

FILED FOR RECORD  
R. B. SHORE

**MANATEE COUNTY ZONING ORDINANCE**  
**Z-07-05 – QUALITY METAL & PEACE VALLEY/COUNTY INITIATED** 2007 JUN -5 PM 2:48

A ZONING ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, RELATING TO ZONING WITHIN THE UNINCORPORATED AREA; AMENDING THE OFFICIAL ZONING ATLAS (ORDINANCE 90-01, THE MANATEE COUNTY LAND DEVELOPMENT CODE); PROVIDING FOR THE REZONING OF APPROXIMATELY 13.0 ACRES, COMPRISED OF A 10.0 ACRE PORTION OF A 71.0 ACRE PARCEL AND A 3.0 ACRE PORTION OF A 95.36 ACRE PARCEL, ALL BEING EAST OF RAWLS ROAD, SOUTH OF DUETTE ROAD, AND WEST OF WILKINS ROAD, FROM CON/WP-M/ST (CONSERVATION/WATERSHED PROTECTION – LAKE MANATEE/SPECIAL TREATMENT OVERLAY) ZONING DISTRICT TO A/WP-M/ST ZONING DISTRICT (GENERAL AGRICULTURE, RETAINING THE WATERSHED PROTECTION – LAKE MANATEE/SPECIAL TREATMENT OVERLAY DISTRICTS); SETTING FORTH FINDINGS; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

CLERK OF THE CIRCUIT COURT  
MANATEE CO. FLORIDA

2007 MAY 29 PM 1:09  
STATE OF FLORIDA  
CLERK OF THE CIRCUIT COURT  
MANATEE COUNTY

**WHEREAS**, Manatee County (the "Applicant") has filed a rezone application to rezone approximately 13.0 acres as shown on the map in Exhibit "A", attached hereto, (the "Property") from CON/WP-M/ST (Conservation/Watershed Protection – Lake Manatee/Special Treatment Overlay) zoning district to the AWP-E/ST zoning district (General Agriculture, retaining the Watershed Protection – Lake Manatee and Special Treatment Overlay Districts); and

**WHEREAS**, the Planning staff has recommended approval for the rezone, as described in the Planning staff report; and

**WHEREAS**, the Manatee County Planning Commission, after due public notice, held a public hearing on April 12, 2007 to consider the rezone, 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 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 applications.

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

**Section 1. FINDINGS OF FACT.** The recitals set forth above are true and correct and are hereby adopted as findings by the Board of County Commissioners. 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 Exhibit "A" of this Ordinance from the CON/WP-E/ST (Conservation/Watershed Protection – Lake Manatee/Special Treatment Overlay) zoning district to the

A/WP-E/ST zoning district (General Agriculture, retaining the Watershed Protection-Lake Manatee and Special Treatment Overlay Districts).

B. The Board of County Commissioners held public hearings on May 3, 2007 and May 22, 2007 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 Exhibit "A" 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 district classification of the property described in Exhibit "A" incorporated by reference herein from the CON/WP-E/ST (Conservation/Watershed Protection – Lake Manatee/Special Treatment Overlay) zoning district to the A/WP-E/ST zoning district (General Agriculture, retaining the Watershed Protection – Lake Manatee and Special Treatment Overlay Districts), 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 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. CODIFICATION.** Pursuant to § 125.68(1), Florida Statutes, this ordinance is not required to be codified. Therefore, the Clerk shall not transmit the ordinance for codification.

