MANATEE COUNTY ZONING ORDINANCE
Z-18-14 GUTHRIE REZONE/AARON GUTHRIE, DIANA VALENCIA
(OWNERS) PLN 1809-0030

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, AMENDING THE OFFICIAL ZONING ATLAS (ORDINANCE NO. 15-17, AS AMENDED, THE MANATEE COUNTY LAND DEVELOPMENT CODE), RELATING TO ZONING WITHIN THE UNINCORPORATED AREA; PROVIDING FOR THE REZONING OF APPROXIMATELY 11.79 ACRES AT 1912 FT. HAMER ROAD, PARRISH (MANATEE COUNTY) FROM PD-R (PLANNED DEVELOPMENT - RESIDENTIAL) TO THE A-1 (SUBURBAN AGRICULTURAL) ZONING DISTRICT; SETTING FORTH FINDINGS, PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Aaron Guthrie and Diana Valencia (the “Applicants”) filed an application to rezone approximately 11.79-acres described in Exhibit “A”, attached hereto, (the “Property”) from the PDR (Planned Development Residential) to the A-1 (Suburban Agricultural) 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 January 17, 2019 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 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 PDR (Planned Development Residential) to A-1 (Agricultural Suburban) zoning district.

B. The Board of County Commissioners, after due public notice, held a public hearing on February 7, 2019 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 PDR (Planned Development Residential) to the A-1 (Agricultural Suburban) 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 approvals 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 7th day of February, 2019.

BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA

BY: __________________________
    Stephen R. Jonsson, Chairman

ATTEST:  ANGELINA COLONNESO
Clerk of the Circuit Court

BY: __________________________
    Deputy Clerk
Exhibit “A”

Portion of the section 8, Township 34 South, Range 19 east, Manatee county, Florida, being further described as follows:

Commence at the Northeast corner of the Southwest ¼ of section 8, thence S 00 degrees 02 minutes 12 seconds W, 1298.08 feet along the East line of the Southwest ¼ of said section 8, to the point of Beginning; thence leaving said line S 89 degrees 28 minutes 10 seconds E, 378.33 feet; thence S 00 degrees 02 minutes 12 seconds W, 712.09 feet; thence N 89 degrees 28 minutes 10 seconds W, 378.35 feet to the aforesaid East line of the Southwest ¼ of section 8; thence continue N 89 degrees 28 minutes 10 seconds W, 792.63 feet to the East right of way line of Fort Hamer Road; thence along said line N 19 degrees 46 minutes 45 seconds E, 352.50 feet to the North line of the South ½ of the North ½ of the Southeast ¼ of the Southwest ¼ of said Section 8; thence along said line, S 89 degrees 32 minutes 23 seconds E, 673.57 feet to the East line of the Southwest ¼ of section 8; thence along said line N 00 degrees 02 minutes 12 seconds E, 378.46 feet to the point of beginning.