

Manatee County Zoning Ordinance

Z-20-11 - Shreya LWR Investments, LLC (Owner) - PLN2007-0030

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT, AMENDING THE OFFICIAL ZONING ATLAS (ORDINANCE 15-17, AS AMENDED, THE MANATEE COUNTY LAND DEVELOPMENT CODE), RELATING TO ZONING WITHIN THE UNINCORPORATED AREA; PROVIDING FOR A REZONE OF APPROXIMATELY 13.15 ACRES GENERALLY LOCATED 700 FEET EAST OF LORRAINE ROAD ON THE SOUTH SIDE OF STATE ROAD 64 EAST, BRADENTON (MANATEE COUNTY) FROM A (GENERAL AGRICULTURAL) TO THE GC (GENERAL COMMERCIAL) ZONING DISTRICT; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Shreya LWR Investments, LLC (the "Applicant") filed an application to rezone approximately 13.15 acres described in Exhibit "A", attached hereto, (the "Property") from A (General Agriculture) to the GC (General Commercial) zoning district; and

WHEREAS, the Building and Development Services staff has 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 December 17, 2020 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 of the application.

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 concerned 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) to the GC (General Commercial) zoning district.

B. The Board of County Commissioners, after due public notice, held public hearings on January 7 and February 4, 2021 regarding the proposed Official Zoning Atlas

Amendment described herein in accordance with the requirements of 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 the Manatee County Comprehensive Plan and to satisfy the criteria for approval in the Land Development Code.

Section 2. AMENDMENT OF THE OFFICIAL ZONING ATLAS. The Official Zoning Atlas of Manatee County, Ordinance No. 15-17, 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 A (General Agriculture) 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 Building and Development Services Department, are hereby instructed to cause such amendment to the Official Zoning Atlas.

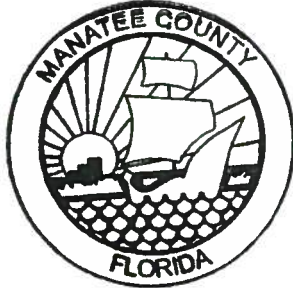
Section 3. SEVERABILITY. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, sentence, clause, or provision shall be deemed severable, and such invalidity or unconstitutionality shall 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. STATE AND FEDERAL PERMITTING. The issuance of the local development permit by the County shall not create any liability on the part of the County in the event the applicant fails to obtain the required state or federal agency approval or permits or fails to fulfill the obligations imposed by any state or federal agency or undertakes actions that result in a violation of state or federal law.

Section 6. 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 4th day of February 2021.



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

BY: 
Vanessa Baugh, Chairperson

**ATTEST: ANGELINA COLONNESO
Clerk of the Circuit Court**

BY: 
Deputy Clerk

Exhibit “A”

Legal Description

COMMENCE AT THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE N 89°17'57" W ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 2282.01 FEET; THENCE S 00°38'47" W ALONG THE EXTENDED EAST LINE OF A PARCEL LAND DESCRIBED IN RECORDS BOOK 2773, PAGE 4555 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, A DISTANCE 95.78 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE ROUTE 64 EAST, SAID LINE BEING A CONVEYANCE TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, RECORDED IN RECORDS BOOK 2041, PAGE 2645 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAID LINE BEING A CURVE CONCAVE TO THE SOUTH AND BEING THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT OF WAY LINE AND CURVE TO THE LEFT, HAVING A RADIUS OF 5926.00 FEET, A CENTRAL ANGLE OF 01°15'16", AN ARC DISTANCE OF 129.75 FEET TO A CHORD BEARING OF S 85°10'22" W WITH A CHORD DISTANCE OF 129.75 FEET TO A POINT OF A CURVE CONCAVE TO THE NORTH; THENCE ALONG SAID RIGHT OF WAY LINE AND CURVE TO THE RIGHT, HAVING A RADIUS OF 6074.00 FEET, A CENTRAL ANGLE OF 03°58'35", AN ARC DISTANCE OF 421.54 FEET AND A CHORD BEARING OF S 86°32'04" W WITH A CHORD DISTANCE OF 421.45 FEET TO A LINE BEING A CONVEYANCE TO SAID STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, RECORDED IN RECORDS BOOK 2049, PAGE 6879 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S 85°53'24" W ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 231.64 FEET; THENCE N 89°18'25" W ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 180.62 FEET TO A POINT AT THE WEST LINE OF A PARCEL LAND DESCRIBED IN RECORDS BOOK 2773, PAGE 3831 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S 00°01'42" E ALONG SAID WEST LINE, A DISTANCE OF 573.91 FEET; THENCE S 89°18'23" E ALONG THE SOUTH LINE OF SAID PARCEL AND EXTENDED EAST, A DISTANCE OF 954.23 FEET TO A POINT AT THE SAID EAST LINE OF A PARCEL OF LAND RECORDED IN RECORDS BOOK 2773, PAGE 4555; THENCE N 00°38'47" E ALONG SAID EAST LINE, A DISTANCE OF 636.31 FEET TO THE SUBJECT TO INGRESS/EGRESS AND UTILITY EASEMENTS RUNNING NORTH AND SOUTH THROUGH THE PROPERTY AND ARE SHOWN ON THE SURVEY.



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

February 5, 2021

Honorable Angelina Colonnese
Clerk of the Circuit Court
Manatee County
Post Office Box 25400
Bradenton, Florida 34206

Attention: Quantana Acevedo

Dear Ms. Colonnese:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Manatee County Ordinance No. Z-20-11, which was filed in this office on February 5, 2021.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb