

ORDINANCE 00-29

JUN 5 3 08 PM '00

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): AMEND CHAPTER 2, DEFINITIONS, AND FIGURE 6-1 THE LAND USE CHART, TO ELIMINATE PRINTING ESTABLISHMENTS FROM THE DEFINITION OF LIGHT MANUFACTURING, AND BUSINESS SERVICES AND CREATE NEW DEFINITIONS FOR PRINTING ESTABLISHMENTS; TO ADD THESE NEW DEFINITIONS OF PRINT SHOPS TO THE USE CHART; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Manatee County, Florida, is authorized under Chapters 125 and 163, Florida Statutes, to enact zoning and other land development regulations to protect the health, safety, and welfare of the citizens of Manatee County, Florida, and;

WHEREAS, Sections 163.3201, 163.3202, and 163.3213, Florida Statutes, empowers and requires the Board of County Commissioners of Manatee County, Florida to implement adopted comprehensive plans by the adoption of appropriate land development regulations and specifies the scope, content and administrative review procedures for said regulations; and

WHEREAS, Section 163.3202, Florida Statutes, further provides that certain specified and mandated regulations are to be combined and compiled into a single land development code for the jurisdiction; and

WHEREAS, the Manatee County Planning Commission has been established pursuant to Manatee County Ordinance 90-01, as amended, and in accordance with sections 302 and 503 of said ordinance and Section 163.3194(2), Florida Statutes, is required to review proposed amendments to the Manatee County Land Development Code after holding a public hearing on the matter, make its recommendations to the Board of County Commissioners; and

WHEREAS, the Manatee County Planning Commission, has reviewed an amendment to the above cited Codes altering it partially in order to more adequately address and prepare for Manatee County's future development and growth and implement the Manatee County Comprehensive Plan; and

WHEREAS, the Manatee County Planning Commission held a public hearing session on April 13, 2000 on the above cited amendments with due public notice having been provided, and having reviewed and considered all comments received during said public hearing, including the staff comments and reports, recommended said amended version of the Manatee County Land Development Code as being consistent with the adopted Manatee County Comprehensive Plan and meeting the requirements of Section 5, 163.3202(2) and 163.3213(1) and (2), Florida Statutes; and

FILED  
2000 JUN -2 AM 8:11  
DEPARTMENT OF CITY  
TALLAHASSEE, FLORIDA

00-29 LAND USE CHART

**WHEREAS**, pursuant to Chapters 163 and 125, Florida Statutes, and the provisions of the Sections 502 and 503 of the Manatee County Land Development Code, on May 2, 2000 and May 23, 2000, the Board of County Commissioners of Manatee County held public hearings, with due public notice having been provided, to consider proposed amendments to the above referenced Land Development Code; and

**WHEREAS**, the Board of County Commissioners further considered all oral and written comments, including staff reports and studies received, during said public hearings along with the specific recommendations of the Planning Commission; and

**WHEREAS**, in exercise of said authority the Board of County Commissioners of Manatee County, Florida, has determined it necessary and desirable to amend and revise in part the Manatee County Land Development Code in order to implement the Manatee County Comprehensive Plan and meet its responsibilities under Florida Statutes to preserve and enhance present advantages; encourage the most appropriate use of land, water and resources, consistent with the public interest; overcome present handicaps; and deal effectively with future problems that may result from the use and development of land within Manatee County; and

**NOW, THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Manatee County, Florida, as follows:

Section 1. Purpose and Intent. This ordinance is enacted to carry out the purpose and intent of and exercise the authority set out in the Local Government Comprehensive Planning and Land Development Regulation Act, Sections 163.3161 through 163.3215, Florida Statutes, and Chapter 125, Florida Statutes, as amended.

Section 2. Title of Land Development Code. The amendments to the Land Development Code for the County of Manatee, Florida, attached hereto as Exhibit "A", shall be known as "The Manatee County Land Development Code Amendments".

Section 3. Amendment of Existing Land Development Code. This ordinance hereby amends and revises the Manatee County Land Development Code, also known as Manatee County Ordinance 90-01, as amended, as shown on Exhibit "A" attached hereto and incorporated herein by reference.

Section 4. Severability. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 5. Copy on File. A codified copy of the Land Development Code, as amended, shall be filed in the office of the Director of the Planning Department of the County of Manatee as soon as reasonably possible after adoption of this ordinance. The Planning Director shall also make copies available to the public for a reasonable publication charge.

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**, with a quorum present and voting, by the Board of County Commissioners of the County of Manatee, Florida this the 23rd day of May, 2000.



BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA

By: Sean Stephen  
Chairman

ATTEST: R .B. SHORE  
Clerk of the Circuit Court

By: Susan P. Romine

**Attachment "A"**  
**Land Development Code Text Amendments**

*Chapter 2*

Amend the definition of *Business Services* as follows:

*Business Service* shall mean any establishment offering primarily services to the business community and to individuals. Such services shall include but shall not be limited to advertising agencies, blueprinting and photocopying services, interior cleaning services, computer and data processing services, detective agencies and security services, insurance agencies, management consulting and public relations services, news syndicates, personnel services, photofinishing laboratories, photography, art and graphics services, financial services (other than banks).

Amend the definition of *Manufacturing* as follows:

*Manufacturing* shall mean the processing, fabricating, preparing, extracting, assembling, packaging, cleaning, servicing, testing or repairing of materials, products, or equipment on the premises of a manufacturing establishment as defined below. The impacts, adverse or not, for matters discussed in Section 723 shall be certified by an engineer or other qualified professional.

The term manufacturing shall be deemed to include accessory wholesale sales, but shall not be deemed to include any retail sales. The term manufacturing shall also not be deemed to apply to such processing and related activities when performed as an accessory use to retail sales establishments, repair service establishments, wholesale trade establishments, or any other principal use.

*Manufacturing* shall be considered as one of the following:

- (A) Light Manufacturing shall mean any premises where the principal use is manufacturing which complies with the use limitations and the purpose and intent of the light district, and shall include but shall not be limited to uses such as food preparation, electronics manufacture, automotive parts assembly, appliance manufacture, printing, lithographing or publishing, and photographic labs, but shall not include heavy manufacturing. Light manufacturing shall not create any adverse impacts on adjacent or nearby residential uses.

(B) Heavy manufacturing shall mean those uses such as ammonia, chlorine manufacture, blast furnaces, boat yards and ways, bulk storage of flammable, toxic, explosive or noxious materials as a principal use, concrete mixing or batching plants, fertilizer or pesticide manufacture, petroleum or asphalt refining/manufacture, the outdoor storage of used tires, phosphate rock dryers, and other similar uses shall be considered heavy manufacturing uses. Additionally, a heavy manufacturing establishment shall mean any premises where the principal use is manufacturing which complies with the use limitations and the purpose and intent of the heavy manufacturing district. Heavy manufacturing uses also shall include any use which creates any adverse impacts per Section 723, on adjacent or nearby residential uses.

Add new definitions as follows:

Printing, Small, shall mean those uses that do photocopying, and printing on a small scale in a building no larger than 3,000 sq.ft., with no use or storage of noxious chemicals apparent off site.

Printing, Medium, shall mean those uses that do photocopying, printing and lithography on a small scale in a building no larger than 15,000 sq.ft., with no use or storage of noxious chemicals apparent off site.

Printing, Heavy shall mean those uses that do printing, publishing, book binding, magazine publishing, publishing of other documents, with use of heavy chemicals with no size limitation.

Figure 6-1

Create 3 new categories as follows:

Printing, Small make a "P" use in the PR, NC, GC, HC, PDO, PDC, PDMU, and PDI Districts and an "X" use in all other zoning districts.

Printing, Medium make a "P" use in the GC, HC, LM, PDC, PDMU, and PDI Districts and an "X" use in all other zoning districts.

Printing, Large make a "P" use in the LM, HM and PDI Districts and an "X" use in all other zoning districts.

Page 2 of 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 30 day of

May 2000  
R.B. SHORE  
Clerk of Circuit Court

By: Diana P. Romo D.C.

DIVISIONS OF FLORIDA DEPARTMENT OF STATE  
Office of the Secretary  
Division of Administrative Services  
Division of Corporations  
Division of Cultural Affairs  
Division of Elections  
Division of Historical Resources  
Division of Library and Information Services  
Division of Licensing  
MEMBER OF THE FLORIDA CABINET



HISTORIC PRESERVATION BOARDS  
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Historic Pensacola Preservation Board  
Historic St. Augustine Preservation Board  
Historic Tallahassee Preservation Board  
Historic Tampa/Hillsborough County  
Preservation Board  
RINGLING MUSEUM OF ART

FLORIDA DEPARTMENT OF STATE  
Katherine Harris  
Secretary of State  
DIVISION OF ELECTIONS

June 2, 2000

Honorable R. B. Shore  
Clerk of the Circuit Court and Comptroller  
Manatee County  
Post Office Box 1000  
Bradenton, Florida 34206

Attention: Janene Kearney, Deputy Clerk

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letters dated May 30 and 31, 2000 and certified copies of Manatee County Ordinance Nos. 00-29, PDC-99-09(Z)(P) and PDPI-00-01(Z)(P), which were filed in this office on June 2, 2000.

As requested, the date stamped copies are being returned for your records.

Sincerely,

Liz Cloud, Chief  
Bureau of Administrative Code

LC/mp

Enclosure

FILED FOR RECORD  
JUN 5 3 00 PM '00