**Section 5. 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 22<sup>nd</sup> day of May, 2007.

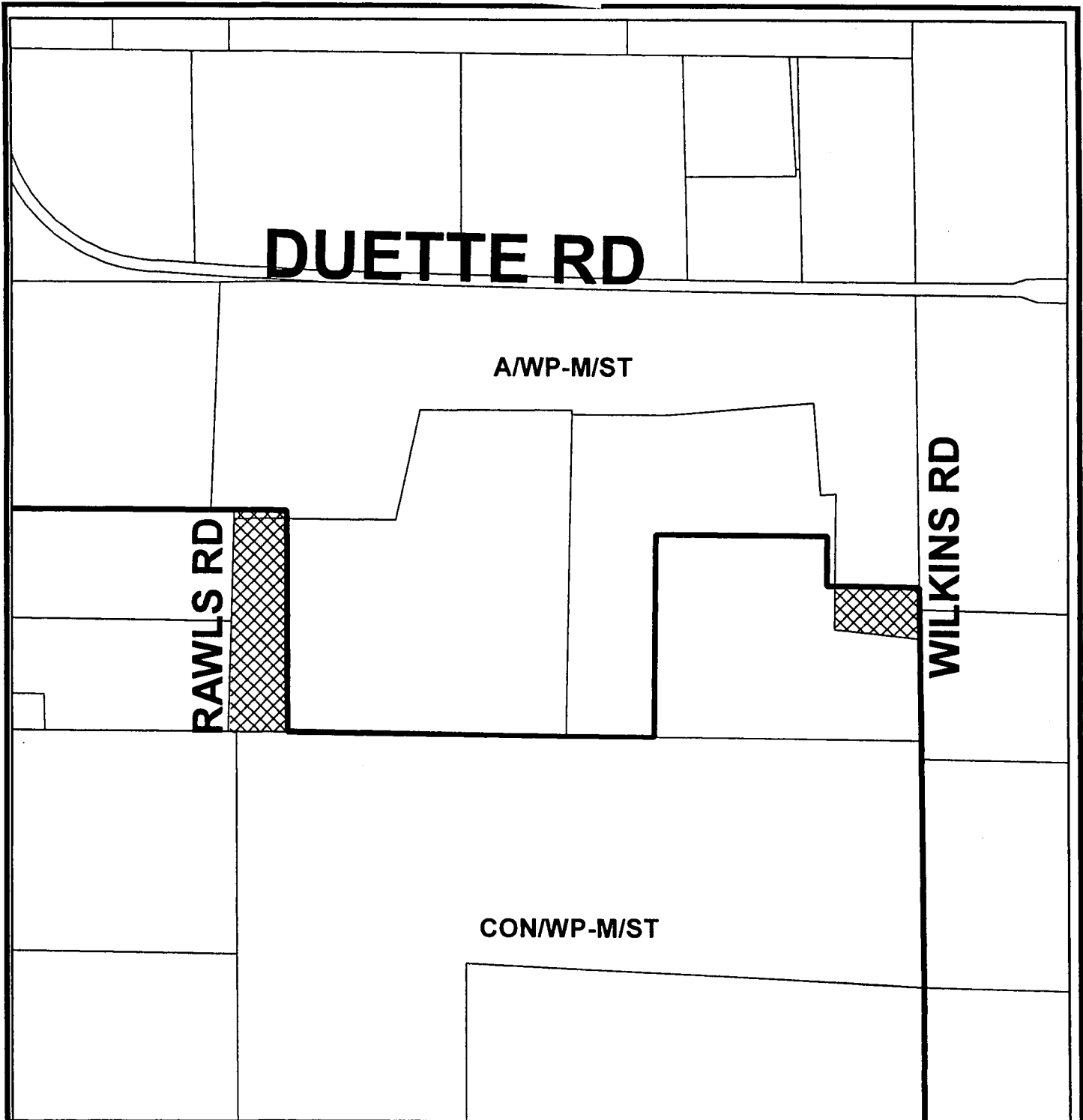
**BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA**

BY:   
Chairman

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

BY:   
Deputy Clerk





Tax ID #(s) 37800000(PART OF),39600002(PART OF)

Project Number: Z-07-05  
 Proposed Use: N/A  
 Proposed Zoning: A/WP-M/ST  
 Requested by: MANATEE COUNTY

Flood Zone: X  
 Floodway: N  
 FIRM: 300\_B  
 Evac Zone: NONE  
 Commissioner: Amy Stein  
 Map Prepared: 2/13/2007 8:02:11 AM

Existing Zoning: CON/WP-M/ST  
 Existing FLUC: AG-R  
 Acreage: 13  
 Watershed: ManateeZone  
 Overlays: ST  
 Special Areas: NONE  
 Impact District: NE-F  
 CHH: NONE  
 Fire District: Duette  
 AFHD: RURAL-F  
 Sec Twn Rng: Sec 10,11 Twn 34 Rng 22  
 Drain Basin: LAKE MANATEE

Manatee County  
 Zoning  
 Staff Report Map  
 1 inch equals 780 feet



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 23rd day of  
May, 2007

R.B. SHORE  
Clerk of Circuit Court

By: W. B. Shore c.c.



## FLORIDA DEPARTMENT of STATE

**CHARLIE CRIST**  
Governor

STATE LIBRARY AND ARCHIVES OF FLORIDA

**KURT S. BROWNING**  
Secretary of State

May 30, 2007

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

Attention: Vicki Tessmer, Deputy Clerk

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated May 23, 2007, and certified copies of Manatee County Ordinance Nos. Z-07-05 and Z-07-07, which were filed in this office on May 29, 2007.

As requested, one date stamped copy of each is being returned for your records.

Sincerely,

Liz Cloud  
Program Administrator

LC/lbh  
Enclosures

### DIRECTOR'S OFFICE

R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250  
850.245.6600 • FAX: 850.245.6735 • TDD: 850.922.4085 • <http://dfls.dos.state.fl.us>

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