

Manatee County Zoning Ordinance

Z-21-12 – VOTT PARTNERS LLC REZONE- REASONER FAMILY PARTNERSHIP, LTD (OWNER) - PLN2110-0030

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 4.42 ACRES FROM RESIDENTIAL SINGLE-FAMILY MOBILE HOME-6 (RSMH-6) TO THE RESIDENTIAL MULTI-FAMILY-16 (RMF-16) ZONING DISTRICT; THE AREA SUBJECT TO REZONE IS LOCATED ON THE WESTERN PORTIONS OF TWO (2) PARCELS LOCATED APPROXIMATELY 200 FEET WEST OF 14TH STREET WEST, ONE PARCEL WITH FRONTAGE ON 53RD AVENUE WEST AND ONE PARCEL ADJACENT TO THE NORTH, COMMONLY KNOWN AS 5224 14TH STREET WEST, BRADENTON (MANATEE COUNTY); SETTING FORTH FINDINGS; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Reasoner Family Partnership, LTD (the “Applicant”) filed an application to rezone approximately 4.42 acres described in Exhibit “A”, attached hereto, (the “Property”) from Residential Single-Family Mobile Home-6 (RSMH-6) to the Residential Multi-Family-16 (RMF-16) zoning district; and

WHEREAS, the Manatee County Planning Commission, after due public notice, held a public hearing on July 14, 2022, 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

Residential Single-Family Mobile Home-6 (RSMH-6) to the Residential Multi-Family-16 (RMF-16) zoning district.

B. The Board of County Commissioners, after due public notice, held a public hearing on August 4, 2022, 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 Residential Single-Family Mobile Home-6 (RSMH-6) to the Residential Multi-Family-16 (RMF-16) zoning district, and the Clerk of the Circuit Court, as clerk to the Board of County Commissioners, as well as the 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 August 2022



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

BY: 
Kevin Van Ostenbridge, Chairman

ATTEST: ANGELINA COLONNESO
Clerk of the Circuit Court

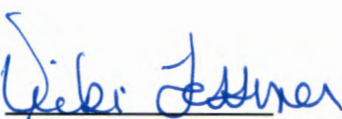
BY: 
Deputy Clerk

Exhibit "A"

Legal Description

The west 934 feet of Lots 1 and 2, Woodland Estates Subdivision, as Recorded in Plat Book 6, Page 84, of the Public Records of Manatee County, Florida, less the West 700 feet of said Lot 1.

Containing 192,708, Square Feet, More or Less



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

August 8, 2022

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

Attention: Vicki Tessmer

Dear Honorable Angelina 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-21-12, which was filed in this office on August 5, 2022.

Sincerely,

Anya Owens
Program Administrator

ACO/wlh