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4.

P.C. 09/12/02

ORDINANCE 02-46

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, AMENDING CERTAIN PROVISIONS OF THE MANATEE COUNTY LAND DEVELOPMENT CODE (ORDINANCE 90-01, AS AMENDED):REGARDING SMALL BOAT MANUFACTURING; PROVIDING FOR SEVERABILITY; AND PROVIDING AND EFFECTIVE DATE.

P.C. 09/12/02

B.O.C.C. 09/24/02, 10/22/02

**RECOMMENDED MOTION:**

**Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan, and CONSISTENT with the general purpose and standards of Section 503 of the Manatee County Land Development Code, I move to recommend ADOPTION of Manatee County Ordinance 02-46, amending the Manatee County Land Development Code (Ordinance 90-01, as amended).**

Ordinance 02-46  
Discussion

- ▶ Technology has provided the boat manufacturing business with an alternative in the form of a new low VOC resin. This new resin has been modified to have 40% less styrene (the part of the resin that emits odor). The resin is applied by a spray head (much like a shower head) instead of the old chop gun method. As a result the operation is much cleaner and the odor is reduced significantly. All boat manufacturers are being required by DEP to change over to this new technology within the next two years.
- ▶ As changes in technology have occurred, and the processes have improved, the standard thought of boat manufacturing being a heavy manufacturing use has changed. The Code language needs to be amended to keep up with these changes.
- ▶ In the past 6 months there have been at least six (6) small boat manufacturers that have been unable to find suitable space in the Heavy Manufacturing (HM) zoning district. These companies are generally small and produce boats of 35' in length or less. Their volume of production is at a much lower rate than the operations generally seen in the HM Zoning District. Some of these manufacturers use aluminum and wood products instead of fiberglass. These uses are currently not allowed in the LM Zoning District.
- ▶ Staff has met with the fire departments and with Environmental Management Department to discuss these proposed changes to the Land Development and have addressed their concerns.

Ordinance 02-46  
Text Amendments

Chapter 2

Definitions

Add a new definition as follows:

Boat Yard and Way, Small shall mean any premise or site which is used as an industrial establishment for the provision of all such facilities as are customary and necessary to the construction and reconstruction of boats and meeting the requirements set forth in Section 704. This term shall be deemed not to include ~~buildings over 50,000 square feet, the construction of boats exceeding 35 feet in length, and boat liveries or marinas. (See Section 704.69).~~ <sup>strike</sup>

Chapter 6  
Figure 6-1

Amend Figure 6.1 as follows:

Industrial Uses page add the following use: Boat Yard and Way - Small

Use shall be permitted by AP in LM, HM, PDI, and PDMU. X in all other districts

Industrial Uses page, add the following use: Boat Yard and Way the use shall be permitted by right, as a Permitted use in the HM, PDMU and PDI zoning districts, and shall be X in all other zoning districts.

Chapter 7

Add a new section 704.69 and renumber subsequent sections and change all cross references thereto.

704.69 Small Boat Yard and Way

704.69.1. Building Size and Location. The maximum size building, including accessory buildings and offices shall be 50,000 square feet and shall not be located closer than 500 feet to any residentially zoned lot.

704.69.2. Impact. There shall be no outside impact associated with this use. All work shall be done inside the building and shall comply with the use limitations and

the purpose of intent of the light district. This use shall not create any adverse impacts per Section 723, on adjacent or nearby residential uses. Air quality must conform to Manatee County Air Quality Ordinance ~~96-22~~. All permits required by Florida Administrative Code Rule 62-210.300 must be obtained prior to operation.

strike

704.69.3. Screening. A screened area outside of the required parking spaces shall be provided for storage of all boats. This area shall be screened with a solid, decorative, opaque, minimum six (6) foot fence and landscaping per Section 715.

704.69.4. Fire Lane. A fire lane shall be provided adjacent to all entrances and a secondary means of access to the structure shall be provided and maintained for emergency vehicles.

704.69.5. Storage of Hazardous or Flammable Materials. The storage or utilization of flammable, combustible liquids shall comply with Section 723.3.8 Fire and Explosive Hazards, Florida Department of Environmental Protection.

insert language "the rules of the"

704.69.6. Technology. All Boat Yards and Ways, Small shall utilize the new Low VOC resin technology or its equivalent. Information on manufacturing technology to be used shall be provided with any Site Plan submittal.

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**Time:** 9:00 AM or soon thereafter  
**Place:** Manatee County Government Administrative Center  
1112 Manatee Avenue West, 1st Floor Chambers

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8/30/02

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# BRADENTON HERALD

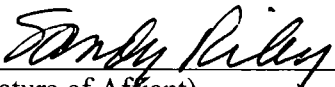
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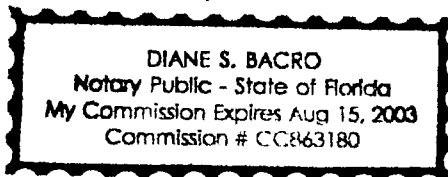
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COUNTY OF MANATEE;

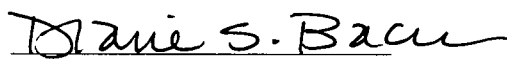
Before the undersigned authority personally appeared Sandy Riley, who on oath says that she is a Legal Advertising Representative of the Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter of **NOTICE OF LAND DEVELOPMENT CODE CHANGES** in the Court, was published in said newspaper in the issues of, **8/30,'02**

Affiant further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office in Bradenton, in said Manatee County, Florida for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

  
(Signature of Affiant)

Sworn to and subscribed before me this  
4th Day of September 2002





SEAL & Notary Public

Personally Known  OR Produced Identification   
Type of Identification Produced \_\_\_\_\_

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8/30/02

08/31/02

SARASOTA HERALD TRIBUNE  
PUBLISHED DAILY  
SARASOTA, SARASOTA COUNTY, FLORIDA

MANATEE CO. PLANNING DEPT.  
ATTN: KIM SPARKS  
1112 MANATEE AVENUE W, 4<sup>TH</sup> FLOOR  
BRADENTON, FL 34205

STATE OF FLORIDA  
COUNTY OF MANATEE

BEFORE THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED MOYA NEVILLE, WHO ON OATH SAYS SHE IS THE ADVERTISING DIRECTOR OF THE SARASOTA HERALD-TRIBUNE, A DAILY NEWSPAPER PUBLISHED AT SARASOTA, IN SARASOTA COUNTY, FLORIDA; AND CIRCULATED IN MANATEE COUNTY DAILY; THAT THE ATTACHED COPY OF ADVERTISEMENT, BEING A NOTICE IN THE MATTER OF:

NOTICE OF LAND DEVELOPMENT CODE CHANGES  
ORDINANCE 02-46 AND ORDINANCE 02-48

IN THE \_\_\_\_\_ COURT, WAS PUBLISHED IN MANATEE EDITION  
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AUGUST 30, 2002

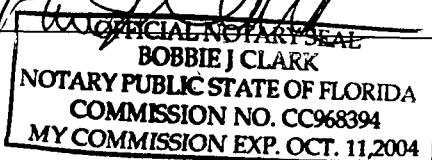
AFFIANT FURTHER SAYS THAT THE SAID SARASOTA HERALD-TRIBUNE IS A NEWSPAPER PUBLISHED AT SARASOTA, IN SAID SARASOTA COUNTY, FLORIDA, AND THAT THE SAID NEWSPAPER HAS THERETOFORE BEEN CONTINUOUSLY PUBLISHED IN SAID SARASOTA COUNTY, FLORIDA, EACH DAY, AND HAS BEEN ENTERED AS SECOND CLASS MAIL MATTER AT THE POST OFFICE IN BRADENTON, IN SAID MANATEE COUNTY, FLORIDA, FOR A PERIOD OF ONE YEAR NEXT PRECEDING THE FIRST PUBLICATION OF THE ATTACHED COPY OF ADVERTISEMENT; AND AFFIANT FURTHER SAYS THAT SHE HAS NEITHER PAID NOR PROMISED ANY PERSON, FIRM OR CORPORATION ANY DISCOUNT, REBATE, COMMISSION OR REFUND FOR THE PURPOSE OF SECURING THIS ADVERTISEMENT FOR PUBLICATION I N THE SAID NEWSPAPER.

SIGNED \_\_\_\_\_

*Moya Neville*

SWORN TO AND SUBSCRIBED BEFORE ME THIS 30<sup>TH</sup> DAY OF  
AUGUST A.D., 2002 BY MOYA NEVILLE WHO IS  
PERSONALLY KNOWN TO ME.

(SEAL)



NOTARY PUBLIC



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