

FILED FOR RECORD  
R. B. SHORE

2007 SEP 13 PM 1:32

**MANATEE COUNTY ZONING ORDINANCE  
Z-06-11 – JAMES AND JILL HALL**

CLERK OF THE COURT  
MANATEE COUNTY, FLORIDA

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, AMENDING THE OFFICIAL ZONING ATLAS (ORDINANCE 90-01, THE MANATEE COUNTY LAND DEVELOPMENT CODE), RELATING TO ZONING WITHIN THE UNINCORPORATED AREA; PROVIDING FOR THE REZONING OF APPROXIMATELY 0.35 ACRES ON THE WEST SIDE OF 75<sup>TH</sup> STREET WEST, ± 450 FEET NORTH OF CORTEZ ROAD AT 4220 75<sup>TH</sup> STREET WEST, BRADENTON FROM THE RDD-6 (RESIDENTIAL DUPLEX DWELLING, 6 DWELLING UNITS PER ACRE) TO THE PR-M (PROFESSIONAL – MEDIUM) ZONING DISTRICT; SETTING FORTH FINDINGS; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, James and Jill Hall (the "Applicants") have filed a rezone application to rezone approximately 0.35 acres described in Exhibit "A", attached hereto, (the "Property") from RDD-6 (Residential Duplex Dwelling, 6 dwelling units per acre) zoning district to PR-M (Professional - Medium) zoning district; and

**WHEREAS**, the Planning Staff has recommended approval for the rezone, as described in the Planning Staff report; and

**WHEREAS**, the Manatee County Planning Commission, after due public notice, held a public hearing on August 9, 2007 to consider the rezone, received the Planning Staff's 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 the RDD-6 (Residential Duplex Dwelling, 6 dwelling units per acre) zoning district to the PR-M (Professional - Medium) zoning district.

B. The Board of County Commissioners held a public hearing on September 6, 2007 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 Exhibit "A" 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 district classification of the property described in Exhibit "A" incorporated by reference herein from RDD-6 (Residential Duplex Dwelling, 6 dwelling units per acre) zoning district to PR-M (Professional - Medium) 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 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. 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 6<sup>th</sup> day of September, 2007.

**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**

BEG. 353 FT N & 60 FT W OF SE COR OF SW1/4 SEC 6, W 152 FT, N 100 FT, E 152 FT, S 100 FT TO POB (DB 306 P 347) PUB REC OF MAN CO FLA APPEARS TO BE LOT 4 BLK B SEC A MARLITA SUB PI#51507.0000/2



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 7th day of

September, 2007

R.B. SHORE  
Clerk of Circuit Court

By: Urbair



## FLORIDA DEPARTMENT *of* STATE

**CHARLIE CRIST**  
Governor

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FILED FOR RECORD  
R. B. SHORE  
2007 SEP 13 PM 1:31  
CLERK OF THE CIRCUIT COURT  
MANATEE CO. FLORIDA  
**KURT S. BROWNING**  
Secretary of State

September 10, 2007

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

Attention: Vicki Tessmer, Deputy Clerk

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated September 7, 2007 and certified copies of Manatee County Ordinance Nos. Z-05-01 and Z-06-11, which were filed in this office on September 10, 2007.

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

Sincerely,

Liz Cloud  
Program Administrator

LC/lbh  
Enclosures

DIRECTOR'S OFFICE

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