

PA(EAR)-97-16 (ORDINANCE 97-16)

Manatee County Government Amendment to the Future Land Use Map of the Future Land Use Element of the Manatee County Comprehensive Plan and to maps 4A (Coastal Area Boundaries) and 4B (Hurricane Vulnerability Zones) of the Coastal Management Element.

Request: Approval of an Ordinance of the County of Manatee, Florida, amending Manatee County Ordinance 89-01, as amended, the Manatee County Comprehensive Plan; providing for an amendment to the Future Land Use Map (Sheets 4, 5, 10, 11, 12, 13, 17, 18, and 19) to adjust the boundaries of the Coastal High Hazard Overlay District, and maps 4A and 4B of the Coastal Management Element for consistency with best available data and for consistency with the requirements of rule SJ-5.003, as amended; providing for severability; and providing for an effective date.

P.C.: 06/23/97, 06/05/97
06/12/97, 06/26/97
07/10/97

B.O.C.C.: 06/24/97, 07/22/97
07/29/97, 08/05/97
01/27/98, 02/17/98
02/24/98

App. Rec.: N/A

Type of Amendment: Future Land Use Map (Sheets 4, 5, 10, 11, 12, 13, 17, 18, and 19)

RECOMMENDED MOTION:

Based upon the evidence presented, comments made at the Public Hearing, the action of the Planning Commission, upon the technical support documents, the Evaluation and Appraisal Report, finding the request to be **CONSISTENT** with the provisions of Chapter 163, Florida Statutes, and the Manatee County Comprehensive Plan, and upon the comments received from the Florida Department of Community Affairs, I move to **ADOPT** Manatee County Ordinance 97-16 (Plan Amendment PA(EAR)-97-16).

RESPONSE TO STATE COMMENTS:

In the October 17, 1997, Objections, Recommendations and Comments Report, there were no objections, recommendations or comments for this amendment.

PLANNING COMMISSION ACTION:

On July 10, 1997, by a vote of 4-0, the Planning Commission recommended **ADOPTION** of Manatee County Ordinance 97-16 (Plan Amendment PA(EAR)-97-16 - Coastal Maps and Overlays).

BOARD OF COUNTY COMMISSIONER'S ACTION:

On June 24, 1997, by a vote of 5-0, the Board of County Commissioners **CONTINUED** the public hearing for this ordinance to July 22, 1997.

On July 29, 1997, by a vote of 7-0, the Board of County Commissioners **CONTINUED** the public hearing for this ordinance to August 5, 1997.

On August 5, 1997, by a vote of 7-0, the Board of County Commissioners **APPROVED** the transmittal of this ordinance to the Department of Community Affairs.

