

FILED FOR RECORD

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CLERK OF DISTRICT COURT
MANATEE COUNTY, FLORIDA

AN ORDINANCE OF THE COUNTY OF MANATEE, FLORIDA, AMENDING MANATEE COUNTY ORDINANCE 80-4 ^{LEGISLATIVE} THE MANATEE PLAN, TO EXTEND THE WEST ELLENTON INDUSTRIAL AREA; AND TO INCREASE THE PERMITTED DENSITY IN THE ALCONA ESTATES PORTION OF THE CORTEZ AREA PLAN AND TO MODIFY THE BOUNDARY THEREOF; BY AMENDING MAPS, TEXT AND OTHER PROVISIONS OF THE FUTURE LAND USE AND SMALL AREA PLANS ELEMENTS OF THE MANATEE PLAN: POLICY DOCUMENT; AMENDING THE MANATEE PLAN: TECHNICAL ANALYSIS ACCORDINGLY, AS REQUIRED BY PARAGRAPH 23 OF THE PLAN ADMINISTRATION PORTION OF THE MANATEE PLAN: POLICY DOCUMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

DEC 30 1985

WHEREAS, The Manatee Plan ("The Plan") was adopted as the Comprehensive Plan for Manatee County on November 14, 1980, and made effective April 30, 1981, pursuant to the requirements and provisions of the Local Government Comprehensive Planning Act, Sections 163.3161-163.3211, Florida Statutes ("the Act"); and

WHEREAS, from time to time amendments to The Plan are necessary and desirable in order to ensure its currency and continuing appropriateness as the principal guide for land use and development in Manatee County; and

WHEREAS, the Manatee County Planning Commission initiated amendments to The Plan on September 25, 1985, which are the amendments hereby adopted except as the same may have been modified by direction of the Board of County Commissioners during the public hearing thereon; and

WHEREAS, these amendments are amendments to the Future Land Use and Small Area Plans of The Plan involving less than five percent of the land area of the unincorporated area of Manatee County; and

WHEREAS, the Manatee County Planning Commission, as the Local Planning Agency for Manatee County held a public hearing on the proposed amendments, (PA-85-5(1) through PA-85-5(5)), after due public notice, on October 30, 1985, and has made its recommendation to the Board of County Commissioners as required by law; and

WHEREAS, the Board of County Commissioners has found PA-85-5(1), PA-85-5(2) and PA-85-5(4) amendments to be consistent with all other prescriptive provisions of The Plan, as required by law and has made all finds and evaluated all criteria and considerations as required by law; and

WHEREAS, all procedures prescribed by The Act and The Plan have been followed; and

WHEREAS, adoption of these amendments will promote the public health, safety and welfare and the purposes of The Act and of The Plan.

NOW THEREFORE BE IT ORDAINED by the Board of County Commissioners of Manatee County, Florida, as follows:

1. Plan Amendments numbered and described as PA-85-5(1), PA-85-5(2) and PA-85-5(4) are hereby incorporated and made a part of The Manatee Plan as follows:
2. The Manatee Plan: Policy Document
 - a. Future Land Use Element: Figure 4-17, West Ellenton Industrial Area, is amended to appear as shown on Attachment A.
 - b. The Cortez Small Area Plan is amended to appear as shown on Attachment B.

2 Zoning: Manatee Plan amendments

- c. The Cortez Small Area Plan, Policy V-B.1 is amended to read,

"Density. Density for residential developments shall be limited to 4.5 dwelling units per acre, except in the Cortez Village and Commercial sub-areas where density shall be 10 dwelling units per acre and in the Alcona Estates Mixed Residential Development Subarea where the density shall be 9 dwelling units per acre."

3. The Manatee Plan: Technical Analysis, Population & Economics, Appendix A: Economic Assumptions, is amended to add:

"ORDINANCE 85-39 AMENDMENT
INDUSTRIAL AND RESIDENTIAL LAND USE
DECEMBER, 1985

- A. West Ellenton and Alcona Estates. The economic assumptions are those in the adopted plan."

4. The Manatee Plan: Technical Analysis, Intergovernmental Coordination Element, Appendix D, is amended to add:

"ORDINANCE 85-39 AMENDMENT
INDUSTRIAL AND RESIDENTIAL LAND USE
DECEMBER, 1985

- A. Future Land Use Element

This amendment has no effect on any adjoining incorporated areas or on unincorporated or incorporated areas of adjoining counties."

