

FILED FOR RECORD
R. B. SHORE

2011 JUN 15 PM 12:03

CLERK OF THE CIRCUIT COURT
MANATEE CO. FLORIDA

PDEZ-08-21(Z)(G)(R2) – MANATEE COUNTY INITIATED REZONE
PORT MANATEE ENCOURAGEMENT ZONE, AREA C
(DTS # 20100281)

31
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 120.5 ACRES GENERALLY LOCATED SOUTH OF PORT MANATEE ON THE WEST SIDE OF US 41, NORTH OF BISHOP HARBOR RD/MOCCASIN WALLOW ROAD FROM PDR (PLANNED DEVELOPMENT, RESIDENTIAL) AND LM (LIGHT MANUFACTURING) TO THE PDEZ (PLANNED DEVELOPMENT ENCOURAGEMENT ZONE) ZONING DISTRICT AND APPROXIMATELY 35.2 ACRES GENERALLY LOCATED SOUTH OF I-275 ON THE WEST SIDE OF US 41, FROM PDMU (PLANNED DEVELOPMENT MIXED USE) TO THE PDEZ (PLANNED DEVELOPMENT ENCOURAGEMENT ZONE) ZONING DISTRICT, FOR A TOTAL ACREAGE OF 155.7+/- ACRES; APPROVING A REVISED GENERAL DEVELOPMENT PLAN TO INCLUDE THESE 155.7 ± ACRES AND INCLUDE 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 (155.7± ACRE REZONE; 254.7 ± TOTAL ACRES FOR GENERAL DEVELOPMENT PLAN – AREA C).

WHEREAS, Manatee County Government (the "Applicant") filed an application to rezone approximately 31.8 acres (the "property") from LM (Light Manufacturing) and approximately 35.2 acres from PDMU (Planned Development – Mixed Use) and approximately 88.7 acres from PDR (Planned Development Residential) described in Exhibit "A" for a total of 155.7± acres attached hereto, 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 155.7 ± acres to the existing 99± acres for a total of 254.7± 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 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 and Special 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 155.7± acres, generally described as Area C, 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 155.7± acres rezoned herein within Area C, 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 LM (Light Manufacturing), PDR (Planned Development – Residential) and PDMU (Planned Development – Mixed Use) 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.

Section 2. REVISED GENERAL DEVELOPMENT PLAN. The Revised General Development Plan is hereby approved for a total of 254.7± acres that includes the existing 99± acres and the additional 155.7± acres rezoned herein and add additional uses to the entire site to 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.
2. HVAC equipment, loading zones, and dumpsters shall be screened from view from adjacent rights-of-way and nearby residences. Screening shall be provided by materials consistent with the exterior finish materials of the buildings, landscaping, or other opaque materials.
3. Development Conditions for C-1:
The property located west of the CSX railroad right-of-way and designated as "IL" in Manatee County Ordinance 89-01 and Plan Amendment PA-10-09 (Ordinance 10-09), shall be subject to the following conditions:

- A. Due to the property's location within the Coastal High Hazard Area and within 500 feet of the Terra Ceia Aquatic Preserve, the following restrictions on uses otherwise permitted under the IL category shall apply:
 - a. The property shall be subject to Policy 4.3.1.4 restrictions on hazard wastes and shall not be exempt based on its close proximity to Port Manatee.
 - b. Vehicle or equipment repair shops shall be prohibited.
 - c. Privately operated airports or heliports shall be prohibited.
 - d. Except as may be necessary to accommodate stormwater outfalls, or as part of an approved wetland or wetland buffer restoration plan, and excepting an area as may be required to provide needed access to the southern portion of the property and as is otherwise consistent with the Comprehensive Plan, there shall be no dredging or filling:
 - i. within any areas comprising the Terra Ceia Aquatic Preserve;
 - ii. within coastal wetlands or wetland areas adjacent to the Terra Ceia Aquatic Preserve, or
 - iii. within 50 feet of any areas comprising the Terra Ceia Aquatic Preserve, coastal wetlands, or wetland areas adjacent to the Terra Ceia Aquatic Preserve.
 - e. No public infrastructure shall be located within the property.
- B. Areas consisting of jurisdictional wetlands shall not be counted toward the developable Floor Area Ratio.

- C. The development on the overall site shall not exceed 1,080,000 square feet.
- D. The above described specific property development conditions shall be considered as minimal requirements and there may be additional stipulations approved applicable to this property as part of the approval of any future General Development Plan, Preliminary Site Plan and Final Site Plan, as applicable.

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. There shall be a full 25-year attenuation on all stormwater ponds for those parcels lying east of the railroad track within Area C.
- 3. Any project located in the Buffalo Canal/Frog Creek Watershed shall be required to reduce the calculated predevelopment flow rate by a full fifty percent (50%). Modeling shall be used to determine pre and post development flows (southern most parcels of Area C only)

C. BUFFERS:

- 1. A twenty (20) foot wide buffer with enhanced landscaping shall be provided along the US 41 frontage 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 (2inch caliper, 8 foot height, 3 foot spread) per 100 linear feet. (not applicable to C-1)

Section 3. SPECIAL APPROVALS. 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. 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 LM (Light Manufacturing), PDR (Planned Development – Residential) and PDMU (Planned Development – Mixed Use) 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

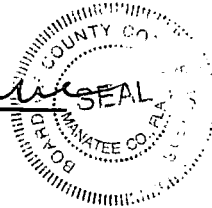


EXHIBIT "A"

Legal Descriptions 254.7+/- acres
PDEZ-08-21(Z)(G)(R2) - AREA C

DP# 621910409

THE NW 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE NW 1/4 AND THAT PART OF THE E 1/2 OF THE NW 1/4, LYING W OF THE R/R IN SEC 18/33S/18E; TOGETHER WITH THAT PORTION OF TRACT 18, LYING W OF R/R AND S OF THE N R/W LN OF ARMSTRONG RD AND THTA PORTIONS OF THE UNNUMBERED LOT LYING W OF R/R, REVISED MAP OF PIPLACKS SUB; AND TOGETHER WITH THE FOLLOWING PARCEL: BEGIN 68 FT WLY FROM THE NE COR OF THE NE 1/4 OF THE NW 1/4 OF SEC 18; AT THE PT WHERE THE WESTERN R/W LN OF US HWY 41 INT THE N LN OF SD NE 1/4 OF THE NW 1/4, AND RUN WLY ALG SD N LN 1055.02 FT TO THE EASTERN R/W LN OF THE SCL R/R; TH SLY ALG SD EASTERN R/W LN 100 FT; TH N 88 DEG 08 MIN 47 SEC E, 1056.27 FT TO THE WESTERN R/W LN OF US HWY 41; TH N 01 DEG 44 MIN 04 SEC W ALG SD R/W LN 100 FT TO THE POB (OR 2002 PG 1396) PI# 6219.1040/9

DP# 622116002

A PARCEL OF LAND IN THE SW1/4 OF SEC 18; DESC AS FOL: COM AT A PT ON THE N LN OF THE S1/2 OF THE NE1/4 OF THE SW1/4 OF SD SEC 18, WHERE SD LN INTERSECTS THE W R/W LN OF U S 41(SR 45); TH S 01 DEG 07 MIN 18 SEC E, ALG SD W R/W LN, 100 FT FOR A POB; TH CONT S 01 DEG 07 MIN 18 SEC E, ALG SD R/W LN A DIST OF 216 FT; TH S 89 DEG 42 MIN 26 SEC W, 217.80 FT; TH S 01 DEG 07 MIN 18 SEC E, 200 FT; TH N 89 DEG 42 MIN 26 SEC E, 217.80 FT TO SD W R/W LN; TH S 01 DEG 07 MIN 18 SEC E, ALG SD W R/W LN, 124.84 FT TO THE PC OF A CURVE, CONCAVE TO THE W, HAVING A RAD OF 5791.81 FT; TH SLY ALG THE ARC OF SD CURVE, THRU A C/A OF 00 DEG 46 MIN 23 SEC, A DIST OF 78.14 FT (CHORD=78.13 FT; CHORD BEARING=S 00 DEG 44 MIN 07 SEC E); TH N 86 DEG 08 MIN 14 SEC W, 281.61 FT; TH N 89 DEG 23 MIN 40 SEC W, 871.64 FT TO A PT ON THE E R/W LN OF C.S.X. R/R (FORMERLY S.C.L. R/R); TH ALG SD E R/W LN THE FOLLOWING COURSES & DIST: N 00 DEG 44 MIN 10 SEC E, 16.45 FT; TH N 89 DEG 45 MIN 32 SEC E, 16 FT; TH N 00 DEG 44 MIN 10 SEC E, 668.51 FT TO THE N LN OF THE S1/2 OF THE NE1/4 OF THE SW1/4 OF SD SEC 18; TH LEAVING SD R/W LN, RUN N 89 DEG 42 MIN 26 SEC E, 914.23 FT; TH S 01 DEG 07 MIN 18 SEC E, 100.0 FT; TH N 89 DEG 42 MIN 26 SEC E, 200 FT TO THE POB ALSO: COM AT THE SW COR OF SEC 18; TH N 89 DEG 45 MIN 32 SEC E, ALG THE S LN OF SD SEC 18, A DIST OF 1428.70 FT TO THE C/L OF THE C.S.X. R/R; TH N 00 DEG 44 MIN 10 SEC E, ALG SD C/L A DIST OF 1173 FT; TH S 89 DEG 45 MIN 32 SEC W, 65 FT TO A PT ON THE W R/W LN OF C.S.X. R/R SD PT BEING THE POB; TH CONT S 89 DEG 45 MIN 32 SEC W, 15.98 FT TO A PT ON THE W LN OF THE E1/2 OF THE SW1/4 OF SD SEC 18; TH N 00 DEG 06 MIN 36 SEC W, ALG SD W LN, A DIST OF 668.27 FT TO THE NE COR OF THE S1/2 OF THE NE1/4 OF THE SW1/4 OF SD SEC 18; TH N 89 DEG 42 MIN 26 SEC E, ALG THE N LN OF SD S1/2, A DIST OF 25.85 FT TO A PT ON THE AFOREMENTIONED W R/W LN OF C.S.X. R/R; TH S 00 DEG 44 MIN 10 SEC W, LG SD W LN, A DIST OF 668.39 FT TO THE POB.(1520/3311) PI#6221.1600/2

DP#623600053

THE SE1/4 OF SW1/4 OF SEC 18; LESS A PARCEL IN SW COR 127 YDS E & W BY 191 YDS N & S AS DESC IN DB 120 P 94; ALSO LESS TRACT IN SE COR 814 FT E & W BY 867 FT N & S, DESC IN DB 145 P 373, EXCEPT TO RR R/W ALG W SIDE AND SUBJ TO

MAINTAINED R/W FOR SR 45; ALSO LESS THAT PART INCLUDED IN OR 1520/3311 DESC AS FOLLOWS: COM AT A PT ON THE N LN OF THE S1/2 OF THE NE1/4 OF THE SW1/4 OF SD SEC 18, WHERE SD LN INTERSECTS THE W R/W LN OF U S 41 (SR 45); TH S 01 DEG 07 MIN 18 SEC E, ALG SD W R/W LN, 100 FT FOR A POB; TH CONT S 01 DEG 07 MIN 18 SEC E, ALG SD R/W LN, A DIST OF 216 FT; TH S 89 DEG 42 MIN 26 SEC W, 217.80 FT; TH S 01 DEG 07 MIN 18 SEC E, 200 FT; TH N 89 DEG 42 MIN 26 SEC E, 217.80 FT TO SD W R/W LN; TH S 01 DEG 07 MIN 18 SEC E, ALG SD W R/W LN, 124.84 FT TO THE PC OF A CURVE, CONCAVE TO THE W, HAVING A RAD OF 5791.81 FT; TH SLY, ALG THE ARC OF SD CURVE; THRU A C/A OF 00 DEG 46 MIN 23 SEC, A DIST OF 78.14 FT (CHORD=78.13 FT; CHORD BEARING= S 00 DEG 44 MIN 07 SEC E); TH N 86 DEG 08 MIN 14 SEC W, 281.61 FT; TH N 89 DEG 23 MIN 40 SEC W, 871.64 FT TO A PT ON THE E R/W LN OF C.S.X. R/R (FORMERLY S.C.L. R/R) TH ALG SD E R/W LN THE FOLLOWING COURSES & DIST: N 00 DEG 44 MIN 10 SEC E, 16.45 FT; TH N 89 DEG 45 MIN 32 SEC E, 16 FT; TH N 00 DEG 44 MIN 10 SEC E, 668.51 FT TO THE N LN OF THE S1/2 OF THE NE1/4 OF THE SW1/4 OF SD SEC 18; TH LEAVING SD R/W LN RUN N 89 DEG 42 MIN 26 SEC E, ALG SD N LN 914.23 FT; TH S 01 DEG 07 MIN 18 SEC E, 100 FT; TH N 89 DEG 42 MIN 26 SEC E, 200 FT TO THE POB; COM AT THE SW COR OF SEC 18; TH N 89 DEG 45 MIN 32 SEC E, ALG THE S LN OF SD SEC 18, A DIST OF 1428.70 FT TO THE C/L OF THE C.S.X. R/R; TH N 00 DEG 44 MIN 10 SEC E, ALG SD C/L, A DIST OF 1173 FT; TH S 89 DEG 45 MIN 32 SEC W, 65 FT TO A PT ON THE W R/W LN OF C.S.X. R/R (FORMERLY S.C.L. R/R) SD PT BEING THE POB; TH CONT S 89 DEG 45 MIN 32 SEC W, 15.98 FT TO A PT ON THE W LN OF THE E1/2 OF THE SW1/4 OF SD SEC 18; TH N 00 DEG 06 MIN 36 SEC W, ALG SD W LN, A DIST OF 668.27 FT TO THE NE COR OF THE S1/2 OF THE NE1/4 OF THE SW1/4 OF SD SEC 18; TH N 89 DEG 42 MIN 26 SEC E, ALG THE N LN OF SD S1/2, A DIST OF 25.85 FT TO A PT ON THE AFOREMENTIONED W R/W LN OF C.S.X. R/R; TH S 00 DEG 44 MIN 10 SEC W, ALG SD W LN, A DIST OF 668.39 FT TO THE POB. PI#6236.0005/3

DP# 674600002

THE S1/2 OF NE1/4 OF NW1/4 OF SEC 30; LESS & EXCEPT THE ELY 200 FT THEREOF CONVEYED TO THE STATE OF FLORIDA BY DEED REC IN ORB 291 P 331 PRMCF; LESS & EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF FLORIDA, BY DEEDS REC IN ORB 994 P 1800 & 1802, SD PORTION BEING MORE PARTICULARLY DESC AS FOLLOWS: A PARCEL OF LAND IN SEC 30, MORE PARTICULARLY DESC AS FOLLOWS: COM AT THE SE COR OF THE NE1/4 OF THE NW1/4 OF SD SEC 30, TH RUN N 89 DEG 34 MIN 22 SEC W 200.00 FT TO THE POB, TH CONTINUE N 89 DEG 34 MIN 22 SEC W 67.23 FT, TH N 01 DEG 38 MIN 01 SEC W 197.11 FT TO THE BEGINNING OF A CURVE CONCAVE TO THE SWLY HAVING A RADIUS OF 216.00 FT, TH RUN NWLY ALG SD CURVE 241.67 FT THROUGH A C/A OF 64 DEG 06 MIN 17 SEC TO THE END OF SD CURVE, TH N 65 DEG 44 MIN 19 SEC W 176.88 FT, TH N 69 DEG 33 MIN 09 SEC W 188.98 FT TO THE BEGINNING OF A CURVE CONCAVE TO THE SWLY HAVING A RADIUS OF 2197.83 FT, TH RUN NWLY ALG SD CURVE 541.67 FT THROUGH A C/A OF 14 DEG 07 MIN 15 SEC TO THE END OF THIS PORTION OF SD CURVE, TH N 89 DEG 57 MIN 43 SEC E 1071.43 FT TO THE WLY R/W LINES FOR SR 45 (U S 41), TH S 00 DEG 39 MIN 25 SEC W ALG THE WLY R/W LN OF SR 45 (U S 41) A DIST OF 652.84 FT TO THE POB (OR 1396 P 3246) PI#6746.0000/2

DP# 675210059

THAT PART OF THE FOLLOWING DESC LAND LYING S OF THE S R/W LN OF I-275; THE E1/2 OF THE NW1/4 OF THE NW1/4 SEC 30, TWN 33S, RNG 18E, LYING E OF R/W OF

TAMPA SOUTHERN RR PI#6752.1005/9

DP# 675820005

COM AT THE SW COR OF THE SW1/4 OF THE NW1/4 OF THE NW1/4 OF SD SEC 30; RUN TH N 88 DEG 45 MIN 40 SEC E, ALG THE S LN OF SD NW1/4 OF THE NW1/4, 750.53 FT TO A PT OF INTERSECTION WITH THE C/L OF GRANTOR'S MAIN TRACK; TH CONTINUE N 88 DEG 45 MIN 40 SEC E, 67.92 FT TO A PT ON GRANTOR'S ELY R/W LN LOCATED 65 FT ELY, AS MEASURED AT R/A, FM SD C/L & THE POB OF THE PARCEL OF LAND TO BE DESCRIBED; FM THE POB THUS DESC CONTINUE TH N 88 DEG 45 MIN 40 SEC E, 1,654.37 FT TO THE WLY R/W LN OF U S HWY NO 41 (A 200-FT R/W); TH S 00 DEG 49 MIN 25 SEC E, ALG SD WLY R/W LN, 410.84 FT TO A PT LOCATED 25 FT NLY, AS MEASURED AT R/A, FM THE C/L OF GRANTOR'S SPUR TRACK; TH S 88 DEG 29 MIN 33 SEC W, PARALLEL WITH THE C/L OF SD SPUR TRACK, 1,484.43 FT TO THE PT OF A CURVE CONCAVE SELY, HAVING A RADIUS OF 581.88 FT & A C/A OF 33 DEG 52 MIN 46 SEC; TH SELY, ALG THE ARC OF SD CURVE, 344.07 FT, SD CURVE HAVING A CHORD DISTANCE OF 339.08 FT ON A LN THAT BEARS S 71 DEG 33 MIN 10 SEC W, FM SD PT OF CURVE; TH N 15 DEG 36 MIN 40 SEC E, ALG GRANTOR'S ELY R/W LN, 541.35 FT TO THE POB; CONTAINING 16.55 ACRES, M/L. LESS: THE FOLLOWING DESC PORTION THEREOF CONVEYED TO THE STATE OF FLORIDA FOR RD R/W: BEG AT A PT N 89 DEG 34 MIN 22 SEC W 200.00 FT FM THE NE COR OF THE SE1/4 OF THE NW1/4 OF SD SEC 30; TH RUN S 0 DEG 39 MIN 25 SEC W 410.80 FT; TH N 89 DEG 47 MIN 20 SEC W 50.79 FT; TH N 1 DEG 38 MIN 01 SEC W 411.25 FT; TH S 89 DEG 34 MIN 22 SEC E 67.23 FT TO THE POB. CONTAINING 24,245 SQ FT, OR 0.557 ACRE, M/L (OR 1396 P 3246) PI#6758.2000/5

DP# 600700059

LOT 18, JOHN PIPLACKS SUB, [INSERT "LESS H/W R/W OF ST RD 45"], ALSO LESS TAMPA SOUTHERN RR R/W, [INSERT "ALSO LESS THAT PART INCLUDED IN MAINTAINED ARMSTRONG RD REC IN RP BK 4 PG 61-63, PER AFF REC IN OR 805 PG 887"], ALSO LESS THAT PART INCLUDED IN OR 1765 PG 6190 DESC AS FOLLOWS: THAT PART OF TRACT 18, REVISED MAP OF JOHN PIPLACKS SUB, PER PB 2 PG 145, LYING WEST OF THE RR R/W AND SOUTH OF THE NORTH R/W LN OF ARMSTRONG RD, AS SUCH R/W IS EXTENDED WLY FROM ARMSTRONG RD LYING EAST OF RR R/W TO THE W LN OF THE E1/2 OF THE SW1/4 OF SEC 7 PI#6007.0005/9

DP# 602400059

SE1/4 OF SW1/4 LESS 130 FT FOR RR R/W & [INSERT "LESS H/W R/W FOR ST RD 45"], ALSO LESS THAT PART OF THE SE1/4 OF THE SW1/4 OF SEC 7 LYING WEST OF THE RR R/W PI#6024.0005/9

DP# 621910209

THAT PART OF THE E1/2 OF NW1/4 OF SEC 18, LYING N OF A NATURAL SLOUGH, LESS LANDS W OF RR, LESS R/W FOR SD RR, LESS THE N 100 FT THEREOF, ALSO LESS R/W FOR US HWY 41, THE ABOVE MORE PARTICULARLY DESC AS FOLL; COM AT NE COR OF SD E1/2 OF NW1/4 OF SEC 18; TH N 89 DEG 39 MIN 30 SEC W, ALG N LN OF SD SEC A DIST OF 86 FT TO W R/W LN OF US 41; TH S 00 DEG 10 MIN 10 SEC E ALG SD R/W LN, 100 FT FOR POB; TH N 89 DEG 38 MIN 30 SEC W PARALLEL TO & 100 FT S OF SD N LN OF SEC 18 A DIST OF 1041.76 FT TO E R/W OF SCL RR; TH S 00 DEG 44 MIN 10 SEC W,

ALG SD R/W PARALLEL TO C/L OF TRACKS OF SD RR & 65 FT E OF SD C/L 2265.28 FT; TH N 56 DEG 49 MIN 54 SEC E 1284.77 FT TO A PT ON AFOREMENTIONED W R/W LN OF US 41; TH N 00 DEG 10 MIN 10 SEC W ALG SD R/W LN, 1555.73 FT TO POB, THE ABOVE CONT 46.3 AC, M/L, DESC (838/412); LESS: COM AT THE NE COR OF SD E 1/2 OF THE NW 1/4 OF SEC 18; TH N 89 DEG 38 MIN 30 SEC W, ALG THE N LN OF SD SEC 18, A DIST OF 85.36 FT TO TE W R/W LN OF US HWY 41; TH S 00 DEG 10 MIN 10 SEC E, ALG SD R/W LN, A DIST OF 100 FT FOR A POB; TH N 89 DEG 38 MIN 30 SEC W, PAR TO & 100 FT S OF THE SD N LN OF SEC 18, A DIST OF 1041.69 FT TO THE E R/W LN OF THE SCL RR; TH S 00 DEG 36 MIN 29 SEC W, ALG SD R/W, PAR TO THE C/L OF THE TRACKS OF SD RR AND 65 FT E OF SD C/L, A DIST OF 750.01 FT; TH S 89 DEG 38 MIN 30 SEC E, A DIST OF 1051.87 FT TO A PT ON THE AFOREMENTIONED W R/W LN OF US HWY 41; TH N 00 DEG 10 MIN 10 SEC W, ALG SD R/W LN, A DIST OF 750.03 FT TO THE POB (1499/3612), ALSO LESS OR 1918/4542 DESC AS: BEGIN AT A PT ON THE WLY R/W OF US HWY 41 IN SEC 18, SD PT BEING THE SE COR OF THAT CERTAIN PARCEL CONVEYED BY VECTOR INVESTMENT OF MANATEE, LLC TO TRILECTRON INDUSTRIES INC, IN OR 1499/3612; TH RUN S 00 DEG 10 MIN 10 SEC E ALG THE AFOREMENTIONED WLY R/W OF US 41, 413.04 FT; TH LEAVING SD R/W, RUN N 89 DEG 38 MIN 30 SEC W, 1057.47 FT TO THE ELY R/W OF THE SEABOARD COASTLINE RAILROAD, SD PT BEING 65.00 FT E OF THE C/L OF THE TRACKS OF SD RAILROAD; TH RUN N 00 DEG 36 MIN 29 SEC E, PAR TO AND 65.00 FT ELY OF THE SD TRACK C/L, 413.02 FT; TH S 89 DEG 38 MIN 30 SEC E, 1015.87 FT TO THE POB. THE ABOVE DESC PARCEL BEING AND LYING IN SEC 18, TWN 33, RNG 18, CONTAINS 10.00 ACRES M/L. COMMENCE AT THE NE COR OF SD E 1/2 OF THE NW 1/4 OF SEC 18; TH N 89 DEG 38 MIN 30 SEC W, ALG THE N LN OF SD SEC 18, A DIST OF 86.00 FT TO THE W R/W LN OF US HWY 41; TH ALG THE WSLY R/W OF US 41, S 00 DEG 10 MIN 10 SEC E FOR 1263.07 FT FOR A POB; TH CONT ALG THE WSLY R/W OF US 41, S 00 DEG 10 MIN 10 SEC E FOR 392.62 FT; TH S 56 DEG 49 MIN 54 MIN W FOR 1284.77 FT, TO THE E LN OF TAMPA SOUTHERN RR; TH ALG SD LN OF SD TAMPA SOUTHERN RR, N 00 DEG 44 MIN 10 SEC E FOR 1102.24 FT; TH S 89 DEG 38 MIN 30 SEC E FOR 1060.14 FT; TO THE POB.(2013/4196) PI#6219.1020/9

DP# 621910309

BEGIN AT A PT ON THE WLY R/W OF US HWY 41 IN SEC 18, SD PT BEING THE SE COR OF THAT CERTAIN PARCEL CONVEYED BY VECTOR INVESTMENT OF MANATEE, LLC TO TRILECTRON INDUSTRIES INC, IN OR 1499/3612; TH RUN S 00 DEG 10 MIN 10 SEC E ALG THE AFOREMENTIONED WLY R/W OF US 41, 413.04 FT; TH LEAVING SD R/W, RUN N 89 DEG 38 MIN 30 SEC W, 1057.47 FT TO THE ELY R/W OF THE SEABOARD COASTLINE RAILROAD, SD PT BEING 65.00 FT E OF THE C/L OF THE TRACKS OF SD RAILROAD; TH RUN N 00 DEG 36 MIN 29 SEC E, PAR TO AND 65.00 FT ELY OF THE SD TRACK C/L, 413.02 FT; TH S 89 DEG 38 MIN 30 SEC E, 1015.87 FT TO THE POB. THE ABOVE DESC PARCEL BEING AND LYING IN SEC 18, TWN 33, RNG 18, CONTAINS 10.00 ACRES M/L. (1918/4542) PI#6219.1030/9

DP# 622410058

S1/2 OF N1/2 OF NE1/4 OF SW1/4 OF SEC 18; LESS RD R/W OFF E & RR R/W OFF W P-17-4 PI#6224.1005/8

PORT MANATEE ENCOURAGEMENT ZONE
PDEZ-08-21 (Z)(G)(R2)

PDEZ-08-21 (Z)(G)(R2)

AREA C

Acres - 254.7

Height, Bulk, Dimensional, & Landscape Requirements:

Zone C- Max. Height- 55 ft.
Min. Setbacks- 25'-F, 20'-S, 35'-R
FAR- .75 in IL
Roadway Buffer- 20 ft. per 603.216.1
20 ft. screening buffer along rear property line
of 3 southern lots

The minimum landscape open space is 15%

USES IN IL

Agricultural Research Facilities
Short Term Agricultural Uses
Agricultural Products Processing
Plants
Agriculture
Farming Service Establishments
Industrial Service Establishment
Motor Vehicle Repair, Major (not
allowed in C-1)
Office
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
Printing, Medium
Printing, Heavy
Wholesale Trade Establishment
Light Manufacturing
Research and Development Activity
Antennas
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
Outdoor Advertising Signs
Lumberyard
Outdoor Storage
Towing Service Establishment
Minor Earthmoving
Major Earthmoving
Passive Recreational Uses
Day Care Facilities (Accessory)
Bus RR Passenger Station
Helistop (not allowed in C-1)
Intermodal Terminal
Motor Freight Terminal
Motor Pool Facilities
Warehouse
Mini-warehouse

Construction services establishment
Building materials establishment
Motor vehicle sales, rental & leasing
School of special education
Neighborhood retail
Bank
Business service
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: *Maggie Lester* D.C.



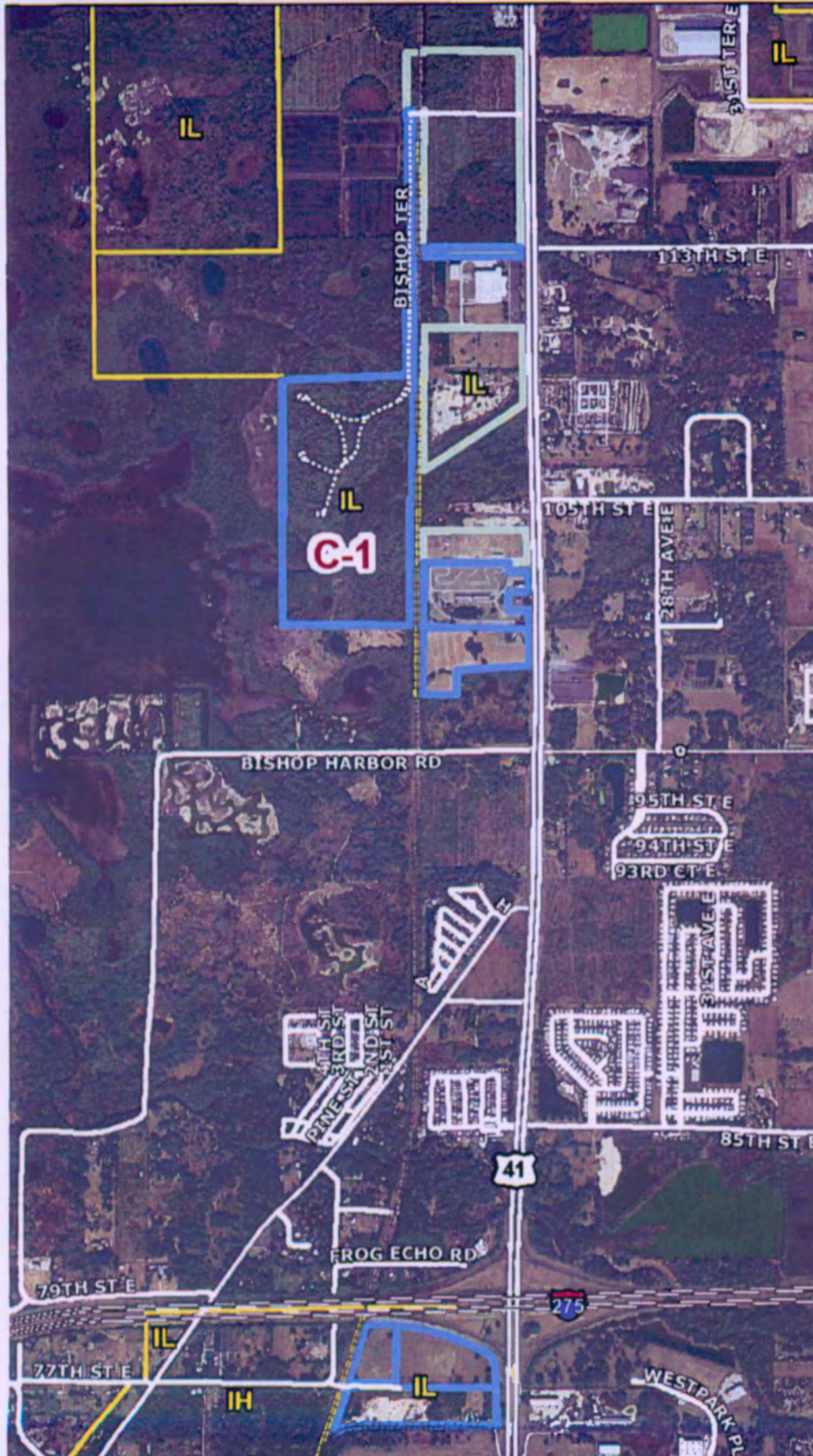
See zoning ordinance PDEZ-08-21 (Z)(G)(R2)
for C-1 development conditions

EXISTING EZ PARCELS

600700059
602400059
621910209
621910309
622410058

NEW PARCELS

621910409
622116002
623600053
674600002
675210059
675820005



- NEW EZ PARCELS
- EXISTING EZ PARCELS
- FUTURE LAND USE
- ROADS

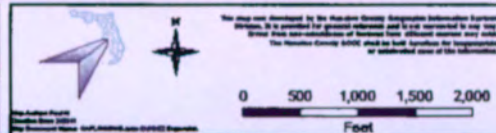
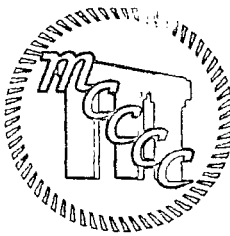


Exhibit "B"



Manatee County

R.B. "Chips" Shore

Clerk of the Circuit Court and Comptroller

P.O. Box 25400 • Bradenton, Florida 34206 • (941) 749-1800 • FAX (941) 741-4082 • www.manateeclerk.com

June 10, 2011

Florida Department of State
Attn: Liz Cloud, Chief
Administrative Code Unit
R.A. Gray Building, Room 101
500 S. Bronough Street
Tallahassee, Florida 32399-0250

Dear Ms. Cloud:

Enclosed are two certified copies of **PDEZ-08-19(Z)(G)(R3)**; **PDEZ-08-21(Z)(G)(R2)**; and **PDEZ-08-22(Z)(G)(R2)**, adopted by the Board of County Commissioners, Manatee County, Florida, in open session on June 7, 2011.

Please stamp each copy with the date filed by the Office of the Secretary of State, retain one copy for your file, and return one copy to my office.

Sincerely,

R. B. Shore

By: Maggie Riester

RBS: mr
Enclosures

"Pride in Service with a Vision to the Future"

Clerk of Circuit and County Court - Clerk of Board of County Commissioners - County Comptroller, Auditor and Recorder



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

BRADENTON HERALD

WWW.BRADENTON.COM
P.O. Box 921
Bradenton, FL 34206-0921
102 Manatee Avenue West
Bradenton, FL 34205-8894
Ph: 941-745-7066
Fax: 941-708-7758

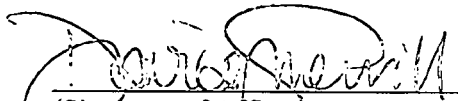
Bradenton Herald
Published Daily
Bradenton, Manatee County, Florida

RECEIVED
APR 19 2011
BOARD RECORDS

STATE OF FLORIDA COUNTY OF MANATEE

Before the undersigned authority personally appeared Danica Sherrill, 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, **LEGAL NOTICE OF ZONING CHANGES** as published in said newspaper in the issue **03/25/2011**.

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
25 Day of March, 2011



SEAL & Notary Public

Personally Known ☒ OR Produced Identification ☐
Type of Identification Produced _____



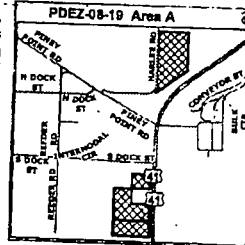
NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN, pursuant to Section 125.66 of Florida Statutes, that the Board of County Commissioners of Manatee County, Florida, proposes to adopt the following by Ordinances: PDEZ-08-19(Z)(G)(R2), PDEZ-08-20(Z)(G)(R2), PDEZ-08-21(Z)(G)(R2), PDEZ-08-22(Z)(G)(R2).

The public hearing on the ordinances will be held on **Thursday, April 7, 2011, at 9:00 a.m.**, or as soon thereafter as same may be heard in the Board of County Commissioners Chambers at the Manatee County Administrative Complex, 1112 Manatee Avenue West, first floor, Bradenton, Florida. This is the first of two required public hearings the second public hearing is scheduled for **Tuesday, May 5, 2011 at 9:00 a.m.**, or as soon thereafter as same may be heard.

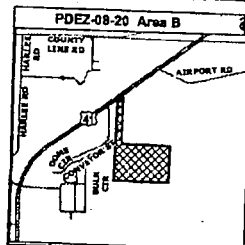
A. **PDEZ-08-19(Z)(G)(R2) - COUNTY INITIATED REZONE - PORT MANATEE ENCOURAGEMENT ZONE, AREA A** DTS # 20100229

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 55.5 acres in the general area of South Dock Street, US 41 and Harlow Road at 12257 US 41 North, 12291 US 41 North, 13838 Harlow Road, 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 55.5 ± acres and add additional uses to the entire site for 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 (55.5 ± acre rezone; 325.5 ± total acres for General Development Plan - Area A).



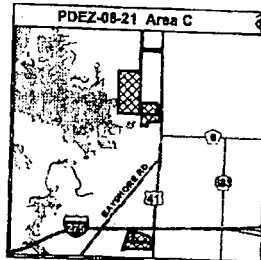
B. **PDEZ-08-20(Z)(G)(R2) - COUNTY INITIATED REZONE - PORT MANATEE ENCOURAGEMENT ZONE, AREA B** DTS # 20100280

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 add additional uses to the entire site for 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).



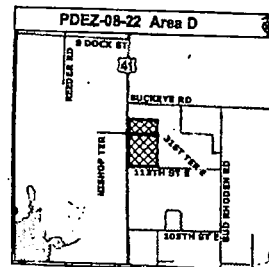
C. **PDEZ-08-21(Z)(G)(R2) - COUNTY INITIATED REZONE - PORT MANATEE ENCOURAGEMENT ZONE, AREA C** DTS # 20100281

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 120.5 acres generally located south of Port Manatee on the west side of US 41, north of Bishop Harbor Rd/Moccasini Wallow Road from PDR (Planned Development Residential) and LM (Light Manufacturing) to the PDEZ (Planned Development Encouragement Zone) zoning district and approximately 35.2 acres generally located south of I-275 on the west side of US 41, from PDMU (Planned Development Mixed Use) to the PDEZ (Planned Development Encouragement Zone) zoning district, for a total acreage of 155.7 ± acres; approving a Revised General Development Plan to include these 155.7 ± acres and add additional uses to the entire site for 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 (155.7 ± acre rezone; 254.7 ± total acres for General Development Plan - Area C).



D. **PDEZ-08-22(Z)(G)(R2) - COUNTY INITIATED REZONE - PORT MANATEE ENCOURAGEMENT ZONE, AREA D** DTS # 20100282

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 57 acres generally located south of Buckeye Road on the east side of US 41, north of 113th Street East, from LM (Light Manufacturing) to the PDEZ (Planned Development Encouragement Zone) zoning district; approving a Revised General Development Plan to include these 57 ± acres and add additional uses to the entire site for 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 (57 ± acre rezone; 190 ± total acres for General Development Plan - Area D).



The Public is invited to speak at this hearing, subject to proper rules of conduct. The hearing may be continued from time to time to a date and time certain. The Public may also provide written comments for the Board of County Commissioners to consider.

Interested parties may appear and be heard at the meeting with respect to the proposed Ordinance. Pursuant to Section 286.0105 of Florida Statutes, if any person decides to appeal any decision made by the Board with respect to any matter to be considered at the meeting or hearing, he or she will need a record of the proceedings and for such purpose, she or he may need to ensure that a verbatim record of the proceedings is made, which record would include any testimony or evidence upon which the appeal is to be based.

The proposed Ordinances are available for public inspection at the Manatee County Building and Development Services department, 1112 Manatee Avenue West, second floor, Bradenton, Florida, during regular business hours. A reasonable charge may be made for the provision of copies.

Rules of procedure for this public hearing are in effect pursuant to Resolution 05-180. A copy of this Resolution is available for review or purchase from the Planning Department (see address below).

Please Send Comments To:

Manatee County Building and Development Services Department
Attn: Agenda Coordinator
1112 Manatee Ave. West 2nd Floor
Bradenton, FL 34205

All written comments will be entered into the record.

For More Information: Copies of the proposed amendment will be available for review and copying at cost approximately 10 (10) days prior to the public hearing. Information may also be obtained by calling 748-3070 x 6878, between 8:00 AM - 5:00 PM. Individuals with disabilities: The Board of County Commissioners of Manatee County does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions including one's access to and participation in public hearings. Anyone requiring reasonable accommodation for this meeting as provided for in the ADA, should contact Kaycee Ellis at 742-5800, TDD ONLY 742-5802 and mail 60 seconds, FAX 745-3790.

According to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made with respect to any matters considered at such meetings or hearings, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record would include any testimony or evidence upon which the appeal is to be based.

SAID HEARING MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS.

MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS
Manatee County Building and Development Services Department
Manatee County, Florida

096610

SARASOTA HERALD-TRIBUNE
PUBLISHED DAILY
SARASOTA, SARASOTA COUNTY, FLORIDA

RECEIVED

APR 19 2011

BOARD RECORDS

Bobbi Roy
Manatee County Planning Dept.
1112 Manatee Ave. W., 4th. flr.
Bradenton, FL 34205

STATE OF FLORIDA
COUNTY OF MANATEE

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

Board of Commissioners Meetings

IN THE COURT WAS PUBLISHED IN MANATEE EDITION
OF SAID NEWSPAPER IN THE ISSUES OF:

March 25, 2011

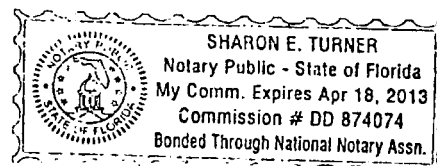
AFFIANT FURTHER SAYS THAT THE SAID SARASOTA HERALD-TRIBUNE
IS A NEWSPAPER PUBLISHED AT SARASOTA, IN SAID SARASOTA COUNTY,
FLORIDA, AND THAT THE SAID NEWSPAPER HAS THERETOFORE BEEN
CONTINUOUSLY PUBLISHED IN SAID SARASOTA COUNTY, FLORIDA,
EACH DAY, AND HAS BEEN ENTERED AS SECOND CLASS MAIL MATTER
AT THE 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 IN THE SAID NEWSPAPER.

SIGNED _____

SWORN TO AND SUBSCRIBED BEFORE ME THIS 25th DAY OF MARCH, 2011
A.D., BY SHARI BRICKLEY WHO IS PERSONALLY KNOWN TO ME.

(SEAL) _____

NOTARY PUBLIC



NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN, pursuant to Section 125.66 of Florida Statutes, that the Board of County Commissioners of Manatee County, Florida, proposes to adopt the following by Ordinances: PDEZ-08-19(Z)(G)(R2), PDEZ-08-20(Z)(G)(R2), PDEZ-08-21(Z)(G)(R2), PDEZ-08-22(Z)(G)(R2).

The public hearing on the ordinances will be held on **Thursday, April 7, 2011, at 9:00 a.m.**, or as soon thereafter as same may be heard in the Board of County Commissioners Chambers at the Manatee County Administrative Complex, 1112 Manatee Avenue West, first floor, Bradenton, Florida. This is the first of two required public hearings the second public hearing is scheduled for **Tuesday, May 5, 2011 at 9:00 a.m.**, or as soon thereafter as same may be heard.