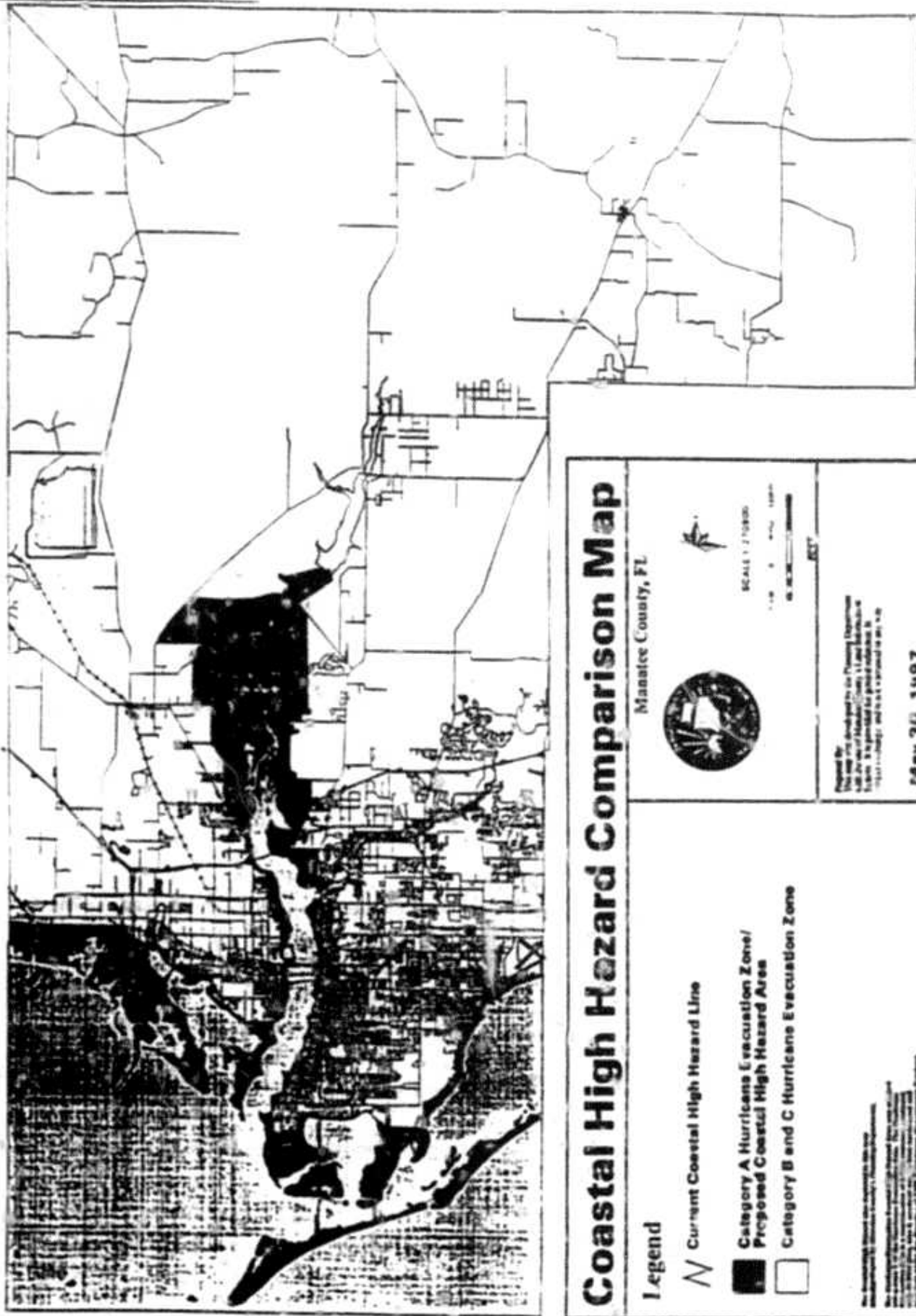
On January 27, 1998, by a vote of 5-0, the Board of County Commissioners **CONTINUED** the public hearing for this ordinance to February 17, 1998.

On February 17, 1998, by a vote of 5-0, the Board of County Commissioners **CONTINUED** the public hearing for this ordinance to February 24, 1998.

PUBLIC HEARING COMMENTS/CORRESPONDENCE:

There was no public comment at any of the public hearings, and no correspondence was entered into the record.

* - 2-17-98 NO MOTION -



Coastal High Hazard Comparison Map

Manatee County, FL






SCALE 1:10,000



NET

Legend

-  Current Coastal High Hazard Line
-  Category A Hurricanes Evacuation Zone/
Proposed Coastal High Hazard Area
-  Category B and C Hurricanes Evacuation Zone

Prepared by:
The map was developed by the Planning Department
for the Manatee County Board of Commissioners
1997-1998; and is a reproduction of the map.

May 30, 1997

Manatee County, Florida, is a political subdivision of the State of Florida. It is not a municipality, nor is it a city, town, or village. It is a county, and its powers are derived from the Florida Constitution and the Florida Statutes. It is not a separate legal entity, and it is not a corporation. It is a political subdivision of the State of Florida, and its powers are derived from the Florida Constitution and the Florida Statutes.

PLAN AMENDMENT SUMMARY SHEET

NAME: Manatee County Government amendment to the Future Land Use Map of the Future Land Use Element, and the Coastal Planning Area Boundary and Hurricane Vulnerability Zone of the Coastal Management Area, of the Manatee County Comprehensive Plan.

APPLICANT: Manatee County

CASE NO.: PA(EAR)-97-16
ORDINANCE 97-16

REQUEST: Approval of amendments to maintain consistency with Rule 9J-5, F.A.C. as follows:

- A. The Future Land Use Map (Sheets 4, 5, 10, 11, 12, 13, 17, 18, and 19) of the Future Land Use Element of the Comprehensive Plan amending the boundaries of the Coastal High Hazard Overlay District (CHHA);
- B. Coastal Area Boundary (map 4A) of the Coastal Management Element; and
- C. Hurricane Vulnerability Zone (map 4B) of the Coastal Management Element.

