwritten signature in cursive script that reads "Liz Cloud".

Liz Cloud, Chief
Bureau of Administrative Code

LC/mw
Enclosures