A. PDEZ-08-19(Z)(G)(R2) - COUNTY INITIATED REZONE - PORT MANATEE ENCOURAGEMENT ZONE, AREA A

DTS # 20100279

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 55.5 acres in the general area of South Dock Street, US 41 and Harlee Road at 12257 US 41 North, 12291 US 41 North, 13838 Harlee Road, 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 55.5 ± acres and add additional uses to the entire site for 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 (55.5 ± acre rezone; 325.5 ± total acres for General Development Plan - Area A).

B. PDEZ-08-20(Z)(G)(R2) - COUNTY INITIATED REZONE - PORT MANATEE ENCOURAGEMENT ZONE, AREA B

(DTS # 20100280)

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 add additional uses to the entire site for 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).

C. PDEZ-08-21(Z)(G)(R2) - COUNTY INITIATED REZONE - PORT MANATEE ENCOURAGEMENT ZONE, AREA C

DTS # 20100281

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 120.5 acres generally located south of Port Manatee on the west side of US 41, north of Bishop Harbor Rd/Moccasin Wallow Road from PDR (Planned Development Residential) and LM (Light Manufacturing) to the PDEZ (Planned Development Encouragement Zone) zoning district and approximately 35.2 acres generally located south of I-275 on the west side of US 41, from PDMU (Planned Development Mixed Use) to the PDEZ (Planned Development Encouragement Zone) zoning district, for a total acreage of 155.7 ± acres; approving a Revised General Development Plan to include these 155.7 ± acres and add additional uses to the entire site for 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 (155.7 ± acre rezone; 254.7 ± total acres for General Development Plan - Area C).

D. PDEZ-08-22(Z)(G)(R2) - COUNTY INITIATED REZONE - PORT MANATEE ENCOURAGEMENT ZONE, AREA D
DTS # 20100282

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 57 acres generally located south of Buckeye Road on the east side of US 41, north of 113th Street East, from LM (Light Manufacturing) to the PDEZ (Planned Development Encouragement Zone) zoning district; approving a Revised General Development Plan to include these 57 ± acres and add additional uses to the entire site for 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 (57± acre rezone; 190 ± total acres for General Development Plan - Area D).

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Attn: Agenda Coordinator
1112 Manatee Ave. West 2nd Floor
Bradenton, FL 34205

All written comments will be entered into the record.

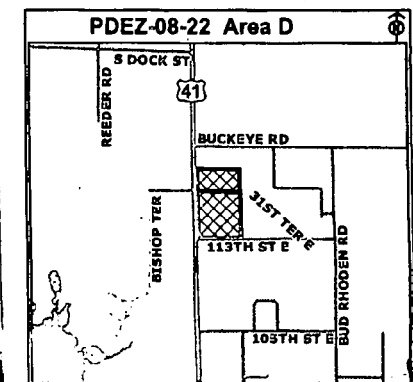
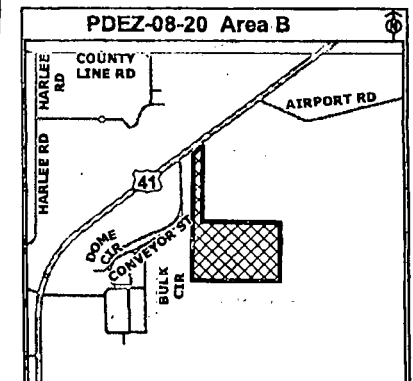
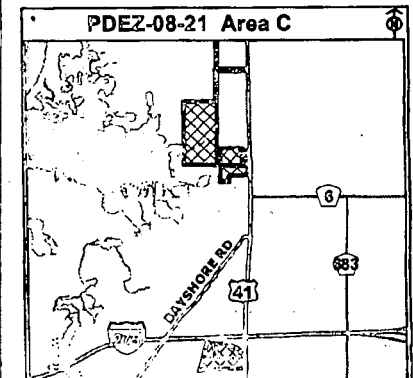
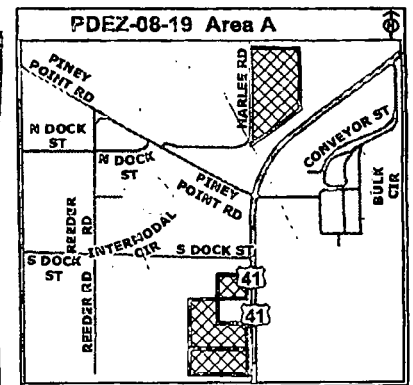
For More Information: Copies of the proposed amendment will be available for review and copying at cost approximately ten (10) days prior to the public hearing. Information may also be obtained by calling 749-3070 x 6878, between 8:00 AM - 5:00 PM.

Americans With Disabilities: The Board of County Commissioners of Manatee County does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions including one's access to and participation in public hearings. Anyone requiring reasonable accommodation for this meeting as provided for in the ADA, should contact Kaycee Ellis at 742-5800; TDD ONLY 742-5802 and wait 60 seconds, FAX 745-3790.

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SAID HEARING MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS.

MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS
Manatee County Building and Development Services Department
Manatee County, Florida



**AFFIDAVIT OF POSTING OF PUBLIC NOTICE SIGN, AND
NOTIFICATION BY U.S. MAIL TO CONTIGUOUS PROPERTY OWNERS**

STATE OF

Florida

COUNTY OF

Manatee

BEFORE ME, the undersigned authority, personally appeared Bobb Ray, who, after having first been duly sworn and put upon oath, says as follows:

1. That he/she is the County Employee (county employee.) of the property identified in the application for PDR-08-19(Z)(G)(R2) - Area A - PDEZ-08-20(Z)(G)(R2) - Area B - PDEZ-08-21(Z)(G)(R2) Area C - PDEZ-08-22(Z)(G)(R2) Area D - County Initiated Rezone - Port Manatee Encouragement Zone to be heard before the Manatee County Planning Commission at a public hearing to be held on 03/10/11 and to be heard before the Manatee County Board of County Commissioners at a public hearing to be held on 04/07/11 and 05/05/11 and as such, is authorized to execute and make this Affidavit and is familiar with the matters set forth herein, and they are true to the best of his/her knowledge, information, and belief.

2. That the Affiant has caused the required public notice sign to be posted pursuant to Manatee County Ordinance No. 90-01, on the property identified in the application, and the sign(s) was conspicuously posted 5 feet from the front property line on the 25 day of January, 2011.

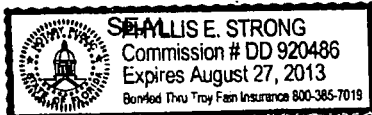
3. That the Affiant has caused the mailing of the required letter of notification to property owners within 500 feet of the project boundary pursuant to Manatee County Ordinance No. 90-01, as amended, by U.S. Mail, on the 25 day of January, 2011, and attaches hereto, as a part of and incorporated herein, a complete list of the names and addresses of the persons entitled to notice.

4. That Affiant is aware of and understands that failure to adhere to the provisions of Manatee County Ordinance No. 90-01, as it relates to the required public notice, may cause the above identified hearing to be postponed and rescheduled only upon compliance with the public notice requirements.

FURTHER YOUR AFFIANT SAITH NOT.