**STAFF
RECOMMENDS:** Approval

REQUEST, LOCATIONAL INFORMATION AND LAND USE CHARACTERISTICS

Detailed Analysis:

At the time of adoption of the Comprehensive Plan in 1989, various coastal area boundaries were mapped using the best available data and based on the definitions required in rule 9J-5.003, F.A.C., for "coastal area", "coastal high hazard area" and "hurricane vulnerability zones". Since that time, two changes have occurred that affect these three maps:

- 1) The definitions in rule 9J-5 for "coastal areas" has been amended to read "coastal planning area" and the definition for "coastal high hazard areas" has been changed; and
- 2) The hurricane evacuation maps prepared by the County in conjunction with the TERPC have been updated, which updates affect the three maps which are the subject of this amendment.

For reference, the definitions and changes contained in the text amendments (PA-97-01) are as follows:

1. "Coastal Area" will be amended to read as indicated below in a strikethrough/underline format.

"Coastal Planning Area" means those portions of Manatee County which lie within the Hurricane Vulnerability Zone (evacuation levels A, B, and C). This area shall also include water and submerged lands of oceanic water bodies or estuarine water bodies; shorelines adjacent to oceanic waters or estuaries; coastal barriers; living marine resources; marine wetlands; water-dependent facilities or water-related facilities on oceanic or estuarine waters; or public access facilities to oceanic beaches or estuarine shorelines; and all lands adjacent to such occurrences where development activities would impact the integrity or quality of the above.

2. "Coastal High Hazard Areas" (also "high-hazard coastal areas") means ~~areas designated by local governments pursuant to Paragraph 163.3173(2)(b), Florida Statutes and includes areas which have historically experienced destruction or severe damage, or are scientifically predicted to experience destruction or severe damage, from storm surge, waves, erosion, or other manifestations of rapidly moving or storm-driven water. These areas shall include all areas within the local government's jurisdiction where public facilities have been damaged or undermined by coastal storms, Federal Emergency Management Agency designated V zones, areas seaward of the coastal construction control line established by the Florida Department of Natural Resources pursuant to Chapter 164, Florida Statutes, and inlets which are not structurally controlled.~~ the evacuation zone for a category 1 hurricane as established in the regional hurricane evacuation study applicable to the local government.

3. "Hurricane Vulnerability Area" ~~Area delineated by the Manatee County Hurricane Evacuation Plan Implementation Guide produced by the Tampa Bay Regional Planning Council which will require evacuation in the event of a Category 3 storm event.~~ (see "Coastal Planning Area")

This amendment will change the current Coastal Area Boundary map (4A) to be renamed the Coastal Planning Area Boundary map which will include, and thereby eliminate, the current Hurricane Vulnerability Area map. The Coastal High Hazard Area (CH) Overlay District will retain its current title.

The boundaries of the maps in this amendment will be changed due to revision of the hurricane evacuation map for Manatee County. The hurricane evacuation maps were updated by the County in conjunction with the TBRPC in 1996 using the County's Land Information System (LIS). This update allowed the County to revise the maps using primary source data at a more refined level. The new hurricane evacuation map recognizes new areas of development within the Coastal Area and uses an up to date road network for identification of evacuation areas. In most cases, the evacuation areas have been reduced in size.

The revised definitions for Coastal High Hazard Area and Coastal Planning Area tie these areas to the mapped evacuation areas on the revised hurricane evacuation map. The boundaries for these areas will be changed accordingly.

SUMMARY:

- The request for an amendment to the maps of the Coastal High Hazard Area Overlay District on the Future Land Use Map, and the Coastal Area Boundary (map 4A) and Hurricane Vulnerability Zones (map 4B) in the Coastal Management Element, is submitted in order to bring these maps into consistency with the requirements of Rule 9J-5, F.A.C., which was amended in 1994.
- All amendments proposed in this request are located in areas which may be negatively impacted by coastal storms of varying degrees.
- Land use characteristics in the coastal areas vary. Generally, this area contains the greatest density of urban development. However, the area also contains conservation areas, public parks, agricultural areas and vacant lands.
- This amendment may impact a number of parcels by adjusting the boundary lines of these three divisions which are all in areas susceptible to coastal storms.
- The proposed map changes are made in conjunction with text changes which will be included in PA-97-01.

