

MANATEE COUNTY ZONING ORDINANCE
Z-05-20 – PARTNERS 64

FILED FOR RECORD
R. B. SHORE

2006 AUG 21 PM 2: 37

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT
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 APPROXIMATELY 2.01 ACRES LOCATED AT
5912 SR 64 EAST FROM A-1 (SUBURBAN AGRICULTURE) ZONING
DISTRICT TO GC (GENERAL COMMERCIAL) ZONING DISTRICT;
SETTING FORTH FINDINGS PROVIDING A LEGAL DESCRIPTION;
PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE
DATE.

CLERK OF THE CIRCUIT COURT
MANATEE CO. FLORIDA

DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

2006 AUG 17 AM 9:28

FILED

WHEREAS, Partners 64 (the "Applicant") have filed a rezone application to rezone approximately 2.01 acres described in Exhibit "A", attached hereto, (the "Property") from the A-1 (Suburban Agriculture) zoning district to the GC (General Commercial) zoning district; and,

WHEREAS, the Planning staff has recommended approval of the rezone application as described in the Planning staff report; and,

WHEREAS, the Manatee County Planning Commission, after due public notice, held a public hearing on June 8, 2006, to consider the rezone application, received the Planning Staff's recommendation, and considered the criteria for approval in the Manatee County Comprehensive Plan and the Land Development Code; and,

WHEREAS, the Manatee County Planning Commission, as the County's Local Planning Agency, found the rezone application consistent with the Manatee County Comprehensive Plan and to satisfy the criteria for approval in the Manatee County Land Development Code and recommended approval of the application .

NOW, THEREFORE, 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 recitals set forth above are true and correct and are hereby adopted as findings by the Board of County Commissioners.

B. 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 Exhibit "A" of this Ordinance from the A-1 (Suburban Agriculture) zoning district to the GC (General Commercial) zoning district.

C. The Board of County Commissioners held a public hearing on August 3, 2006 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.

D. The proposed amendment to the Official Zoning Atlas regarding the property described in Exhibit "A" hereto 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 district classification of the property described in Exhibit "A" incorporated herein by reference, from the A-1 (Suburban Agriculture) zoning district to the GC (General Commercial) zoning district, 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. SEVERABILITY. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, sentence, clause, or other provision shall be deemed severable, and such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

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 3rd day of August, 2006.

**BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA**

BY: *Joe Milase*

Chairman

ATTEST:

**R. B. SHORE
Clerk of the Circuit Court**

BY: *R. B. Shore*

Deputy Clerk

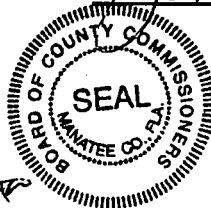


EXHIBIT "A"

Legal Description

THE WEST 103 1/3 FEET OF THE EAST 310 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 34 SOUTH, RANGE 18 EAST, LYING SOUTH OF THE EAST AND WEST COAST RAILROAD RIGHT-OF-WAY; LESS STATE ROAD RIGHT-OF-WAY MORE PARTICULARLY DESCRIBED IN DEED BOOK 314, PAGE 457, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; ALSO, LESS 825 SQUARE FEET, MORE OR LESS, TO THE STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION AS DESCRIBED IN OFFICIAL RECORDS BOOK 1142, PAGE 2759, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING WITHIN 58.00 FEET SOUTHERLY OF THE SURVEY LINE OF STATE ROAD 64 (ARCADIA ROAD), SAID SURVEY LINE BEING DESCRIBED AS FOLLOWS: BEGIN ON THE WEST LINE OF SAID SECTION 27 AT A POINT 1037.83 FEET S00°05'08"W OF A 1/2" IRON PIPE MARKING THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27, SAID POINT BEING ON SAID SURVEY LINE; THENCE S61°44'52"E, 402.28 FEET ALONG SAID SURVEY LINE TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHERLY HAVING A RADIUS OF 2864.79 FEET; THENCE SOUTHEASTERLY, ALONG SAID CURVE, 1130.83 FEET, THRU A CENTRAL ANGLE OF 22°37'00" TO THE END OF SAID CURVE; THENCE S84°21'52"E, 2662.57 FEET ALONG SAID SURVEY LINE TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHERLY, HAVING A RADIUS OF 5729.58 FEET; THENCE SOUTHEASTERLY, ALONG SAID CURVE, 1021.67 FEET, THRU A CENTRAL ANGLE OF 10°13'00" TO THE END OF SAID CURVE; THENCE S74°08'52"E, 323.26 FEET, ALONG SAID SURVEY LINE TO THE EAST LINE OF SAID SECTION 27, AT A POINT 601.98 FEET N0°15'08"E OF A 3/4" IRON PIPE MARKING THE SOUTHEAST CORNER OF SAID SECTION 27.



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 14th day of August, 2006
R.B. SHORE
Clerk of Circuit Court
By: [Signature] D.C.



FILED FOR RECORD
R. B. SHORE

2006 AUG 21 PM 2:36

FLORIDA DEPARTMENT OF STATE

Sue M. Cobb

Secretary of State

DIVISION OF LIBRARY AND INFORMATION SERVICES

CLERK OF THE CIRCUIT COURT
MANATEE CO. FLORIDA

August 17, 2006

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

Attention: Quantana Acevedo, Deputy Clerk

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated August 14, 2006 and certified copies of Manatee County Ordinance Nos. 06-54, PDR04-14(P), PDMU/PDR-05-63(P), PDPI-05-120(P), Z-05-21, Z-05-20, PDMU-05-43(Z)(P), PDC-05-32(P), PDO-03-50(G)(R), PDR-05-69(Z)(P), and PDC-03-61(P)(R), which were filed in this office on August 17, 2006.

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

Sincerely,

Liz Cloud
Program Administrator

LC/bpn

Enclosures

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