

FILED FOR RECORD
R. B. SHORE
Z-07-12-

MANATEE COUNTY ZONING ORDINANCE

MOSAIC FERTILIZER LLC/ FOUR CORNERS MINE -LAMBE ADDITION

2008 AUG 25 PM 1:36

CLERK C. THE CLERK
MANATEE CO. FLORIDA
AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT,
AMENDING THE OFFICIAL ZONING ATLAS, ORDINANCE NO. 90-01
(THE MANATEE COUNTY LAND DEVELOPMENT CODE), RELATING
TO ZONING WITHIN THE UNINCORPORATED AREA; PROVIDING
FOR THE REZONING OF APPROXIMATELY 299 ACRES NORTH OF
TAYLOR GRADE ROAD AND EAST OF REVELL ROAD IN SECTIONS
15 AND 16, TOWNSHIP 33S, RANGE 21E FROM A (GENERAL
AGRICULTURE, 1 DWELLING UNIT PER 5 ACRES) TO THE EX
(EXTRACTION) ZONING DISTRICT; SETTING FORTH FINDINGS;
PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE
DATE.

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FILED

WHEREAS, Mosaic Fertilizer, LLC (the "Applicant") filed an application to rezone approximately 299 acres described in Exhibit "A", attached hereto, (the "Property") from A (General Agriculture, 1 dwelling unit per 5 acres) to the EX (Extraction) zoning district; and

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

WHEREAS, the Manatee County Planning Commission, after due public notice, held a public hearing on 02/14/08, 3/13/08, and 05/08/08 to consider the rezone, received the staff 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.

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 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 A (General Agriculture, 1 dwelling unit per 5 acres) to the EX (Extraction) zoning district.

B. The Board of County Commissioners held a public hearing on 03/06/08, 04/03/08, 6/03/08, and 08/07/08 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 classification of the property described in Exhibit A incorporated by reference herein from A (General Agriculture, 1 dwelling unit per 5 acres) to the EX (Extraction) 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 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 7th day of August, 2008.

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

BY: 

Chairman

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

BY: 

Deputy Clerk



EXHIBIT "A"

LEGAL DESCRIPTION

LAMBE ADDITION

Section 15, Township 33 South, Range 21 East, Manatee County, Florida described as follows:

the NW $\frac{1}{4}$, LESS the S $\frac{1}{2}$ of the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ thereof, AND LESS the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ thereof; and the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$; and the N $\frac{1}{2}$ of the S $\frac{1}{2}$ of the SW $\frac{1}{4}$, LESS that part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the section, lying southwesterly of a line described as follows; Begin at the southeast corner of said NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the section; thence proceed northwesterly to the northwest corner of said NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ said point being the terminus on the line: and

The S $\frac{1}{2}$ of the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$; and the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$; and the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$; and the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$.

Section 16, Township 33 South, Range 21 East, Manatee County, Florida, described as follows:

The NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, LESS the west 1000 feet thereof. Together with a parcel lying in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ being more particularly described as follows: Begin at the Northeast corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$; thence S 00°48'21"W along the east boundary thereof 46.15 feet; thence N 72°37'57"W 82.60 feet; thence S 49°42'31"W 57.13 feet; thence S 21°38'05"W 36.61 feet; thence S 11°18'45"W 39.86 feet; thence S 39°08'22"W 76.35 feet; thence S 52°07'40"W 74.36 feet; thence S 63°26'06"W 43.13 feet; thence S 75°03'45" W 27.86 thence S 88°38'04"W 18.09 feet to a point 1000 feet east of the west boundary of the SE $\frac{1}{4}$ NE $\frac{1}{4}$; thence N 00°54'39" E parallel to said west boundary a distance of 268.87 feet to the north boundary thereof ; thence S 89°02'39"E along said north boundary 330.60 feet to the Point of Beginning; and

The E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the section:



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 15th day of

August 2008

R.B. CHORE
Clerk of Circuit Court

By: *[Signature]* D.C.



FILED FOR RECORD
R. B. SHORE

2008 AUG 25 PM 1:37

CLERK OF THE CIRCUIT COURT
MANATEE CO. FLORIDA

FLORIDA DEPARTMENT of STATE

CHARLIE CRIST
Governor

STATE LIBRARY AND ARCHIVES OF FLORIDA

KURT S. BROWNING
Secretary of State

August 20, 2008

RECEIVED

AUG 25 2008

BOARD RECORDS

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

Attention: Ms. Diane E. Vollmer, D.C.

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated August 15, 2008 and certified copies of Manatee County Ordinance Nos. 08-58, PDMU-07-23(Z)(P), Z-07-12, 08-64, PDC-05-48(Z)(P), PDPI-03-21(Z)(G)(R), PDMU-91-01(G)(R4), PDMU-92-01(Z)(G)(R12) and 08-16, which were filed in this office on August 20, 2008.

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

Sincerely,

Liz Cloud
Program Administrator

LC/srd
Enclosure

DIRECTOR'S OFFICE

R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250
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