POSITIVE ASPECTS OF THE APPLICATION

- The proposed plan amendment may:

- by using best available data, reduce the number of evacuees in certain areas for which updated roadway networks have reduced evacuation zone boundaries;
- bring the Comprehensive Plan into compliance with revised street definitions for the three areas affected;
- allow for more accurate pre-disaster planning in areas subject to the negative affects of coastal storms.

NEGATIVE ASPECTS OF THE APPLICATION

- The proposed definition for the Coastal High Hazard (CHHA) Overlay will expand the current CHHA to parcels that were not previously designated.
- Policies in the Plan regarding infrastructure in the CHHA will need to be amended as appropriate to specify when they apply to areas at or below the five feet contour within the proposed CHHA.

Consistency With the Comprehensive Plan

The proposed amendment is consistent with the following sections of the Comprehensive Plan:

Chapter 1, Section 2, Purpose
Chapter 1, Part II, Definitions
Chapter 1, Section 3.B.3.2

ATTACHMENTS:

1. Consistency with State Comprehensive Plan
2. Proposed Changes Chart

CONSISTENCY OF THE LOCAL COMPREHENSIVE
PLAN AMENDMENT WITH THE STATE
COMPREHENSIVE PLAN

NOTE: All State goals and policies taken from Chapter 187.201, Florida Statutes.

PA(EAR)-97-16 (Manatee County Ordinance 97-16)

The proposed amendment is consistent with the following goals and policies of the State Comprehensive Plan:

Chapter 187.201(9)(b)3
& 187.201(9)(b)5

ATTACHMENT #1

POLICIES AFFECTED BY REQUIRED CHANGE TO THE CHHA DEFINITION

CURRENT POLICY #	CURRENT POLICY SUMMARY	EFFECT OF CHHA CHANGE	PROPOSED POLICY LANGUAGE OR LDC CHANGE
1-2.2.4.4 and 1-3.3.8	Development in the CHHA required to undergo Special Approval and meet certain performance standards.	With current plan and LDC language, more properties will be required to go through the Planned Development process.	Special Approval is implemented through the LDC. Staff recommends amending Chart 605, Special Approval, of the LDC to exempt certain development in the CHHA from PD.
3.3.3	Industrial development in CHHA be limited to the maximum density allowed under IL and limit storage and disposal of hazardous substances.	The expanded boundary will affect no new heavy industrial uses. The policy will limit any new IL uses in the CHHA from storing hazardous materials.	No changes recommended. The expanded area is mostly located east of I-75 along the Manatee River. No new industrial development is allowed in this area under the current Future Land Use Categories and zoning districts.
3.2.7, 3.2.8, and 3.3.5	Promote clustering of uses outside of the CHHA.	The map change will eliminate almost all cases where a development has property both within and without the CHHA, due to the use of streets and other physical features as boundaries.	Staff has proposed to move all of the language regarding clustering to the P.L.U. element and to promote clustering to areas landward of the 5' contour, which is consistent with current policies.
3.2.10	Prohibits the siting of new acute care facilities within the CHHA and discourages expansion of existing facilities.	The expanded CHHA will prohibit acute care facilities anywhere in the Category 1 evacuation zone, rather than just within the 5' contour.	Since the County is responsible for evacuation of all residents of acute care facilities from all evacuation zones, this boundary change makes more sense for this policy. By extending the policy to the entire Evacuation A Zone, the County will have fewer persons for which it is responsible to evacuate during a Category 1 Storm.
2.2.1, 2.2.4, 2.2.6, and 5.1.1	Requires that the BCC find overriding public interest to fund public facilities within the CHHA and to place a low priority on infrastructure in the CHHA.	Staff recommends these policies be considered and foreseen minimal effect from the map change.	Continue to require prioritization of expenditures on infrastructure out of the CHHA
2.2.2	Establishes that the County will not accept new infrastructure for maintenance in the CHHA.	Expansion of the CHHA would require many more developments to provide infrastructure if the policy is not changed.	Staff recommends changing the policy to prohibit the County from accepting for maintenance only that infrastructure which is seaward of the 5' contour in the CHHA.

