

MANATEE COUNTY ZONING ORDINANCE
Z-02-16 - KENDAR HOMESCORP., DAN G. JUDGE III, TIMOTHY J. JUDGE, & RO RO, INC.

AN ORDINANCE OF THE COUNTY OF MANATEE, FLORIDA,
AMENDING THE OFFICIAL ZONING ATLAS OF MANATEE COUNTY,
ORDINANCE NO. 90-01 (THE MANATEE COUNTY LAND
DEVELOPMENT CODE), RELATING TO ZONING WITHIN THE
UNINCORPORATED AREA OF MANATEE COUNTY; PROVIDING FOR
THE REZONING OF CERTAIN LAND FROM RSF-2 (RESIDENTIAL
SINGLE-FAMILY, 2 DWELLING UNITS PER ACRE) TO RSF-4.5
(RESIDENTIAL SINGLE-FAMILY, 4.5 DWELLING UNITS PER ACRE)
PROVIDING AN EFFECTIVE DATE.

2003 NOV 21 AM 8:45

FILED

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 3 of this Ordinance from RSF-2 (Residential Single-Family, 2 dwelling units per acre) to RSF-4.5 (Residential Single-Family, 4.5 dwelling units per acre).

B. The Board of County Commissioners held a public hearing on September 26, 2003 regarding said proposed Official Zoning Atlas Amendment described herein in accordance with the requirements of Manatee County Ordinance No. 90-01, the Manatee County 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 3 herein is found to be consistent with the requirements of Manatee County Ordinance No. 89-01, the Manatee County Comprehensive Plan.

Section 2. AMENDMENT OF THE OFFICIAL ZONING ATLAS. The Official Zoning Atlas of Manatee County, Ordinance No. 90-01, the Manatee County Land Development Code, is hereby amended by changing the zoning from RSF-2 (Residential Single-Family, 2 dwelling units per acre) to RSF-4.5 (Residential Single-Family, 4.5 dwelling units per acre), and the Clerk of the Circuit Court, as Clerk to the Board of County Commissioners, as well as the Planning Department, are hereby instructed to cause such amendment to the said Official Zoning Atlas.

FILED FOR RECORD
R. B. SHORE

2003 NOV 25 AM 7:37

CLERK OF THE CIRCUIT COURT
MANATEE CO. FLORIDA

Section 3. LEGAL DESCRIPTION.

THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA

LESS RIGHT-OF-WAY PER OFFICIAL RECORDS BOOK 380, PAGE 295 AS RECORDED IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

ALSO LESS THE TAKE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 735, PAGE 205 AS RECORDED IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA FOR A SANITARY SEWER MASTER LIFT STATION FOR MANATEE COUNTY UTILITIES.

ALSO LESS THE TAKE PARCELS DESCRIBED IN OFFICIAL RECORDS BOOK 1685, PAGE 2803 AS RECORDED IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA FOR PLANNED IMPROVEMENTS TO 63RD AVENUE WEST.

ALSO LESS RIGHT-OF-WAY PER OFFICIAL RECORDS BOOK 1776, PAGE 6766 AS RECORDED IN PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

MEASURED DESCRIPTION:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA; THENCE S. 00° 34' 38" W., ALONG THE WEST LINE OF SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 24, A DISTANCE OF 37.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 63RD AVENUE EAST AS RECORDED IN OFFICIAL RECORDS BOOK 380, PAGE 295 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; (THE FOLLOWING TWO CALLS ARE ALONG THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE OF 63RD AVENUE EAST) THENCE N. 89° 38' 19" E., A DISTANCE OF 181.45 FEET; THENCE S. 89° 30' 11" E., A DISTANCE OF 130.02 FEET FOR A POINT OF BEGINNING; THENCE S. 89° 19' 50" E., ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF 63RD AVENUE EAST AS RECORDED IN OFFICIAL RECORDS BOOK 1685, PAGE 2803 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, A DISTANCE OF 1021.01 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 24 AND BEING S. 00° 18' 16" W., A DISTANCE OF 40.07 FEET FROM THE NORTHEAST CORNER OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 24; THENCE S. 00° 18' 16" W., ALONG THE EAST LINE OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 24, A DISTANCE OF 1282.54 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 24; THENCE N. 89° 46' 43" W., ALONG THE SOUTH LINE OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 24, A DISTANCE OF 1275.62 FEET; THENCE N. 00° 34' 38" E., BEING 62.97 FEET EASTERLY FROM AND PARALLEL TO THE WEST LINE OF THE SOUTHEAST CORNER OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 24, A DISTANCE OF 778.25 FEET; THENCE S. 89° 30' 11" E., A DISTANCE OF 249.19 FEET; THENCE N. 00° 29' 49" E., A DISTANCE OF 513.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 34.678 ACRES, MORE OR LESS

(SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD)

Section 4. EFFECTIVE DATE. This ordinance shall take effect immediately upon filing with the Office of the Secretary of State, Florida Department of State.

PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida on the 18th day of November, 2003.



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

By: Susan P. Rouse

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY: _____

John D. ...
Chairman



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 19th day of

November, 2003

R.B. SHORE
Clerk of Circuit Court

By: Kent L. ...



STATE OF FLORIDA
DEPARTMENT OF STATE

JEB BUSH
Governor

FILED FOR RECORD
R. B. SHORE
2003 NOV 25 AM 7:36

CLERK OF THE CIRCUIT COURT
MANATEE CO. FLORIDA

GLEND A. HOOD
Secretary of State

November 21, 2003

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

Attention: Diane E. Vollmer

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letters dated November 19, 2003 and certified copies of Manatee County Ordinance Nos. Z-02-16, Z-03-03, Z-03-04 and 03-34, which were filed in this office on November 21, 2003.

As requested, the date stamped originals are being returned for your records.

Sincerely,

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

Liz Cloud
Program Administrator

LC/mp