

MANATEE COUNTY ZONING ORDINANCE
Z-03-23 – BUD RHODEN LC REZONE

2004 SEP -7 AM 8:37

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 A-1 (SUBURBAN AGRICULTURE, 1 DWELLING UNIT PER ACRE) TO RSF-4.5 (RESIDENTIAL SINGLE-FAMILY, 4.5 DWELLING UNITS PER ACRE); PROVIDING AN EFFECTIVE DATE.

CLERK OF THE CIRCUIT COURT
MANATEE CO. FLORIDA

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA:

Section 1. FINDINGS OF FACT. The Board of County Commissioners of Manatee County, after considering the testimony, evidence, documentation, application for amendment of the Official Zoning Atlas, the recommendation and findings of the Planning Commission of the County, as well as all other matters presented to the 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 A-1 (Suburban Agriculture, 1 dwelling unit 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 August 24, 2004 regarding the 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 the 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 2020 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 A-1 (Suburban Agriculture, 1 dwelling unit 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 Official Zoning Atlas.

Section 3. LEGAL DESCRIPTION.

PARCEL 1

THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, LESS LAND DESCRIBED IN OFFICIAL RECORD BOOK 183, PAGE 153, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 17; THENCE NORTH, ALONG THE WEST LINE OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼, A DISTANCE OF 1108.50 FEET; THENCE EAST AND ALONG THE CENTERLINE OF AN EXISTING DITCH, A DISTANCE OF 1344 FEET; THENCE SOUTH, ALONG THE EXISTING DITCH, A DISTANCE OF 100 FEET; THENCE EAST AND ALONG AN EXISTING DITCH, A DISTANCE OF 1329 FEET TO THE EAST LINE OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼; THENCE SOUTH, ALONG SAID ¼ - ¼ LINE A DISTANCE OF 1004.70 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST ¼ OF THE NORTHEAST ¼; THENCE WEST, ALONG THE SOUTH LINE OF THE NORTH ½ OF SECTION 17, A DISTANCE OF 2672.22 FEET TO THE POINT OF BEGINNING.

PARCEL 2

THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 22 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, LESS LAND DESCRIBED IN OFFICIAL RECORD BOOK 183, PAGE 153, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 17; THENCE NORTH, ALONG THE WEST LINE OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼, A DISTANCE OF 1108.50 FEET; THENCE EAST AND ALONG THE CENTERLINE OF AN EXISTING DITCH, A DISTANCE OF 1344 FEET; THENCE SOUTH, ALONG THE EXISTING DITCH, A DISTANCE OF 100 FEET; THENCE EAST AND ALONG AN EXISTING DITCH, A DISTANCE OF 1329 FEET TO THE EAST LINE OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼; THENCE SOUTH, ALONG SAID ¼ - ¼ LINE, A DISTANCE OF 1004.70 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST ¼ OF THE NORTHEAST ¼; THENCE WEST, ALONG THE SOUTH LINE OF THE NORTH ½ OF SECTION 17, A DISTANCE OF 2672.22 FEET TO THE POINT OF BEGINNING.

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 24th day of August, 2004.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

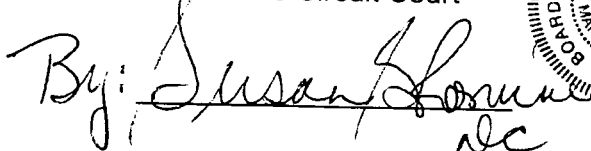
BY: 

Chairman

ATTEST:

R. B. SHORE

Clerk of the Circuit Court

By:  nc



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 24th day of

August, 2004

R.B. SHORE
Clerk of Circuit Court

By:  DC



FLORIDA DEPARTMENT OF STATE
Glenda E. Hood
Secretary of State
DIVISION OF LIBRARY AND INFORMATION SERVICES

FILED FOR RECORD
R. B. SHORE

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CLERK OF THE CIRCUIT COURT
MANATEE CO. FLORIDA

August 30, 2004

Honorable R. B. "Chips" Shore
Clerk of Circuit Court
Manatee County
Post Office Box 25400
Bradenton, Florida 34206

Attention: Diane E. Vollmer, Deputy Clerk

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated August 26, 2004 and certified copies of Manatee County Ordinance Nos. Z-03-23, Z-03-22, Z-03-14, Z-03-10, PDPI-03-58(Z)(P) and PDUI-02-27(Z)(G), which were filed in this office on August 30, 2004.

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

Sincerely,

Liz Cloud
Program Administrator

LC/kcs

Enclosure