NOTICE OF CHANGE OF LAND USE AFFECTING PROPERTY IN UNINCORPORATED MANATEE COUNTY

The Manatee County Board of County Commissioners will hold a public hearing to consider adoption of amendments to the Manatee County Comprehensive Plan and changes to the use of certain lands within the unincorporated area of Manatee County.

Date: Tuesday, January 27, 1998

Time: 9:00 AM or soon thereafter

Place: Manatee County Government Administrative Center
1112 Manatee Ave. West, Board Chambers (1st Floor)

The following ordinances are proposed amendments to the Manatee County Comprehensive Plan, (Ordinance 89-01, as amended), providing for severability; and providing for an effective date:

ORDINANCE 97-01 (PA(EAR)-97-01) - TEXT AMENDMENTS

AMENDING, REVISING, AND REFORMATTING IN ITS ENTIRETY THE COMPREHENSIVE PLAN OF MANATEE COUNTY, FLORIDA, WHICH WILL CONTROL FUTURE LAND USE, PUBLIC FACILITIES, AND NATURAL RESOURCES PURSUANT TO THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING AND LAND DEVELOPMENT REGULATION ACT (PART II OF CHAPTER 163, FLORIDA STATUTES), INCLUDING GENERAL INFORMATION AND DEFINITIONS, FUTURE LAND USE, CONSERVATION, COASTAL MANAGEMENT, TRAFFIC CIRCULATION, MASS TRANSIT, AVIATION, PORT, HISTORIC & CULTURAL RESOURCES, HOUSING, RECREATION AND OPEN SPACE, PUBLIC FACILITIES, CAPITAL IMPROVEMENTS, INTRAGOVERNMENTAL AND INTERGOVERNMENTAL COORDINATION, AND PLAN MONITORING AND EVALUATION ELEMENTS.

ORDINANCE 97-15 (PA(EAR)-97-15) - WATERSHED BOUNDARIES

PROVIDING FOR AN AMENDMENT TO THE FUTURE LAND USE MAP (SHEETS 7, 8, 9, 14, 15, 16, 19, 20, 21 AND 22) TO ADJUST THE BOUNDARIES OF THE WATERSHED OVERLAY DISTRICT FOR CONSISTENCY WITH BEST AVAILABLE DATA FOR CERTAIN LAND CONSISTING OF 116,189.33 ACRES.

ORDINANCE 97-16 (PA(EAR)-97-16) - COASTAL MAPS & OVERLAYS

PROVIDING FOR AN AMENDMENT TO THE FUTURE LAND USE MAP (SHEETS 4, 5, 10, 11, 12, 13, 17, 18 AND 19) OF THE FUTURE LAND USE ELEMENT OF THE MANATEE COUNTY COMPREHENSIVE PLAN TO ADJUST THE BOUNDARIES OF THE COASTAL HIGH HAZARD AREA TO COMPLY WITH THE COASTAL HIGH HAZARD AREA AS DEFINED IN RULE 9J-5.003, DEFINITIONS, OF THE FLORIDA ADMINISTRATIVE CODE.

ORDINANCE 97-17 (PA(EAR)-97-17) - WELLHEAD PROTECTION MAP

PROVIDING FOR AN AMENDMENT TO THE FUTURE LAND USE MAP (SHEETS 4, 5, 6, 7, 11, 12, 13, 14, 15, 16, 18, 19, 20, 21, 22, 23, AND 24) TO ADD THE LOCATION OF PUBLIC SUPPLY WELLS AND WELLHEAD PROTECTION AREAS WITHIN UNINCORPORATED MANATEE COUNTY.

ORDINANCE 97-19 (PA(EAR)-97-19) - PORT MANATEE

PROVIDING FOR TEXT AMENDMENTS TO THE PORT MASTER PLAN IN CHAPTER 4, COASTAL ELEMENT, TO UPDATE CURRENT CONDITIONS AND PROPOSED IMPROVEMENTS AT THE PORT AND REVISE EXISTING GOALS, OBJECTIVES AND POLICIES.

The Public is invited to speak at this hearing, subject to proper rules of conduct. The hearing may be continued from time to time to a date and time certain. The Public may also provide written comments for the Board of County Commissioners to consider.

