

Manatee County Zoning Ordinance

Z-20-12 – SRP DEVELOPMENTS LLC / PALMETTO INDUSTRIAL PARK – SRP DEVELOPMENTS LLC (OWNER) – PLN2008-0038

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 38.32 ACRES FROM (A-1) AGRICULTURAL SUBURBAN TO THE (LM) LIGHT MANUFACTURING ZONING DISTRICT; THE PROPERTY IS GENERALLY LOCATED NORTH OF 17TH STREET EAST COMMONLY KNOWN AS MEMPHIS ROAD, AND SOUTH OF 21ST STREET EAST, APPROXIMATELY 1,200 FEET EAST OF US HWY 41, PALMETTO (MANATEE COUNTY); SETTING FORTH FINDINGS; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, SRP Developments LLC (the “Applicant”) filed an application to rezone approximately 38.32 acres described in Exhibit “A”, attached hereto, (the “Property”) from (A-1) Agricultural Suburban to the (LM) Light Manufacturing zoning district; and

WHEREAS, the Manatee County Planning Commission, after due public notice, held a public hearing on May 13, 2021 to consider the rezone application, received the Staff Report 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-1) Agricultural Suburban to (LM) Light Manufacturing zoning district.

B. The Board of County Commissioners, after due public notice, held public hearings on June 3 and 17, 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-1) Agricultural Suburban to (LM) Light Manufacturing the 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 17th day of June 2021.



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

BY: _____

Vanessa Baugh, Chairperson

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

BY: _____

Deputy Clerk

Exhibit “A”

Legal Description

The E1/2 of the SW1/4 of the SE1/4 of Section 12, Township 34 South, Range 17 East, lying and being in Manatee County, Florida.

The Easternmost 110 feet of the W1/2 of the SW 1/4 of the SE1/4 of Section 12, Township 34 South, Range 17 East, lying and being in Manatee County, Florida.

Begin at a point 110 feet West of the NE corner of the W1/2 of the SW1/4 of the SE1/4 of Section 12, Township 34 South, Range 17 East; thence West 110 feet; thence South to the South line of the W1/2 of the SW1/4 of the SE1/4 of said section; thence East 110 feet; thence North to the POB.

Begin at a point 220 feet West of the NE corner of the W1/2 of the SW1/4 of the SE1/4 of Section 12, Township 34 South, Range 17 East; thence West 110 feet; thence South to the South line of the W1/2 of the SW1/4 of the SE1/4 of said section; thence East 110 feet; thence North to the POB.

Begin at a point 330 feet West of the NE corner of the W1/2 of the SW1/4 of the SE1/4 of Section 12, Township 34 South, Range 17 East; thence West 110 feet; thence South to the South line of the W1/2 of the SW1/4 of the SE1/4 of said section; thence East 110 feet; thence North to the POB.

Begin at a point 440 feet West of the NE corner of the W1/2 of the SW1/4 of the SE1/4 of Section 12, Township 34 South, Range 17 East; thence run West 110 feet; thence South to the South line of the W1/2 of the SW1/4 of the SE1/4 of said section; thence East 110 feet; thence North to the POB.

Begin at a point 550 feet West of the NE corner of the W1/2 of the SW1/4 of the SE1/4 of Section 12, Township 34 South, Range 17 East; thence run West 110 feet; thence South to the South line of the West 1/2 of the SW1/4 of the SE1/4 of said section; thence East 110 feet; thence North to the POB.

LESS AND EXCEPT any portions thereof lying within the rights-of-way of 21st Street East and 17th Street East (Memphis Road).

ALSO LESS AND EXCEPT land in order of taking for right-of-way in Official Records Book 2201, Page 5990.



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

June 17, 2021

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

Attention: Vicki Tessmer

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-20-12, which was filed in this office on June 17, 2021.

Sincerely,

Anya Grosenbaugh
Program Administrator

AG/lb