

FILED ON RECORD
R. B. SHORE

2011 JUN 13 AM 8:54 **PDEZ-08-20(Z)(G)(R2) – MANATEE COUNTY INITIATED REZONE**
PORT MANATEE ENCOURAGEMENT ZONE, AREA B
(DTS # 20100280)

CLERK OF DISTRICT COURT
MANATEE CO. 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 39 ACRES GENERALLY LOCATED NORTHEAST OF PORT MANATEE ON THE EAST SIDE OF US 41, NORTH OF BUCKEYE ROAD AND SOUTH OF THE COUNTY LINE, PALMETTO FROM A (GENERAL AGRICULTURE) TO THE PDEZ (PLANNED DEVELOPMENT ENCOURAGEMENT ZONE) ZONING DISTRICT; APPROVING A REVISED GENERAL DEVELOPMENT PLAN TO INCLUDE THESE 39 ± ACRES AND USES FOR 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 (39 ± ACRE REZONE; 1,041 ± TOTAL ACRES FOR GENERAL DEVELOPMENT PLAN – AREA B).

FILED

2011 JUN -7 AM 9:59

WHEREAS, Manatee County Government (the "Applicant") filed an application to rezone approximately 39 acres described in Exhibit "A", attached hereto, (the "property") from A (General Agriculture) to PDEZ (Planned Development Encouragement Zone) zoning district; and

WHEREAS, the applicant also filed a revised General Development Plan (Exhibit "B") application to add the 39± acres to the existing 1,002± acres for a total of 1,041± acres (the "Project") and 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 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 39+/- acres, generally described as Area B, 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 39± acres rezoned herein within Area B, to include 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 A (General Agriculture) 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 and June 2, 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.
- H. **Section 2. REVISED GENERAL DEVELOPMENT PLAN.** The Revised General Development Plan is hereby approved for a total of 1,041± acres that includes the existing 1,002± acres and the additional 39± acres rezoned herein and to include 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 buildings shall be limited to 55 ft. in the western 200 feet of the Area from US 41 east 200 feet, and limited to 100 ft. in the remainder of the interior of the site.
2. HVAC equipment, loading zones, and dumpsters shall be screened from view from adjacent rights-of-way and nearby residences.

B. STORMWATER CONDITIONS:

1. Any fill within the 25-year or 100-year floodplains of the Curiosity Creek shall be compensated by the creation of an equal or greater storage volume above seasonal high water table. 100-year and 25-year floodplain compensation shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation).
2. 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.
3. 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.
4. Treatment and attenuation requirements shall be determined at the time of preliminary and/or final site plan submittal for those parcels lying within Area B.

C. BUFFERS:

1. A twenty (20) foot wide buffer with enhanced landscaping shall be provided along the US 41 frontages for the length of the property. This buffer shall be planted with three canopy trees (3" caliper, 12-ft. height, 5-foot spread), and 4 understory trees (2 inch caliper, 8 foot height, 3 foot spread) per 100 linear feet.
2. A minimum twenty (20) foot wide buffer with enhanced landscaping shall be provided along Buckeye Road. This buffer shall be planted with an informal arrangement of

understory trees containing six (6) evergreen trees (2" caliper as measured six inches from the base of the tree, 8-ft. height, 3-foot spread) and 33 shrubs (30-inches at time of planting) per 100 linear feet. At least two different species for each plant category shall be used.

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 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 A (General Agriculture) 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 2nd 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 1,041+/- acres
PDEZ-08-20(Z)(G)(R2) - AREA B

DP# 590610509

COM AT SE COR OF SEC 5, TWN 33S, RNG 18E; TH RUN N 89 DEG 32 MIN 14 SEC W ALG S LN OF SD SEC 5, A DIST OF 1327.98 FT; TH N 01 DEG 38 MIN 48 SEC E, A DIST OF 1381.30 FT TO POB; TH N 89 DEG 40 MIN 00 SEC W, A DIST OF 1385.56 FT; TH N 01 DEG 35 MIN 46 SEC E, ALG THE W LN OF THE NW 1/4 OF THE SE 1/4 OF SEC 5, A DIST OF 1218.43 FT; TH S 89 DEG 21 MIN 49 SEC E, ALG THE N LN OF SD NW 1/4 OF SE 1/4, A DIST OF 1267.35 FT; TH S 00 DEG 05 MIN 22 SEC E, A DIST OF 262.39 FT; TH S 89 DEG 39 MIN 52 SEC E, A DIST OF 260.46 FT; TH S 01 DEG 01 MIN 55 SEC W, A DIST OF 517.53 FT; TH N 85 DEG 31 MIN 12 SEC E, A DIST OF 78.17 FT; TH S 29 DEG 18 MIN 33 SEC W, A DIST OF 500.79 FT TO POB, TOGETHER WITH EASMT FOR INGRESS AND EGRESS AS DESC IN OR 2076/5155 PI#5906.1050/9