Rules of Procedure for this public hearing are in effect pursuant to Resolution 94-90. Copies of this Resolution may be obtained from the Planning Department (see address below).

Please Send Comments To: Manatee County Planning Department

Attn: Agenda Coordinator
1112 Manatee Ave. West, Suite 427
Bradenton, FL 34205

All written comments will be entered into the record.

For More Information: Copies of the proposed amendments will be available for review and copying at 75¢ approximately seven (7) days prior to the public hearing. Information may also be obtained by calling 749-3070 x 6852, between 8:00 AM - 5:00 PM.

Americans With Disabilities: The Board of County Commissioners of Manatee County do not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions including one's access to and participation in public hearings. Anyone requiring reasonable accommodation for this meeting as provided for in the ADA, should contact Rita Dralus at 742-5800; TDD ONLY 742-5802 and wait 60 seconds; FAX 745-3790.

According to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made with respect to any matters considered at such meetings or hearings, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record would include any testimony or evidence upon which the appeal is to be based.



ORDINANCE 97-16

AN ORDINANCE OF THE COUNTY OF MANATEE, FLORIDA, AMENDING MANATEE COUNTY ORDINANCE 89-01, AS AMENDED, THE MANATEE COUNTY COMPREHENSIVE PLAN; PROVIDING FOR AN AMENDMENT TO THE FUTURE LAND USE MAP (SHEETS 4, 5, 10, 11, 12, 13, 17, 18, and 19) TO ADJUST THE BOUNDARIES OF THE COASTAL HIGH HAZARD OVERLAY DISTRICT, AND MAPS 4A AND 4B OF THE COASTAL MANAGEMENT ELEMENT, FOR CONSISTENCY WITH BEST AVAILABLE DATA AND FOR CONSISTENCY WITH THE REQUIREMENTS OF RULE 9J-5.003, AS AMENDED; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 125, Florida Statutes empowers the Board of County Commissioners of the County of Manatee to prepare and enforce comprehensive plans for the development of the county; and

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, titled "The Local Government Comprehensive Planning and Land Development Regulation Act," empowers and requires the Board of County Commissioners of the County of Manatee (a) to plan for the county's future development and growth, (b) to adopt and amend comprehensive plans, or elements or portions thereof, to guide the future growth and development of the county, (c) to implement adopted or amended comprehensive plans by the adoption of appropriate land development regulations, and (d) to establish, support, and maintain administrative instruments and procedures to carry out the provisions and purposes of said Act; and

WHEREAS, Manatee County Ordinance 89-01 was adopted pursuant to general law for the purpose of providing a framework for land use and development in the unincorporated area of Manatee County; and

WHEREAS, Sections 163.3184 and 163.3187, Florida Statutes, titled "Process for Adoption of Comprehensive Plan or Amendment Thereto," and "Amendment of Adopted Comprehensive Plan," respectively, empowers the local government to develop and adopt comprehensive plan amendments; and

WHEREAS, the Manatee County Planning Commission has been established pursuant to Manatee County Ordinance 90-01; and

WHEREAS, pursuant to Section 163.3174, Florida Statutes, the Board of County Commissioners of the County of Manatee, Florida by Ordinance 90-01 duly designated said Planning Commission as the Local Planning Agency for the unincorporated area of Manatee County; and

WHEREAS, the Manatee County Planning Commission, empowered by the above cited laws and ordinances, considered an amendment to the Manatee County Comprehensive Plan: altering Sheets 4, 5, 10, 11, 12, 13, 17, 18, and 19 of the Future Land Use Map in the Future Land Use Element, as referenced in the Title of this ordinance, in order to more adequately address Manatee County's future development and growth; and

WHEREAS, the minimum statutory and plan administration requirements for public participation have been met or exceeded; and

WHEREAS, on May 29, June 5, June 12, June 26, and July 10, 1997, the Manatee County Planning Commission, after due public notice, held public hearings to consider the amendment and forwarded its recommendation to the Board of County Commissioners as required by law; and

WHEREAS, after due public notice, the Board of County Commissioners of Manatee County received and considered the recommendation of the Manatee County Planning Commission, and held a public hearing to consider the amendment and the transmittal of the proposed amendment to the Florida Department of Community Affairs in accordance with Section 163.3184, Florida Statutes; and

