

FILED FOR RECORD
R. B. SHORE

2011 JUN 15 PM 12: 03

CLERK OF THE CIRCUIT COURT
MANATEE CO. FLORIDA

PDEZ-08-19(Z)(G)(R3) – MANATEE COUNTY INITIATED REZONE
PORT MANATEE ENCOURAGEMENT ZONE, AREA A
(DTS # 20100279)

FILED
2011 JUN 13 AM 10: 04
DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT, 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 29.3 ACRES IN THE GENERAL AREA OF SOUTH DOCK STREET, US 41 AND HARLEE ROAD AT 12257 US 41 NORTH, 12291 US 41 NORTH AND 12205 US 41 NORTH, FROM HM (HEAVY MANUFACTURING) TO THE PDEZ (PLANNED DEVELOPMENT ENCOURAGEMENT ZONE) ZONING DISTRICT; APPROVING A REVISED GENERAL DEVELOPMENT PLAN TO INCLUDE THESE 29.3 ± ACRES AND ADDITIONAL USES TO THE ENTIRE SITE TO INCLUDE A MIXTURE OF INDUSTRIAL, INDUSTRIAL SUPPORT, AND PORT RELATED USES; SUBJECT TO STIPULATIONS AS CONDITIONS OF APPROVAL; SETTING FORTH FINDINGS; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE (29.3 ± ACRE REZONE; 325.5 ± TOTAL ACRES FOR GENERAL DEVELOPMENT PLAN – AREA A).

WHEREAS, Manatee County Government (the "Applicant") filed an application to rezone approximately 29.3 ± acres described in Exhibit "A", attached hereto, (the "property") from HM (Heavy Manufacturing) to the PDEZ (Planned Development Encouragement Zone) zoning district; and

WHEREAS, the applicant also filed a revised General Development Plan (Exhibit "B") application to add the 29.3± acres to the existing 296.2± acres for a total of 325.5± acres (the "Project") and additional uses to the entire site to include a mixture of industrial, industrial support and port related uses; and

WHEREAS, the applicant also filed a request for Specific Approval for an alternative to Section 702.5.2.3 of the Land Development Code; and

WHEREAS, the applicant also filed a request for Special Approval for a project partially within the Entranceway, for projects exceeding a floor area ratio (FAR) of 0.35, and for the potential of up to 30,000 square feet in retail sales for parcels that meet commercial locational criteria; and

WHEREAS, Building & Development Services staff recommended approval of the rezone, General Development Plan, Special Approval and Specific Approval, subject to the stipulations contained in the staff report; and

WHEREAS, the Manatee County Planning Commission, after due public notice, held a public hearing on March 10, 2011 to consider the rezone, General Development Plan, Special Approval, and Specific Approval, 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 applications 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, subject to the stipulations contained in the staff report.

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, after considering the testimony, evidence, documentation, application for amendment of the Official Zoning Atlas, the recommendation and findings of the Planning Commission, as well as all other matters presented to the Board at the public hearing hereinafter referenced, hereby makes the following findings of fact:

- A. Manatee County Government initiated the rezone of approximately 29.3± acres, generally described as Area A, to the PDEZ (Planned Development Encouragement Zone) district to further the purpose and intent of the Planned Development Encouragement Zone as codified in Section 603.21, LDC.
- B. Manatee County Government initiated an amendment to the General Development Plan to include the 29.3± acres rezoned herein within Area A, to include additional uses to the entire site that include a mixture of industrial, industrial support and port related uses, and to provide for stipulations of approval.
- C. The Board of County Commissioners 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 HM (Heavy Manufacturing) to the PDEZ (Planned Development Encouragement Zone) zoning district.
- D. The Board of County Commissioners held duly noticed public hearings on April 7, 2011, May 5, 2011, June 2, 2011 and June 7, 2011, 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 said public hearing.
- E. 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 Manatee County Comprehensive Plan.
- F. For the purposes of granting Special Approval, the Board finds that the project, as detailed on the General Development Site Plan and as conditioned herein, will have no significant detrimental impacts on natural resources, adjacent land uses, or public facilities.

- G. Notwithstanding the failure of this plan to comply with the requirements of LDC Section 702.5.2.3, the Board finds that the public purpose and intent of the LDC regulations are satisfied to an equivalent degree because of the location of the properties and adjacent land uses.

Section 2. REVISED GENERAL DEVELOPMENT PLAN. The Revised General Development Plan is hereby approved for a total of 325.5± acres that includes the existing 296.2± acres and the additional 29.3± acres rezoned herein and add additional uses to the entire site that include a mixture of industrial, industrial support and port related uses subject to the following stipulations:

STIPULATIONS:

A. DESIGN AND LAND USE CONDITIONS:

1. The height of all buildings shall be limited to 75 ft.
2. All ground signs shall be in compliance with the requirements of any sign regulations then in effect. In addition, pole signs, message center signs, fluorescent signs, and neon signs are prohibited for all lots.

B. STORMWATER CONDITIONS:

1. Drainage Easements shall be dedicated to Manatee County within the project boundaries for any systems that convey public road water. In addition Drainage-Maintenance Access Easement shall be provided at minimum along one side of each system.
2. Stormwater capacity needs for the Port Connector Road, U.S. 41 and Buckeye Road shall be determined at the time of preliminary and/or final site plan submittal.
3. Treatment and attenuation requirements shall be determined at the time of preliminary and/or final site plan submittal for those parcels lying within Area A.

Section 3. SPECIFIC AND SPECIAL APPROVALS. Specific Approval is hereby granted for an alternative to Section 702.5.2.3 of the Land Development Code. The Specific Approval shall continue in effect concurrent with the duration of the General Development Plan for the project approved pursuant to Section 2 hereof. Special Approval is hereby granted for a project partially within the Entranceway, for projects exceeding a floor area ratio (FAR) of 0.35, and for the potential of up to 30,000 square feet in retail sales for parcels that meet commercial locational criteria. The Special Approval shall continue in effect concurrent with the duration of the General Development Plan for the project approved pursuant to Section 2 hereof.

Section 4. 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 classification of the property identified in Exhibit "A" herein from HM (Heavy Manufacturing) to PDEZ (Planned Development Encouragement Zone) zoning district and the Clerk of the Circuit Court, as Clerk to the Board of County Commissioners, as well as the Building & Development Services Department, are hereby instructed to cause such amendment to the Official Zoning Atlas.

Section 5. 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, clause, sentence, or other 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 6. 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 7. 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 June, 2011

**BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA**

BY: 

Carol Whitmore, Chairman

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

BY: 

Deputy Clerk

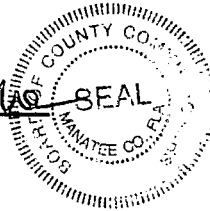


Exhibit "A"

Legal Descriptions 325.5+/- acres
PDEZ-08-19(Z)(G)(R2) - AREA A

DP# 593110109

COM AT THE NW COR OF THE NE1/4 OF SEC 6, TH S ALG THE W LN OF SD NE1/4, A DIST OF 1649.95 FT; TH E 50 FT FOR THE POB; TH CONT E 815 FT; TH S 1051.46 FT TO A PT, 130 FT, MEASURED AT R/A FROM THE C/L OF THE S.C.L. RR MAIN TRACK; TH SWLY, PARALLEL TO SD TRACK, 1023.14 FT; TH N, PARALLEL TO SD W LN OF SD NE1/4, A DIST OF 1670 FT TO THE POB. (OR 974 P 270) PI#5931.1010/9

DP# 596755009

FM NE COR OF NW1/4 OF SEC 7, RUN S 00 DEG 16 MIN 59 SEC E, ALG E LN OF SD NW1/4 A DIST OF 663.32 FT; TH S 89 DEG 37 MIN 01 SEC W, A DIST OF 68.28 FT TO POB; TH CONT S 89 DEG 37 MIN 01 SEC W, A DIST OF 498.04 FT; TH N 00 DEG 41 MIN 42 SEC E, A DIST OF 399.30 FT; TH S 89 DEG 18 MIN 18 SEC E, A DIST OF 491.25 FT TO W R/W LN OF U S 41; TH S 00 DEG 17 MIN 17 SEC E, ALG SD R/W LN A DIST OF 390 FT TO POB, AS DESC IN OR 1187 PGS 1435-1438 PRMCF PI#5967.5500/9

DP# 596720003

FM THE NE COR OF THE NW1/4 OF SEC 7; TH ALG THE E LN OF SD NW1/4, S 00 DEG 16 MIN 59 SEC E 1544.34 FT; TH ALG A LN PARALLEL WITH THE S LN OF LOT 9, JOHN PIPLACKS SUB, N 89 DEG 14 MIN 40 SEC W, A DIST OF 68.11 FT TO THE WLY R/W LN OF U S HWY NO 41 & THE POB; TH CONTINUE ALG SD PARALLEL LN, N 89 DEG 14 MIN 40 SEC W 992.46 FT TO THE ELY R/W LN OF THE SEABOARD COASTLINE RAILROAD; TH N 00 DEG 25 MIN 39 SEC E, 440.14 FT; TH ALG A LN, PARALLEL WITH S LN OF SD LOT 9, S 89 DEG 14 MIN 14 SEC E, A DIST OF 986.96 FT TO THE WLY R/W LN OF SD U S HWY NO 41; TH S 00 DEG 17 MIN 17 SEC E, 440.20 FT TO THE POB, CONTAINING 10.00 AC M/L; ALSO FM THE NE COR OF THE NW1/4 OF SD SEC 7; TH ALG THE E LN OF SD NW1/4, S 00 DEG 16 MIN 59 SEC E 1104.14 FT; TH ALG A LN PARALLEL WITH THE S LN OF LOT 9, JOHN PIPLACKS SUB, N 89 DEG 14 MIN 40 SEC W 68.15 FT TO THE WLY R/W LN OF U S HWY #41, TH CONTINUE ALG SD PARALLEL LN N 89 DEG 14 MIN 40 SEC W 501.17 FT FOR A POB; TH CONTINUE ALG SD PARALLEL LN, N 89 DEG 14 MIN 40 SEC W 485.79 FT TO THE ELY R/W LN OF THE SEABOARD COASTLINE RAILROAD; N 00 DEG 25 MIN 39 SEC E, 419.00 FT; TH N 89 DEG 32 MIN 01 SEC E, A DIST OF 480.48 FT; TH S 00 DEG 17 MIN 17 SEC E, 429.31 FT TO THE POB, CONTAINING 4.704 AC M/L, BEING PART OF LOT 5 & PART OF LOT 9 JOHN PIPLACK'S SUB AS DESC IN OR 1119 P 934 PI#5967.2000/3

DP# 596710004

FM THE NE COR OF NW1/4 SEC 7, RUN S 00 DEG 16 MIN 59 SEC E ALG E LN OF SD NW1/4, A DIST OF 1982.12 FT TO SE COR OF LOT 9 JOHN PIPLACKS SUB; TH N 89 DEG 14 MIN 40 SEC W, ALG S LN OF LOT 9, A DIST OF 68.07 FT TO W R/W LN OF U S HWY 41 (S.R. 45) & THE POB; TH CONT N 89 DEG 14 MIN 40 SEC W, ALG SD S LN OF LOT 9, A DIST OF 997.93 FT TO E R/W LN OF SCL RR; TH N 00 DEG 25 MIN 39 SEC E, ALG SD E R/W LN, PARALLEL TO & 65 FT ELY OF C/L OF SD SCL RR, A DIST OF 437.71 FT; TH S 89 DEG 14 MIN 40 SEC E, PARALLEL TO S LN OF LOT 9, A DIST OF 992.46 FT TO W R/W OF U S HWY 41; TH S 00 DEG 17 MIN 17 SEC E, ALG SD W R/W LN, A DIST OF 437.78 FT TO POB, CONTAINING 10 AC, M/L & BEING A PART OF LOT 9 JOHN PIPLACK SUB, AS DESC IN OR 992 P 3992, SUBJ TO F P L EASMT AS DESC IN OR 1044 P 850 PRMCF PI#5967.1000/4

DP# 2062100009

NE1/4 OF NE1/4 OF SEC 12 P-3 TOGETHER WITH INGRESS/EGRESS EASMT DESC IN OR 2261/1958 AS FOLLOWS: A PARCEL OF LAND LYING IN SEC 6, TWN 33S, RNG 18E BEING DESC

AS FOLLOWS: BEG AT THE INT OF S LN OF SD SEC 6 & THE W R/W LN OF US HWY 41; TH N 89 DEG 18 MIN 18 SEC W ALG SD S LN, A DIST OF 1,928.88 FT TO AN INT WITH A PORT MANATEE SECURITY FENCE; TH N 00 DEG 41 MIN 42 SEC E ALG SD SECURITY FENCE, A DIST OF 50.00 FT; TH S 89 DEG 18 MIN 18 SEC E PARALLEL WITH & 50.00 FT N OF SD S LN, A DIST OF 1,001.08 FT TO AN INT WITH THE ELY R/W LN OF THE SEABORAD COASTLINE RR BEING A PT OF THE ARC OF A CURVE TO THE RIGHT WHOSE RAD PT LIES S 78 DEG 42 MIN 34 SEC E AT A DIST OF 2,799.93 FT; TH ALG SD ELY R/W LN & THE ARC OF SD CURVE, A DIST OF 50.95 FT THROUGH A C/A OF 01 DEG 02 MIN 33 SEC; TH S 89 DEG 18 MIN 18 SEC E, A DIST OF 917.63 FT TO AN INT WITH SD W R/W LN OF US HWY 41 BEING A PT ON THE ARC OF A CURVE TO THE LEFT WHOSE RAD PT LIES S 89 DEG 22 MIN 46 SEC E AT AT DIST OF 22,986.32 FT; TH ALG SD W R/W & THE ARC OF SD CURVE, A DIST OF 99.98 FT THROUGH A C/A OF 00 DEG 14 MIN 57 SEC TO THE POB [INSERT "LESS ANY PORTION THEROF OWNED BY THE SEABOARD COAST LN RR CO"] ALSO TOGETHER WITH INGRESS/EGRESS EASMT DESC IN OR 2261/1970 AS FOLLOWS: AN EASMT 65 FT IN WIDTH LYING ADJ TO THE R/W OF CSX TRANSPORTATION, INC, A VIRGINIA CORP, F/K/A SEABOARD SYSTEM RR, INC, A VIRGINIA CORP COMMENCING AT S LN OF SOUTH DOCK RD & ENDING AT THE INT OF & FULLY CONTIGUOUS TO PINEY PT RD, ALL LOCATED IN SEC 6, TWN 33S, RNG 18E. PI#20621.0000/9