Bobb Ray
Property Owner/Agent Signature County Employee

SIGNED AND SWORN TO before me on March 9, 2011 (date) by Bobb Ray (name of affiant). He/she is personally known to me or has produced _____ (type of identification) as identification and who did take an oath.



[Signature]
Signature of Person Taking Acknowledgment
Shyllis E. Strong
Type Name

Title or Rank

Serial Number, if any

My Commission Expires:

Commission No.:

OWNER	OWN_ADDR	OWN_ADDR2	OWN_CITY	OWN_STATE	OWN_ZIP
ALTMAN,ROBIN S/ DEBORAH K	2925 113TH ST E		PALMETTO	FL	34221
ANDERSEN FLORIDA LLC	PO BOX 10632	368 PASSAIC AVE	FAIRFIELD	NJ	07004
BOLTON,HENRY/MARIAN	1955 FROG ECHO RD		PALMETTO	FL	34221
BUCKEYE PARK COMMUNITY DEVELOPMEN	2002 NORTH LOUIS AVE 507		TAMPA	FL	33607
C & D FRUIT & VEGETABLE CO INC	PO BOX 898		BRADENTON	FL	34206
CASE,JOYCE B	9725 28TH AVE E		PALMETTO	FL	34221
COUNTY OF MANATEE	PO BOX 1000		BRADENTON	FL	34206
CROWN CASTLE GT COMPANY LLC	PMB 353	4017 WASHINGTON	MCMURRAY	PA	15317
FEDERAL PORT CORPORATION	2300 SOUTH DOCK ST STE 105		PALMETTO	FL	34221
FLORIDA POWER & LIGHT COMPANY	P O BOX 14000		JUNO BEACH	FL	33408
FLORIDA STATE OF/TIITF	3900 COMMONWEALTH BLVD		TALLAHASSEE	FL	32399
GIGLIOTTI,JOSEPH/ VENTRIGLIA, MARK	6703 28TH AVE E		BRADENTON	FL	34208
GIGLIOTTI,JOSEPH	7508 RIVERVIEW DRIVE NW		BRADENTON	FL	34209
GITTLER,JOHN	605 SAND CRANE CT		BRADENTON	FL	34212
GS HOLDINGS LLC	10415 US 41 N		PALMETTO	FL	34221
GTE FLORIDA INCORPORATED	P O BOX 152206		IRVING	TX	75015
GULFSTREAM NATURAL GAS SYSTEM LLC	PO BOX 1642		HOUSTON	TX	77251
H M S COMPANY	1029 RAILROAD ST		CORONA	CA	92882
HASCALL,MICHAEL L/MARY BETH	1608 20TH AVE E		PALMETTO	FL	34221
HIGHWAY 41 PALMETTO LLC	502 E BRIDGERS AVE		AUBURNDALE	FL	33823
HOPKINS,JAMES W/DORENE	2407 113TH ST E		PALMETTO	FL	34221
HRK HOLDINGS LLC	PO BOX 156		OYSTER BAY	NY	11771
IIFY LLC	2211 FRUITVILLE RD		SARASOTA	FL	34237
J T REEDER PARTNERS LLLP	1180 8TH AVE W 513		PALMETTO	FL	34221
JJC-PORT MANATEE LLC	510 GENE GREEN ROAD		NOKOMIS	FL	34275
JONES,CLAUDE C	1500 77TH ST E		PALMETTO	FL	34221
KATZ,FRED/BRENDA	508 BAYVIEW DR		HOLMES BEACH	FL	34217
KEARNS,PETER J/BETTY L	6505 28TH AVE E		PALMETTO	FL	34221
KEVA LLC	520 4TH ST N 102		SAINT PETERSBURG	FL	33701
KNOWLES,TIMOTHY A/LAND TRUST # 32	1205 MANATEE AVE W		BRADENTON	FL	34205
L B & D PROPERTIES	P O BOX 10127		BRADENTON	FL	34282
MANATEE MANAGEMENT LLC	1660 NW 19TH AVE		POMPANO BEACH	FL	33069
MATTHEWS,ANNETTE	102 E BIANCHI RD 1		STOCKTON	CA	95207
MILLER ENTERPRISES OF MANATEE LC	1200 FIRST AVE W 200		BRADENTON	FL	34205
MILLER,HEWITT D/LAND TRUST DTD 4/30/84	1200 FIRST AVE W 200		BRADENTON	FL	34205
MORENO,JOSE LUZ	2715 113TH ST E		PALMETTO	FL	34221
MURRAY,SHARON A	2405 113TH ST E		PALMETTO	FL	34221
OPTIMUM FUND LLC	PO BOX 1074		ELMHURST	IL	60126
PATRON HOLDINGS LLC	33 6TH ST S 300		SAINT PETERSBURG	FL	33701

PORT AUTHORITY MANATEE COUNTY	13231 EASTERN AVE
PORT MANATEE INDUSTRIAL PARK LLC	1180 PONCE DE LEON BLVD 801A
PORT MANATEE LAND LLC	101 SANBURY'S WAY
PRINCE, ANNE L	5411 WILLIS RD
PRODUCTION PROPERTIES	435 12TH ST W
QUINN, THOMAS/SALLY	1321 77TH ST E
RICH TRIPS LLC	PO BOX 2879
RICHARDSON, ROBERT A/LAND TRUST DTD	PO BOX 2879
SCANNELL REVEX #108 LLC	800 E 96TH ST 175
SILAKHOM, RANONG	7923 18TH ST E
SOUTH SWELL PROPERTIES LLC	11010 US 41 N
SOUTHEASTERN FREIGHT LINES INC	420 DAVEGA RD
SOUTHWEST FLORIDA WATER	2379 BROAD STREET
TOMPKINS, WILLIAM	P O BOX 326
TRILECTRON INDUSTRIES INC	11001 US HWY 41 N
U S FUNDING GROUP LLC	5379 OCEAN BLVD
UNDERHILL, WAYNE R/MARY GAYLE	12901 GOLF COURSE RD
WELCH, WILLIAM R/CINDY SWAIN	3005 113TH ST E
WESTFALL, DAVID C/SHARON A	2005 FROG ECHO RD
WILLIS, DELWIN/YOKO	2816 113TH ST E
WILLIS, TERRY A/LIYANNA K	2904 113TH ST E
WINHEIM, CHARLES T	5105 MANATEE AVE W STE 15
WJA PROPERTIES LLC	PO BOX 530097
ZAJLO, HARRY T	1009 TROPICAL DR

PALMETTO	FL	34221
CLEARWATER	FL	33756
WEST PALM BEACH	FL	33411
PALMETTO	FL	34221
BRADENTON	FL	34205
PALMETTO	FL	34221
SARASOTA	FL	34230
SARASOTA	FL	34230
INDIANAPOLIS	IN	46240
PALMETTO	FL	34221
PALMETTO	FL	34221
LEXINGTON	SC	29073
BROOKSVILLE	FL	34604
PALMETTO	FL	34220
PALMETTO	FL	34221
SARASOTA	FL	34242
PARRISH	FL	34219
PALMETTO	FL	34221
PALMETTO	FL	34221
PALMETTO	FL	34221
PALMETTO	FL	34221
BRADENTON	FL	34209
ST PETERSBURG	FL	33747
BRADENTON	FL	34208