

MANATEE COUNTY ZONING ORDINANCE
PDI-99-02(Z)(P) - REEDER FARMS/REEDER INDUSTRIAL PARK

AN ORDINANCE OF THE COUNTY OF MANATEE, FLORIDA, AMENDING THE OFFICIAL ZONING ATLAS OF MANATEE COUNTY, ORDINANCE NO. 90-01 (THE MANATEE COUNTY LAND DEVELOPMENT CODE) RELATING TO ZONING WITHIN THE UNINCORPORATED AREA OF MANATEE COUNTY; PROVIDING FOR THE REZONING OF CERTAIN LAND FROM A-1 (SUBURBAN AGRICULTURE, 1 DWELLING UNIT PER ACRE) AND A-1/CH (SUBURBAN AGRICULTURE, 1 DWELLING UNIT PER ACRE/COASTAL HIGH HAZARD OVERLAY DISTRICT) TO PDI/CH (PLANNED DEVELOPMENT INDUSTRIAL/COASTAL HIGH HAZARD OVERLAY DISTRICT); PROVIDING AN EFFECTIVE DATE; AND APPROVAL OF A PRELIMINARY SITE PLAN TO ALL A 22 LOT INDUSTRIAL SUBDIVISION.

FILED FOR RECORD
R. B. SHOFF
CLERK OF COUNTY COURT
MAY 8 2 56 PM '00

2000 MAY -1 PM 12:02
DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

FILED

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA:

Section 1. FINDINGS OF FACT. The Board of County Commissioners of said County, after considering the testimony, evidence, documentation, application for amendment of the Official Zoning Atlas, the recommendation and findings of the Planning Commission of said County, as well as all other matters presented to said Board at the public hearing hereinafter referenced, hereby makes the following findings of fact:

A. The Board of County Commissioners has 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 Section 4 of this Ordinance from A-1 (Suburban Agriculture, 1 dwelling unit per acre) and A-1/CH (Suburban Agriculture, 1 dwelling unit per acre/Coastal High Hazard Overlay District) to PDI/CH (Planned Development Industrial/Coastal High Hazard Overlay District).

B. The Board of County Commissioners held a public hearing on April 25, 2000 regarding said 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.

C. The proposed amendment to the Official Zoning Atlas regarding the property described in Section 4 herein is found to be consistent with the requirements of Manatee County Ordinance No. 89-01, the Manatee County Comprehensive Plan.

Section 2. The General Development Plan is hereby APPROVED to allow a 22 lot industrial subdivision:

STIPULATIONS

1. Development on lots 1-4, and 7 shall require a fifty (50) foot undisturbed wetland buffer area along their western property lines, abutting wetland areas. Lots 6 and 11 shall require this buffer along their southern and western property lines. Lots 8-10 shall require this buffer along their southern property lines, abutting wetland areas.

2. Lots 1-4 and 18-22 shall be limited to the uses allowed in the IL (Industrial Light) future land use category. Notarized adverse impact statements shall be required for each final site plan submittal on these lots. Lots 5-17 shall be limited to the uses allowed in the IH (Industrial Heavy) Future Land Use Category.
3. The internal roadways shall be constructed to Manatee County standards for industrial roads.
4. Armstrong Road shall be paved from the project boundary to US 41 and should Reeder Road require upgrading to serve this subdivision, those construction plans shall be submitted with the first Final Site Plan for this project.
5. All land uses within this development shall be limited to those uses permitted within the PDI zoning district, and consistent with the underlying Future Land Use Category and all other provisions of the Comprehensive Plan.
6. Drawings, details and/or notes for Sediment and Erosion Control shall be submitted to the Environmental Management Department for review and approval, prior to Final Site Plan approval.
7. A fifteen (15) foot building setback shall be required from the upland edge of all wetland buffers to the structures.
8. All wetlands shall be located within common areas on the plat. No lots shall plat through wetlands.
9. The applicant shall demonstrate, on the final site plan submittal for the entire project, that at least 25% of their open space is on upland areas.
10. The maximum square footage allowed for this project shall be 1,849,750 sq.ft.
11. The Notice to Buyers shall include notice that this project is located within the Coastal High Hazard Overlay District, and the prohibitions contained within that overlay district.

Section 3. 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 district classification of the property identified in Section 4 herein from A-1 (Suburban Agriculture, 1 dwelling unit per acre) and A-1/CH (Suburban Agriculture, 1 dwelling unit per acre/Coastal High Hazard Overlay District) to PDI/CH (Planned Development Industrial/Coastal High Hazard Overlay District), and the Clerk of the Circuit Court, as Clerk to the Board of County Commissioners, as well as the Planning Department, are hereby instructed to cause such amendment to the said Official Zoning Atlas.

Section 4. LEGAL DESCRIPTION.

The North ½ of the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of section 12, township 33 South, Range 17 East.

Lot 3, 11, 16, 17, 23 and 24 of John Piplack's Subdivision, which is the North 1/2 of the Northwest 1/4 of the Northwest 1/4 and the South 1/2 of the Southwest 1/4 of the Northwest 1/4 and the West 1/2 of the Southwest 1/4 of section 7, township 33, range 18 East. (See Attached Map)

Section 5. 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 25th day of April, 2000.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY: Stan Stephen
Chairman

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

BT: Susan G. Tomine



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 27th day of April, 2000

R. B. SHORE
Clerk of Circuit Court

By: Robin Liberty, D.C.

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Division of Administrative Services
Division of Corporations
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FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State
DIVISION OF ELECTIONS

May 2, 2000

FILED FOR RECORD
P.B. SHORE
CLERK OF CIRCUIT COURT
MANATEE COUNTY
MAY 8 2 56 PM '00

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

Attention: Janene Kearney, Deputy Clerk

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated April 27, 2000 and certified copy of Manatee County Ordinance No. PDI-99-02(Z)(P), which was filed in this office on May 1, 2000.

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

Sincerely,

Liz Cloud, Chief
Bureau of Administrative Code

LC/mp

Enclosure