DP#2062110008

NW1/4 OF NE1/4 & SE1/4 OF NE1/4 OF SEC 12 TOGETHER WITH INGRESS/EGRESS EASMT DESC IN OR 2261/1958 AS FOLLOWS: A PARCEL OF LAND LYING IN SEC 6, TWN 33S, RNG 18E BEING DESC AS FOLLOWS: BEG AT THE INT OF S LN OF SD SEC 6 & THE W R/W LN OF US HWY 41; TH N 89 DEG 18 MIN 18 SEC W ALG SD S LN, A DIST OF 1,928.88 FT TO AN INT WITH A PORT MANATEE SECURITY FENCE; TH N 00 DEG 41 MIN 42 SEC E ALG SD SECURITY FENCE, A DIST OF 50.00 FT; TH S 89 DEG 18 MIN 18 SEC E PARALLEL WITH & 50.00 FT N OF SD S LN, A DIST OF 1,001.08 FT TO AN INT WITH THE ELY R/W LN OF THE SEABORAD COASTLINE RR BEING A PT OF THE ARC OF A CURVE TO THE RIGHT WHOSE RAD PT LIES S 78 DEG 42 MIN 34 SEC E AT A DIST OF 2,799.93 FT; TH ALG SD ELY R/W LN & THE ARC OF SD CURVE, A DIST OF 50.95 FT THROUGH A C/A OF 01 DEG 02 MIN 33 SEC; TH S 89 DEG 18 MIN 18 SEC E, A DIST OF 917.63 FT TO AN INT WITH SD W R/W LN OF US HWY 41 BEING A PT ON THE ARC OF A CURVE TO THE LEFT WHOSE RAD PT LIES S 89 DEG 22 MIN 46 SEC E AT AT DIST OF 22,986.32 FT; TH ALG SD W R/W & THE ARC OF SD CURVE, A DIST OF 99.98 FT THROUGH A C/A OF 00 DEG 14 MIN 57 SEC TO THE POB [INSERT "LESS ANY PORTION THEROF OWNED BY THE SEABOARD COAST LN RR CO"] ALSO TOGETHER WITH INGRESS/EGRESS EASMT DESC IN OR 2261/1970 AS FOLLOWS: AN EASMT 65 FT IN WIDTH LYING ADJ TO THE R/W OF CSX TRANSPORTATION, INC, A VIRGINIA CORP, F/K/A SEABOARD SYSTEM RR, INC, A VIRGINIA CORP COMMENCING AT S LN OF SOUTH DOCK RD & ENDING AT THE INT OF & FULLY CONTIGUOUS TO PINEY PT RD, ALL LOCATED IN SEC 6, TWN 33S, RNG 18E. PI#20621.1000/8

DP# 594600009

FROM SE COR OF BLK 105, GO NLY ALG E LN OF SD BLK 105 262.1 FT FOR A POB CONT NLY ALG SD E LN 138.1 FT TO INTERSEC WITH PINEY POINT FERRY RD ON SLY SIDE, THENCE NWLY ALG SLY LN OF PINEY PT FERRY RD 167.2 FT, THENCE SLY AT AN INT ANG 64 DEG 22 MIN 212.9 FT. THENCE ELY 160.85 FT TO POB (DB 314 P 25 PRMCF) LESS H/W R/W OF ST RD 45 (OR 286/97) P-7 PI#5946.0000/9

DP# 594920009

FROM THE SE COR OF THE SW1/4 OF SEC 6, TWN 33S, RNG 18E; RUN N 89 DEG 18 MIN 18 SEC W ALONG THE S LN OF SEC 6, A DIST OF 67.96 FT TO THE WLY R/W LNOF US HWY 41 BEING A PT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS PT BEARS S 89 DEG 57 MIN 17 SEC E AT A DIST OF 22,986.32 FT; TH ALONG SD W R/W LN THE FOLLOWING TWO COURSES: ALONG THE ARC OF SD CURVE IN A NLY DIR, A DIST OF 81.35 FT THROUGH A C/A OF 00 DEG 12 MIN 10 SEC TO THE P T OF SD CURVE; TH N 00 DEG 14 MIN 53 SEC E A DIST OF 18.66 FT; TH N 89 DEG 18 MIN 18 SEC W ALONG THE NLY R/W LN OF A 100 FT R/W DESC IN OR 1080 PG 2683, A DIST OF

358.87 FT TO THE POB; TH CONT N 89 DEG 18 MIN 18 SEC W ALONG SD NLY R/W LN A DIST OF 60.00 FT; TH N 00 DEG 41 MIN 42 SEC E A DIST OF 632.70 FT; TH N 89 DEG 18 MIN 18 SEC W A DIST OF 298.15 FT TO THE INTERSECTION WITH THE WLY R/W LN OF THE SEABOARD COASTLINE RR, ALSO BEING A PT ON THE ARC OF A CURVE WHOSE RADIUS PT BEARS S 64 DEG 40 MIN 52 SEC E A DIST OF 2758.77 FT; TH NELY ALONG THE ARC OF SD CURVE TO THE RIGHT AND SD WLY R/W LN, A DIST OF 666.97 FT THROUGH A /C OF 14 DEG 51 MIN 07 SEC TO THE INTERSECTION OF THE SLY R/W LN OF PINEY PT RD; TH S 61 DEG 04 MIN 33 SEC E ALONG SD R/W LN, A DIST OF 281.57 FT; TH S 02 DEG 59 MIN 10 SEC W A DIST OF 201.27 FT; TH S 86 DEG 38 MIN 59 SEC E A DIST OF 135.14 FT TO THE INTERSECTION WITH THE WLY R/W LN OF US HWY 41, ALSO BEING A PT ON A CURVE TO THE LEFT WHOSE RADIUS PT LIES S 83 DEG 15 MIN 34 SEC E A DIST OF 1977.87 FT; TH SLY ALONG THE ARC OF SD CURVE AND SD WLY R/W LN, A DIST OF 224.12 FT THROUGH A C/A OF 06 DEG 29 MIN 33 SEC TO THE P T OF SD CURVE; TH S 00 DEG 14 MIN 53 SEC W ALONG THE WLY R/W LN OF U S HWY 41, A DIST OF 392.12 FT; TH N 89 DEG 18 MIN 18 SEC W A DIST OF 356.97 FT; TH S 00 DEG 41 MIN 42 SEC W A DIST OF 243.40 FT TO THE POB, ALSO: FROM THE SE COR OF THE SW1/4 OF SEC 6, TWN 33S, RNG 18E; RUN N 89 DEG 18 MIN 18 SEC W ALONG THE S LN OF SD SEC 6, A DIST OF 67.96 FT TO THE W R/W LN OF US HWY 41 BEING A PT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS PT BEARS S 89 DEG 57 MIN 17 SEC E AT A DIST OF 22,986.32 FT; TH NLY ALONG SD WLY R/W LN AN ARC DIST OF 81.35 FT THROUGH A C/A OF 00 DEG 12 MIN 10 SEC; TH N 00 DEG 14 MIN 53 SEC E CONT ALONG SD R/W LN, A DIST OF 18.66 FT TO THE POB; TH N 89 DEG 18 MIN 18 SEC W ALONG THE NLY R/W LN OF A 100 FT R/W DESC IN OR 1080 PG 2683, A DIST OF 358.87 FT; TH N 00 DEG 41 MIN 42 SEC E A DIST OF 243.40 FT; TH S 89 DEG 18 MIN 18 SEC E A DIST OF 356.97 FT TO THE WLY R/W LN OF US HWY 41; TH S 00 DEG 14 MIN 53 SEC W ALONG SD R/W LN, A DIST OF 243.41 FT TO THE POB (1699/6434), TOGETHER WITH FROM THE SE COR OF SW1/4 OF SEC 6-33-18, RUN N 89 DEG 18 MIN 18 SEC W, ALG THE S LN OF SD SEC 6, A DIST OF 67.96 FT TO THE W R/W LN OF U.S. HWY 41, BEING A PT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS PT BEARS S 89 DEG 57 MIN 17 SEC E, AT A DIST OF 22,986.32 FT; TH ALG S R/W LN THE FOLLOWING TWO COURSES: ALG THE ARC OF SD CURVE IN A NLY DIR, A DIST OF 81.35 FT THRU A C/A OF 00 DEG 12 MIN 10 SEC TO THE P.T. OF SD CURVE; TH N 00 DEG 14 MIN 53 SEC E, A DIST OF 18.66 FT; TH N 89 DEG 18 MIN 18 SEC W, ALG THE NLY R/W LN OF A 100 FT R/W DESC IN OR 1080 P 2683, A DIST OF 418.87 FT TO THE POB; TH CONT N 89 DEG 18 MIN 18 SEC W, ALG SD NLY R/W LN, A DIST OF 500 FT TO THE ELY R/W LN OF SCL RR, ALSO BEING A PT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS PT LIES S 78 DEG 31 MIN 26 SEC E, A DIST OF 2758.77 FT; TH NELY ALG THE ARC OF SD CURVE & SD ELY R/W LN, A DIST OF 665.73 FT THRU A C/A OF 13 DEG 49 MIN 35 SEC; TH S 89 DEG 18 MIN 18 SEC E, A DIST OF 298.15 FT; TH S 00 DEG 41 MIN 42 SEC W, A DIST OF 632.70 FT TO THE POB, TOGETHER WITH INGRESS/EGRESS EASMT (1274/2756) PI#5949.2000/9

DP# 596700005

COM AT THE NW COR OF THE NW1/4 OF SEC 7 TWN 33S, RNG 18E; TH S 00 DEG 18 MIN 59 SEC E ALONG THE E LN OF SD NW1/4 OF SEC 7, A DIST OF 274.81 FT; TH N 89 DEG 18 MIN 18 SEC W A DIST OF 68.33 FT TO THE WLY R/W LN OF US 41, ALSO BEING THE POB; TH CONT N 89 DEG 18 MIN 18 SEC W A DIST OF 491.25 FT; TH N 00 DEG 41 MIN 42 SEC E A DIST OF 274.57 FT TO THE N LN OF AFORESAID NW1/4 OF SEC 7 AND THE S R/W LN OF SOUTH DOCK RD; TH S 89 DEG 18 MIN 18 SEC E ALONG SD N LN OF THE NW1/4 OF SEC 7 AND THE S R/W LN OF SOUTH DOCK RD, A DIST OF 486.93 FT TO AFORESAID WLY R/W LN OF US 41, AND A PT ON THE ARC OF A CURVE TO THE LEFT, WHOSE RADIUS PT BEARS S 89 DEG 57 MIN 17 SEC E A DIST OF 22,986.32 FT; TH SLY ALONG AFORESAID WLY R/W LN OF US 41, THE FOLLOWING TWO (2) COURSES: 1) SOUTH, ALONG THE ARC OF SD CURVE TO THE LEFT, THROUGH A C/A OF 00 DEG 20 MIN 00 SEC A DIST OF 133.73 FT TO A PT OF TANGENCY; TH 2) SOUTH 00 DEG 17 MIN 17 SEC E A DIST OF 140.87 FT TO THE POB. ALSO THAT CERTAIN DRAINAGE EASMT RESERVED BY GRANTOR IN OR 1274 PGS 2756-2758, OVER THE S 25 FT OF THE PROPERTY DESC IN THAT DEED (1699/6434) PI#5967.0000/5

DP# 597100007

LOTS 3,11,16,17,23,24 10 AC WASTE JOHN PIPLACK SUB P-6 TOGETHER WITH INGRESS/EGRESS EASMT DESC IN OR 2261/1958 AS FOLLOWS: A PARCEL OF LAND LYING IN SEC 6, TWN 33S, RNG 18E BEING DESC AS FOLLOWS: BEG AT THE INT OF S LN OF SD SEC 6 & THE W RW LN OF US HWY 41; TH N 89 DEG 18 MIN 18 SEC W ALG SD S LN, A DIST OF 1,928.88 FT TO AN INT WITH A PORT MANATEE SECURITY FENCE; TH N 00 DEG 41 MIN 42 SEC E ALG SD SECURITY FENCE, A DIST OF 50.00 FT; TH S 89 DEG 18 MIN 18 SEC E PARALLEL WITH & 50.00 FT N OF SD S LN, A DIST OF 1,001.08 FT TO AN INT WITH THE ELY RW LN OF THE SEABORAD COASTLINE RR BEING A PT OF THE ARC OF A CURVE TO THE RIGHT WHOSE RAD PT LIES S 78 DEG 42 MIN 34 SEC E AT A DIST OF 2,799.93 FT; TH ALG SD ELY RW LN & THE ARC OF SD CURVE, A DIST OF 50.95 FT THROUGH A C/A OF 01 DEG 02 MIN 33 SEC; TH S 89 DEG 18 MIN 18 SEC E, A DIST OF 917.63 FT TO AN INT WITH SD W RW LN OF US HWY 41 BEING A PT ON THE ARC OF A CURVE TO THE LEFT WHOSE RAD PT LIES S 89 DEG 22 MIN 46 SEC E AT AT DIST OF 22,986.32 FT; TH ALG SD W RW & THE ARC OF SD CURVE, A DIST OF 99.98 FT THROUGH A C/A OF 00 DEG 14 MIN 57 SEC TO THE POB [INSERT "LESS ANY PORTION THEROF OWNED BY THE SEABOARD COAST LN RR CO"] ALSO TOGETHER WITH INGRESS/EGRESS EASMT DESC IN OR 2261/1970 AS FOLLOWS: AN EASMT 65 FT IN WIDTH LYING ADJ TO THE RW OF CSX TRANSPORTATION, INC, A VIRGINIA CORP, F/K/A SEABOARD SYSTEM RR, INC, A VIRGINIA CORP COMMENCING AT S LN OF SOUTH DOCK RD & ENDING AT THE INT OF & FULLY CONTIGUOUS TO PINEY PT RD, ALL LOCATED IN SEC 6, TWN 33S, RNG 18E. PI#5971.0000/7



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 10th day of

June 2011
R.B. SHORE
Clerk of Circuit Court

By: Maggie Lester D.C.