DP# 591400007

SW1/4 OF SW1/4 OF SEC 5, ALSO ALL THAT PART OF SEC 6 LY S & E OF U S 41 LESS A PARCEL DESC ORB 279 P 270, BEING DESC AS: A TRIANGULAR PARCEL OF LAND LYING IN SEC 6 DESC AS FOLLOWS: BEG AT THE NW COR OF LOT 1, JOHN PIPLACKS SUB; TH S 89 DEG 14 MIN 54 SEC E, ALG THE S LN ALSO BEING THE N LN OF SD LOT 1, A DIST OF 1334.54 FT; TH N 1 DEG 52 MIN 15 SEC W, ALG A LN OF OCCUPATION, 33.0 FT; TH S 89 DEG 20 MIN 35 SEC W, ALG A LN OF OCCUPATION, 1333.43 FT TO THE POB ; ALSO BEG AT SW COR OF S1/2 OF LOT 1 PIPLACK SUB PB 2 P 145; S 0 DEG 14 MIN 13 SEC E 2005.47 FT TO SW COR OF NE1/4 OF SEC 7; S 89 DEG 18 MIN 03 SEC E 2686.17 FT TO SE COR OF NE1/4 OF SEC 7 ; N 0 DEG 14 MIN 13 SEC W 2646.49 FT TO NE COR OF SEC 7; W ALG N LN OF SD SEC 1343.12 FT TO NE COR OF LOT 1, PIPLACK SUB; N 89 DEG 1 4 MIN 54 SEC W 8.59 FT; S 1 DEG 52 MIN 15 SEC E 301.17 FT; CONT S ALG E LN OF LOT 1 TO A PT 33 FT N OF SE COR OF S1/2 OF LOT 1; WLY 1343.5 FT TO POB; ALSO NW1/4 OF SEC 8 LESS RD R/W'S OFF W & S ALSO IN SEC 6,7,8 33 18; SUBJ TO EASMT DESC IN ORB 891 P 772, SD PROPERTY BEING FURTHER DESC IN OR 1117 PGS 2957 & 2961 PRMCF P-4 ALSO: SE1/4 OF SW1/4 & SW1/4 OF SE1/4; ALSO: A TRIANGULAR PARCEL OF LAND DESC AS FOLLOWS: BEG AT THE SW COR OF N1/2 OF LOT 1, JOHN PIPLACKS SUB, SD POB BEING FURTHER DESC AS BEING ON THE W LN OF SEC 7, 334.24 FT S OF NW COR OF LOT 1; TH ELY A DIST OF 1343.11 FT TO THE SE COR OF SD N1/2 OF LOT 1; NLY ALG E LN OF LOT 1 A DIST OF 33 FT; TH WLY 1343.53 FT TO THE POB, ALSO S1/2 OF LOT 1, LESS LAND DESC OR 279 P 275 & LESS HWY R/W FOR S.R. 45 , ALSO: W1/2 OF NE1/4 SUBJ TO BUCKEYE RD ON THE S AS DESC IN OR 889 P 9 PRMCF; ABOVE PROPERTY ALSO DESC IN OR 2148 P 3143 AS FOLLOWS: PARCEL 1 IN TWN 33S RNG 18 E FURTHER DESC AS: THE SW1/4 OF SE1/4 AND THE S1/2 OF SW1/4 OF SEC 5; ALSO, ALL THAT PART OF SEC 6 LYING S & E OF US HWY 41, LESS A TRIANGULAR PARCEL QUIT-CLAIMED BY R.B. WHISENANT & WIFE & THE BORDEN COMPANY TO HARRY E HENDERSON & WIFE UNDER DEED DTD 2/18/1966, FILED 4/8/1966 IN OR 279 P 270 DESCRIBED AS: BEG ON S BDRY OF SE1/4 OF SD SEC 6 AT NW COR OF LOT 1 OF JOHN PIPLACK'S SUBD, ACCORDING TO THE PLAT THEREOF REC IN PLAT BK 2 P 145 MANATEE CNTY FL, AND RUN S 89 DEG 14 MIN 54 SEC E ALG

SD S BDRY 1334.54 FT, TH N 1 DEG 52 MIN 15 SEC W 33 FT, TH S 89 DEG 20 MIN 35 SEC W 1333.43 FT TO POB; ALSO, THE NE1/4 OF NE 1/4 SEC 7; ALSO, PART OF THE N1/2 OF LOT 1 OF JOHN PIPLACK'S SUBD DESC AS: FROM THE NW COR OF SD LOT 1 RUN S 89 DEG 14 MIN 54 SEC E ALG N BDRY OF SD LOT 1 A DIST OF 1334.54 FT TO POB, FROM POB CONT S 89 DEG 14 MIN 54 SEC E 8.59 FT TO NE COR OF SD LOT 1, TH S 0 DEG 14 MIN 14 SEC E ALG E BDRY OF SD LOT 1 A DIST OF 301.09 FT TO PT 33 FT N OF SE COR OF SD N1/2 OF LOT 1, TH N 1 DEG 52 MIN 15 SEC W 301.17 FT TO POB; ALSO, PART OF N1/2 OF LOT 1 OF JOHN PIPLACK'S SUBD DESC AS: BEG AT SW COR OF SD N1/2 OF LOT 1 (WHICH BEG PT IS 334.24 FT S OF NW COR OF SD LOT 1), TH ELY 1343.11 FT TO SE COR OF SD N1/2 OF LOT 1, TH NLY ALG E LN OF SD LOT 1 A DIST OF 33 FT, TH WLY 1343.53 FT M/L TO POB; ALSO, THE S1/2 OF LOT 1 OF JOHN PIPLACK'S SUBD; ALSO, LOTS 6, 7, 8, 12 & 13 OF JOHN PIPLACK'S SUBD; ALSO, THE W1/2 OF NE1/4 & THE NW1/4 OF SEC 8; ALSO, [INSERT: "LESS R/W FOR US HWY 41 & SUBJ TO R/W FOR BUCKEYE RD."] PI#5914.0000/7

DP# 595900002

THE N1/2 OF LOT 1, JOHN PIPLACKS SUB (PB 2 P 145); TOGETHER WITH A TRIANGULAR PARCEL OF LAND LYING IN SEC 6, DESC AS FOL: BEG AT THE NW COR OF LOT 1, JOHN PIPLACK SUB; TH S 89 DEG 14 MIN 54 SEC E ALG THE S LN OF SD SEC, SD S LN ALSO BEING THE N LN OF SD LOT 1, A DIST OF 1334.54 FT; TH N 1 DEG 52 MIN 15 SEC W, ALG A LN OF OCCUPATION, 33.0 FT; TH S 89 DEG 20 MIN 35 SEC W, ALG A LN OF OCCUPATION, 1333.43 FT TO THE POB. LESS A TRIANGULAR PARCEL OF LAND LYING IN THE SD N1/2 OF LOT 1 DESC AS FOL: BEG AT THE SW COR OF SD N1/2 OF LOT 1; TH ELY ALG THE S LN OF SD N1/2 OF LOT 1 A DIST OF 1343.11 FT TO THE SE COR OF SD N1/2 OF LOT 1; TH NLY ALG THE E LN OF SD LOT 1, A DIST OF 33.0 FT; TH WLY 1343.52 FT TO THE POB. ALSO LESS A TRIANGULAR PARCEL OF LAND DESC AS FOL: COM AT THE NW COR OF LOT 1, JOHN PIPLACKS SUB; TH S 89 DEG 14 MIN 54 SEC E ALG THE N LN OF SD LOT 1 A DIST OF 1334.54 FT FOR POB; TH CONT S 89 DEG 14 MIN 54 SEC E 8.59 FT TO THE NE COR OF SD LOT 1; TH S 0 DEG 14 MIN 14 SEC E ALG THE E LN OF SD LOT 1, A DIST OF 301.09 FT TO A PT 33.0 FT N OF THE SE COR OF THE N1/2 OF SD LOT 1; TH N 1 DEG 52 MIN 15 SEC W ALG A LN OF OCCUPATION 301.17 FT TO THE POB (1414/2201). [INSERT: "LESS R/W FOR US HWY 41"] PI#5959.0000/2

DP# 590600059

ALL OF SEC 5 S OF TAMPA SOU RR R/W & LESS THE R/W OF ST RD 45 & LESS SW1/4 OF SW1/4, LESS 80 AC DESC IN ORB 818 P 960, ALSO LESS SE1/4 OF SW1/4 & SW1/4 OF SE1/4; SUBJ TO FPL EASMT DESC IN ORB 893 P 586; ALSO EASMT DESC ON ORB 891 P 772; LESS NW1/4 OF SE1/4 AS DESC IN OR 986 P 1137, ALSO LESS OR 1683 PG 7713 DESC AS FOLLOWS: COM AT THE NE COR OF SD SEC 5, TWN 33S, RNG 18E, TH S 00 DEG 36 MIN 49 SEC W A DIST OF 1946.97 FT AND THE POB; TH S 66 DEG 04 MIN 42 SEC W A DIST OF 433.16 FT TO AN IRON PIN; TH S 62 DEG 41 MIN 37 SEC W A DIST OF 1125.02 FT TO AN IRON PIN; TH S 00 DEG 22 MIN 35 SEC W A DIST OF 286.03 FT TO A PT; TH S 89 DEG 11 MIN 24 SEC E A DIST OF 1386.86 FT TO A PT ON THE E LN OF SD SEC 5; TH N 00 DEG 36 MIN 49 SEC E A DIST OF 997.52 FT TO THE POB, ALSO LESS OR 1683 PG 7729 CORRECTED IN OR 1917/1529 DESC AS FOLLOWS: COM AT THE SE COR OF SEC 5, TWN 33S, RNG 18E; TH N 89 DEG 14 MIN 55 SEC W ALONG THE S LN OF SD SEC 5, A DIST OF 1377.47 FT TO THE SW COR OF THE SE1/4 OF THE SE1/4 OF SD SEC 5; TH N 02 DEG 07 MIN 21 SEC E ALONG THE W BDRY OF SD SE1/4 OF THE SE1/4, A DIST OF 1333.16 FT TO THE NW COR OF THE SD SE1/4 OF THE SE1/4; TH N 89 DEG 11

MIN 24 SEC W ALONG THE S BDRY OF THE NW1/4 OF THE SE1/4, A DIST OF 1378.72 FT TO THE SW COR OF SD NW1/4 OF THE SE1/4 OF SEC 5, AND THE POB OF PARCEL C; TH CONT N 89 DEG 11 MIN 24 SEC W ALONG THE S LN OF THE N1/2 OF THE SW1/4 OF SD SEC 5, A DIST OF 2669.62 FT TO THE W LN OF SD SEC 5; TH N 01 DEG 59 MIN 34 SEC E ALONG THE SD W LN OF SEC 5, A DIST OF 1336.21 FT TO THE SW COR OF THE NW1/4 OF SEC 5; TH CONT N 01 DEG 59 MIN 34 SEC E ALONG THE SD W BDRY OF SEC 5, A DIST OF 955.22 FT TO THE SELY R/W LN OF US HWY 41; TH N 53 DEG 43 MIN 35 SEC E ALONG THE SD SELY R/W OF US HWY 41, A DIST OF 63.68 FT; TH S 01 DEG 59 MIN 34 SEC W 50.00 FT E OF AND PARALLEL TO THE AFOREMENTIONED W LN OF SEC 5, A DIST OF 993.63 FT TO THE S LN OF THE NW1/4 OF SD SEC 5, TH CONT ALONG SD LN S 01 DEG 59 MIN 34 SEC W A DIST OF 1286.20 FT; TH S 89 DEG 11 MIN 24 SEC E 50.00 FT NORTH OF AND PARALLEL TO THE SD S LN OF THE N1/2 OF THE SW1/4 OF SD SEC 5, A DIST OF 2619.66 FT TO THE E LN OF THE SD SW1/4 OF SEC 5; TH S 02 DEG 02 MIN 56 SEC W ALONG THE SD E LN OF THE SW1/4 OF SEC 5, A DIST OF 50.01 FT TO THE SD S LN OF THE N1/2 OF THE SW1/4 OF SEC 5, AND THE POB PI#5906.0005/9

PORT MANATEE ENCOURAGEMENT ZONE PDEZ-08-20 (Z)(G)(R2)

PDEZ-08-20 (Z)(G)(R2)

AREA B

Acreage - ± 1,041

Height, Bulk, Dimensional, & Landscape Requirements:

Zone B- Max. Height- 75 ft./interior*, 55 ft./perimeter*

Min. Setbacks- 25' F, 20' S, 30' R

FAR- .75 in IL and .5 in IH

Roadway Buffer- 20 ft. per 603.21.6.1

The minimum landscape open space is 15%

* Perimeter is outer 200' of area

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
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)
Airport, Public or Private
Bus RR Passenger Station
Helipad
Intermodal Terminal
Motor Freight Terminal
Motor Pool Facilities
Railroad Switching/Classification Yard
Warehouse

Bank Drive Thru
Drive Thru Eating Establishment
Dry Cleaners, pick up
Eating Establishments
Exterminating and Pest Control
Farm Equipment and Supply Establishment
Farm Service Establishment
Lumberyard
Hotels
Outdoor Storage
Service Station
Towing Service Establishment
Gas Pumps

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
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



- | | | |
|--|---|--|
| NEW EZ PARCELS | EXISTING EZ PARCELS | NEW PARCELS |
| FUTURE LAND USE | 590610509 | 590600059 |
| | 591400007 | |
| | 595900002 | |
| | 590600059 | |
| ROADS | | |



0 550 1,100 1,650
Feet

This map was developed by the Manatee County Geographic Information System
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for any other purpose. No warranty is made by the Manatee County GIS
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Map Date: 0000
Map Description: 0000

6/13/11
Copy to B Roy



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 3RD day of
JUNE, 20 11

R.B. SHORE
Clerk of Circuit Court

By: Nancy Harris d.c.