5. The Manatee Plan: Technical Analysis, Land Use Element, Appendix C is amended to add:

"ORDINANCE 85-39 AMENDMENT
INDUSTRIAL AND RESIDENTIAL LAND USE
DECEMBER, 1985

- A. Summary of Amendments

Figure 4-17 Extend the boundaries of the "present"
West Ellenton Industrial Area

Section VB.1 Amend to allow 9 dwelling units per acre
of Cortez in Alcona Estates subarea and to modify
Area Plan boundary of subarea

- B. Adequacy of Supporting Data

Industrial Area changes portions of amendment are based on the importance of 17th Street East and U.S. 301 as major routes in their respective areas. Sites are within close commuting range of employees. Alcona Estates portion of amendment is needed to correct an error made during preparation of the Cortez Area Plan and to accurately reflect the existing development pattern.

- C. Consistency with other Manatee Plan Policies

Policies for new industrial areas are located in the Land Use Element of The Plan (Policy 4-10C). The proposed amendment meets the criteria for direct access and easy commuting distance of employees. Site Plan review will provide adequate protection for existing and future residents. Figure 18-2 (Land Uses) shows "Two family/SF semi-detached" as a primary use in Mixed Residential Development in the Cortez Area Plan."

6. This ordinance reflects the Board of County Commissioners determination that items PA-85-5(1), PA-85-5(2) and PA-85-5(4) are consistent with all other prescriptive provisions of The Plan and a determination that items PA-85-5(3) and PA-85-5(5) require further analysis and public participation and should therefore be considered as part of a future Plan amendment or Plan update.

7. Effective Date

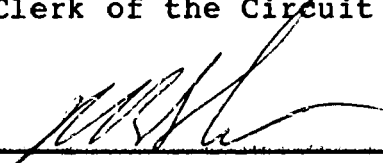
This Ordinance shall take effect immediately upon receipt of the official acknowledgment from the Secretary of State that the same was filed.

PASSED AND DULY ADOPTED with a quorum present and voting this 12th day of December, 1985.

BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA

BY: Edward W. Chame
Chairman 12/12/85

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



STATE OF FLORIDA

COUNTY 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 12th day of December, 1985.

SUBJECT: ORDINANCE NO. 85-39
AN ORDINANCE OF THE COUNTY OF MANATEE, FLORIDA,
AMENDING MANATEE COUNTY ORDINANCE 80-4, THE MANATEE
PLAN, TO EXTEND THE WEST ELLENTON INDUSTRIAL AREA;
AND TO INCREASE THE PERMITTED DENSITY IN THE ALCONA
ESTATES PORTION OF THE CORTEZ AREA PLAN TO MODIFY THE
BOUNDARY THEREOF; BY AMENDING MAPS, TEXT AND OTHER
PROVISIONS OF THE FUTURE LAND USE AND SMALL AREA PLANS
ELEMENTS OF THE MANATEE PLAN: POLICY DOCUMENT; AMENDING
THE MANATEE PLAN: TECHNICAL ANALYSIS ACCORDINGLY, AS
REQUIRED BY PARAGRAPH 23 OF THE PLAN ADMINISTRATION
PORTION OF THE MANATEE PLAN: POLICY DOCUMENT; AND
PROVIDING FOR AN EFFECTIVE DATE.

WITNESS My Hand and Official Seal this the 17th day of December,
1985, in Bradenton, Florida.



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



FLORIDA DEPARTMENT OF STATE
George Firestone
Secretary of State

RECEIVED
CLERK OF THE CIRCUIT COURT
MANATEE COUNTY
BRADENTON, FLORIDA

FILED FOR RECORD
DEC 30 1985

December 24, 1985

R. B. Shore
Clerk of the Circuit Court
P.O. Box 1000
Manatee County Courthouse
Bradenton, Fl 33506

Dear Sir:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge:

1. Receipt of your letter/s of December 17, 1985 and certified copy/ies of Manatee County Ordinances Nos. 85-39 & Z-86-01
2. Receipt of _____ County Ordinance/s relative to:
 - (a) _____ which we have numbered _____
 - (b) _____ which we have numbered _____
3. We have filed this/these Ordinance/s in this office on December 23, _____ 1985.
4. The original/duplicate copy/ies showing the filing date is/are being returned for your records.

Cordially,

(Mrs.) Liz Cloud, Chief
Bureau of Administrative Code

LC/

Enclosure