PORT MANATEE ENCOURAGEMENT ZONE PDEZ-08-19 (Z)(G)(R3)

PDEZ-08-19 (Z)(G)(R3)

AREA A

Height, Bulk, Dimensional, & Landscape Requirements:

Zone A- Max. Height- 75 ft.
Min. Setbacks- 30'-F, 20'-S, 20'-R, 30'-Waterfront,
15'- Wetland Buffer
FAR- .75 in IL/.5 in IH
Roadway Buffer- 10 ft. minimum width (existing development)

Total acreage - ± 296.2
The minimum landscape open space is 15%

Uses in IH FLUC

Agricultural Research Facilities
Short Term Agricultural Uses
Agricultural Products Processing Plants
Agriculture
Animal Products Processing Facility
Sawmills
Industrial Service Establishment
Motor Vehicle Repair, Major
Office
Printing, Heavy
Wholesale Trade Establishment
Heavy Manufacturing
Light Manufacturing
Research and Development Activity
Antenna
Camouflaged Tower (150' Max.)
Guyed Tower (400' Max.)
Lattice Tower (400' Max.)
Monopole Towers
Post Offices
Public Community Use
Public Use Facility
Radio, TV, Communications, &
Microwave Facilities
Utility Use
Minor Earthmoving
Major Earthmoving
Passive Recreational Uses
Day Care Facilities (Accessory)
Bus RR Passenger Station
Helipad
Intermodal Terminal
Motor Freight Terminal
Motor Pool Facilities
Railroad Switching/Classification Yard
Warehouse
Yards (for parcel # 59110109 only)

Farming Service Establishments
Drive-Thru Eating Establishment
Farm Equipment and Supply Establishment
Service Station
Eating Establishment
Bank Drive Thru
Dry Cleaners, Pick-Up
Exterminating and Pest Control
Hotels
Lumberyard
Outdoor Storage
Towing Service Establishment
Gas Pumps
Construction services establishment
Building materials establishment
Motor vehicle sales, rental & leasing
School of special education
Neighborhood retail
Bank
Business services
Professional office

Uses in IL FLUC

Agricultural Research Facilities
Short Term Agricultural Uses
Agricultural Products Processing Plants
Agriculture
Animal Products Processing Facility
Sawmills
Industrial Service Establishment
Motor Vehicle Repair, Major
Office
Printing, Heavy
Wholesale Trade Establishment
Light Manufacturing
Research and Development Activity
Antenna
Camouflaged Tower (150' Max.)
Gas Pumps
Guyed Tower (400' Max.)
Lattice Tower (400' Max.)
Monopole Towers
Post Offices
Public Community Use
Public Use Facility
Radio, TV, Communications, &
Microwave Facilities
Utility Use
Minor Earthmoving
Passive Recreational Uses
Day Care Facilities (Accessory)
Bus RR Passenger Station
Helipad
Intermodal Terminal
Motor Freight Terminal
Motor Pool Facilities
Railroad Switching/Classification Yard
Warehouse
Farming Service Establishments
Drive-Thru Eating Establishment
Farm Equipment and Supply
Establishment
Service Station
Eating Establishment
Bank Drive Thru
Dry Cleaners, Pick-Up
Exterminating and Pest Control
Hotels
Lumberyard
Outdoor Storage
Towing Service Establishment

Construction services establishment
Building materials establishment
Motor vehicle sales, rental & leasing
School of special education
Neighborhood retail
Bank
Business services
Professional office

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.

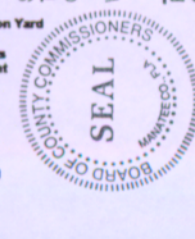
Witness my hand and official seal this 10th day of