WHEREAS, the State Land Planning Agency by letter dated October 17, 1997 transmitted their comments and objections on said amendment to the comprehensive plan; and

WHEREAS, said amendment to the comprehensive plan was revised as appropriate in view of comments by the State Land Planning Agency; and

WHEREAS, pursuant to Section 163.3184, Florida Statutes, on January 27, 1998, February 17, 1998, and February 24, 1998 the Board of County Commissioners of the County of Manatee, Florida held another public hearing, with due public notice having been provided on said amended version of the comprehensive plan; and

WHEREAS, the Board of County Commissioners further considered all oral and written comments received during said public hearings, including appropriate changes to the Technical Support Document as needed, the recommendations of the Planning Commission, and objections, recommendations and comments of the State Land Planning Agency; and

WHEREAS, the Board of County Commissioners has determined that the growth and development provisions initially approved are no longer appropriate because a change in circumstances has been demonstrated; and

WHEREAS, the land uses of the proposed plan amendment have been found by the Board of County Commissioners to be generally compatible with other land uses in the area; and found to be consistent with the goals, objectives, and policies of the comprehensive plan; and

WHEREAS, in exercise of said authority, the Board of County Commissioners of the County of Manatee has determined it necessary and desirable to adopt said amendment of the comprehensive plan to preserve and enhance present advantages; encourage the most appropriate use of land, water and resources, consistent with the public interest, overcome present deficiencies and deal effectively with future problems that may result from the use and development of land within Manatee County; and

WHEREAS, the Technical Support Document and the Evaluation and Appraisal Report for the Manatee County Comprehensive Plan includes background material and justification for the amendment to the Comprehensive Plan; and

WHEREAS, all applicable requirements of general law and local law have been followed, and the proceedings have been conducted pursuant to Chapter 163, Florida Statutes, and the Plan Format and Administration Section of the Manatee County Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Manatee County that:

Section 1. Purpose and Intent: This Ordinance is enacted to carry out the purpose and intent of, and exercise the authority set out, in the Local Government Comprehensive Planning and Land Development Regulation Act, Sections 163.3161 through 163.3215, Florida Statutes, and Chapter 125, Florida Statutes, as amended.

Section 2. Findings: Based upon the findings made relative to this proposed map amendment to the Comprehensive Plan, it has been determined that the existing Future Land Use Map sought to be amended is no longer in the best interest of the public and should be amended as described in Section 3 below.

Section 3. Map Amendment: The Manatee County Comprehensive Plan, Ordinance 89-01, shall be amended by providing for an amendment to the Future Land Use Map (Sheets 4, 5, 10, 11, 12, 13, 17, 18, and 19) to adjust the boundaries of the Coastal High Hazard Overlay District for consistency with best available data and generally shown on the map as Attachment "A" hereto.

Section 4. Severability: If any part, section, subsection, or other portion of this Ordinance, or any application thereof to any person or circumstance is declared to be void, unconstitutional, or invalid for any reason, such part, section, subsection, or other portion, or the

prescribed application thereof, shall be severable, and the remaining provisions of this Ordinance, and all applications thereof not having been declared void, unconstitutional or invalid, shall remain in full force and effect. The Board declares that no invalid or prescribed provision or application was an inducement to the enactment of this Ordinance, and that it would have enacted this Ordinance regardless of the invalid or prescribed provision or application.

Section 5. Effective Date: The effective date of this plan amendment shall be the date a final order is issued by the Department of Community Affairs or Administration Commission finding the amendment in compliance in accordance with Section 163.3184, Florida Statutes.

PASSED AND DULY ADOPTED, with a quorum present and voting this 24th day of February, 1998.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

By: _____
Chairman

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

By: _____



Coastal High Hazard Comparison Map

Manatee County, FL



SCALE 1:37000



- Legend**
-  Current Coastal High Hazard Line
 -  Category A Hurricane Evacuation Zone/
Proposed Coastal High Hazard Area
 -  Category B and C Hurricane Evacuation Zone

ORDINANCE 97-16
(ATTACHMENT A)

Prepared by:
The Planning Department
with the aid of Manatee County GIS and Geographic
Information Systems. It is intended for general information. It
should not be used for legal purposes.

May 30, 1997

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