June, 2011

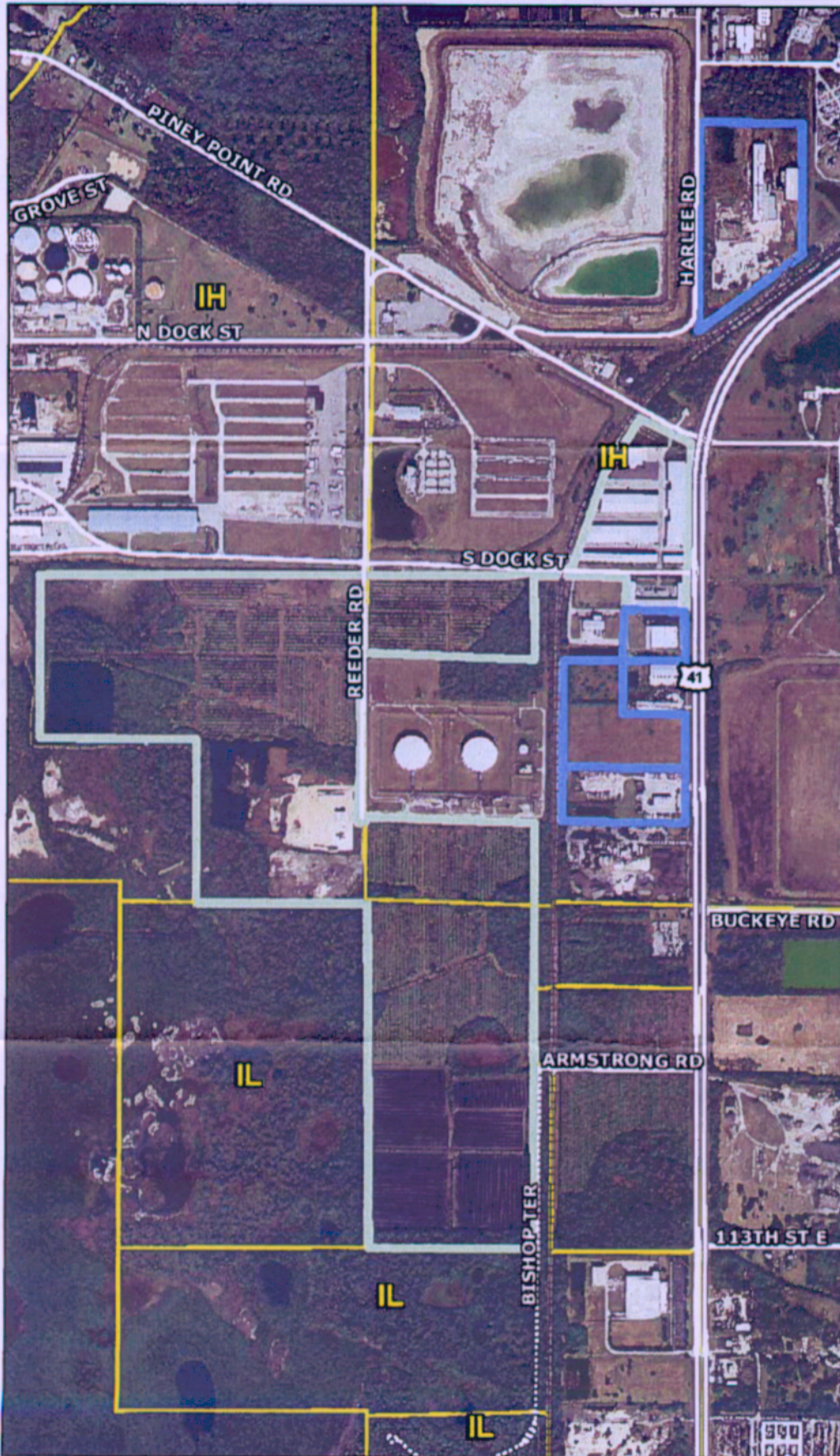
R.B. SHORE
Clerk of Circuit Court

By *Magpie-Lester*

Exhibit "B"



This map was developed by the Manatee County Geographic Information Systems Department. It is intended for general information and is not intended to be used for any other purpose. The Manatee County GIS Department is not responsible for any errors or omissions in this map. The Manatee County GIS Department is not responsible for any damages or losses resulting from the use of this map.



NEW EZ PARCELS	EXISTING EZ PARCELS	NEW PARCELS
	206210009 594920009	596720003
	206211008 596700005	596710004
	597100007 594600005	596755009
		593110109
FUTURE LAND USE		
ROADS		





FILED FOR RECORD
R. B. SHORE

2011 JUN 15 PM 12:02

FLORIDA DEPARTMENT of STATE
CLERK OF THE CIRCUIT COURT
MANATEE CO. FLORIDA

RICK SCOTT
Governor

DIVISION OF LIBRARY AND INFORMATION SERVICES

KURT S. BROWNING
Secretary of State

June 13, 2011

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

Attention: Ms. Maggie Riester, Deputy Clerk

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated June 10, 2011 and certified copies of Manatee County Ordinance Nos. PDEZ-08-19(Z)(G)(R3), PDEZ-08-21(Z)(G)(R2) and PDEZ-08-22(Z)(G)(R2), which were filed in this office on June 13, 2011.

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

Sincerely,

Liz Cloud
Program Administrator

LC/vm

Enclosure

DIRECTOR'S OFFICE

R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250
850.245.6600 • FAX: 850.245.6282 • TDD: 850.922.4085 • <http://info.florida.gov>

COMMUNITY DEVELOPMENT
850.245.6600 • FAX: 850.245.6643

STATE LIBRARY OF FLORIDA
850.245.6600 • FAX: 850.245.6744

STATE ARCHIVES OF FLORIDA
850.245.6700 • FAX: 850.488.4894

CAPITOL BRANCH
850.488.2812 • FAX: 850.488.9879

RECORDS MANAGEMENT SERVICES
850.245.6750 • FAX: 850.245.6795

ADMINISTRATIVE CODE AND WEEKLY
850.245.6270 • FAX: 850.245.6282



FILED FOR RECORD
R. B. SHORE

2011 JUN 20 PM 1:42

FLORIDA DEPARTMENT of STATE

RICK SCOTT
Governor

DIVISION OF LIBRARY AND INFORMATION SERVICES

CLERK OF THE CIRCUIT COURT
MANATEE CO. FLORIDA

KURT S. BROWNING
Secretary of State

June 17, 2011

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

Attention: Ms. Maggie Riester, Deputy Clerk

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated June 14, 2011 and certified copies of Exhibit "B" for Manatee County Ordinance No. PDEZ-08-19(Z)(G)(R3), which were received in this office on June 16, 2011. This document will be placed with the ordinance which was filed in this office on June 13, 2011.

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

Sincerely,

Liz Cloud
Program Administrator

LC/vm

Enclosure

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