

FILED FOR RECORD
R.B. SUDBE
CLERK OF CIRCUIT COURT
MANATEE COUNTY, FLORIDA

MANATEE COUNTY ZONING ORDINANCE
PDMU-00-01 (Z)(G) - LRB64, LLC/SCHROEDER-MANATEE RANCH, INC. LAKE WOOD
RANCH COMMERCE 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 PDI (PLANNED DEVELOPMENT INDUSTRIAL), LM (LIGHT MANUFACTURING) AND A (GENERAL AGRICULTURE, TO PDMU (PLANNED DEVELOPMENT MIXED USE); PROVIDING AN EFFECTIVE DATE; AND APPROVAL OF A GENERAL DEVELOPMENT PLAN TO ALLOW AN INDUSTRIAL AND OFFICE SUBDIVISION (MAXIMUM 210,000 SQUARE FEET OF OFFICE, A MAXIMUM OF 360,000 SQUARE FEET OF INDUSTRIAL USES), AND A COMMERCIAL SUBDIVISION AND SHOPPING CENTER (MAXIMUM 230,000 SQUARE FEET OF COMMERCIAL DEVELOPMENT) .

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 PDI (Planned Development Industrial), LM (Light Manufacturing) and A (General Agriculture) to PDMU (Planned Development Mixed Use).

B. The Board of County Commissioners held a public hearing on July 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 an industrial and office subdivision (maximum 210,000 sq. ft. of office, a maximum of 360,000 sq. ft. of industrial uses), and a commercial subdivision and shopping center (maximum 230,000 sq. ft. of commercial development) with the following stipulations:

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DEPARTMENT OF COUNTY CLERK
TALLAHASSEE, FLORIDA

STIPULATIONS:

1. The applicant shall clearly delineate the allowable uses on each parcel, per Future Land Use Category, on all future site plan submittals. Lots 1, 6, and 7 of the commercial center shall be limited to the uses and sizes allowed in the IL Future Land Use Category.
2. All subdivision names and phasing shall be consistent with the phasing criteria in Chapter 9 of the Code.
3. Cross - access easements for any commercial subdivisions shall be clearly indicated on all Preliminary Plats and Final Site Plans.
4. Complete wetland information shall be submitted with the Preliminary Site Plan/Plat, including all delineation and mitigation strategies.
5. The applicant shall provide new traffic studies, as needed, to secure traffic concurrency with their Preliminary or Final Site Plans.
6. A Master Preliminary Site Plan or Plat, for Phase 1 shall be submitted prior to approval of the first Final Site Plan for the project, and for Phase 2, shall be submitted prior to the expiration of the General Development Plan, that shows not only the lot configurations and phasing, but preliminary common landscape design.
7. The maximum height for commercial structures shall be limited to 35 feet. The maximum height for industrial structures shall be limited to 45 feet.
8. The applicant shall provide, with each Preliminary/Final Site Plan submittal, an open space calculation for the lot, and for the overall project. This shall be kept up to date with each submittal. The minimum amount of open space to be provided is 25 percent for office and industrial and 20 percent for commercial.
9. The applicant shall provide a minimum 5 ft. sidewalk along their frontage on both SR 64 and Lakewood Ranch Blvd. Interior pedestrian systems shall be shown on the master Preliminary Site Plan to be submitted.
10. The parking and secondary access point on the northeast side of the shopping center shall be re-designed to assure traffic calming and safety, in a manner acceptable to the Planning Director.
11. No proposed use can exceed the 80% DRI threshold listed in Section 380.0651, F.S., including the multi-use threshold. The total amount of industrial acreage for this project shall not exceed 256. Use of any acreage above that amount shall trigger both Large Project review and potential DRI review. The applicant shall submit a running total of all square footage and acreage figures with each Site Plan submittal.
12. At the intersection of SR 64 and Lakewood Ranch Boulevard, dual north-bound left turn lanes may be required in the future, and should be considered in future traffic analyses.

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 PDI (Planned Development Industrial), LM (Light Manufacturing) and A (General Agriculture) to PDMU (Planned Development Mixed Use), 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.

DESCRIPTION: LAKEWOOD RANCH COMMERCE PARK REZONE – WEST COMMENCE AT THE SECTION CORNER COMMON TO SECTIONS 29, 30, 31 AND 32, TOWNSHIP 34 S., RANGE 19 E., FOR A POINT OF BEGINNING; THENCE N 89°35'40" W, ALONG THE NORTHERLY LINE OF SAID SECTION 31, SAME BEING THE SOUTHERLY LINE OF SAID SECTION 30, A DISTANCE OF 1578.04 FT. TO THE INTERSECTION WITH THE EASTERLY LINE OF THAT CERTAIN PARCEL OF LAND KNOWN AS THE "MANATEE COUNTY LANDFILL"; THENCE S 00°15'13" W, ALONG SAID "MANATEE COUNTY LANDFILL LINE", 1566.55 FT.; THENCE S 89°34'44" E, ALONG SAID "MANATEE COUNTY LANDFILL LINE", 1389.83 FT.; THENCE S 00°16'06" W, ALONG SAID "MANATEE COUNTY LANDFILL LINE", 1201.71 FT.; THENCE S 74°48'59" E, A DISTANCE OF 237.28 FT. TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF "LAKEWOOD RANCH BOULEVARD" (A 120 FT. WIDE PUBLIC RIGHT-OF-WAY), SAME BEING A POINT ON THE ARC OF A CURVE WHOSE RADIUS POINT LIES S 74°48'59" E, 1940.00 FT.; THENCE RUN SOUTHERLY, ALONG THE EASTERLY RIGHT-OF-WAY OF SAID "LAKEWOOD RANCH BOULEVARD" AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 39°29'05", A DISTANCE OF 1336.93 FT. TO THE P.T. OF SAID CURVE; THENCE S 24°18'04" E, ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 529.71 FT. TO THE INTERSECTION WITH THE WESTERLY LINE OF SECTION 5, TOWNSHIP 35 S., RANGE 19 E., SAME BEING THE EASTERLY LINE OF SECTION 6, TOWNSHIP 35 S., RANGE 19 E., SAID POINT LYING S 00°16'06" W, 1553.22 FT. FROM THE NORTHWEST CORNER OF SAID SECTION 5 AND THE NORTHEAST CORNER OF SAID SECTION 6; THENCE CONTINUE S 24°18'04" E, ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 729.92 FT. TO THE P.C. OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2060.00 FT.; THENCE RUN SOUTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°45'33", 1069.96 FT.; THENCE N 61°02'42" E, LEAVING SAID EASTERLY RIGHT-OF-WAY, 2088.67 FT.; THENCE N 4°17'16" W, 840.19 FT.; THENCE N 20°19'58" W, 1184.94 FT.; THENCE N 16°21'47" W, A DISTANCE OF 320.17 FT. TO THE INTERSECTION WITH THE NORTHERLY LINE OF SAID SECTION 5, SAME BEING THE SOUTHERLY LINE OF SAID SECTION 32, SAID POINT LYING S 89°19'56" E, 1584.70 FT. FROM THE NORTHWEST CORNER OF SAID SECTION 5; THENCE CONTINUE N 16°21'47" W, 679.83 FT.; THENCE N 28°41'33" W, 600.00 FT.; THENCE N 10°04'31" W, 274.45 FT.; THENCE N 20°42'52" W, 1101.03 FT.; THENCE N 27°29'58" E, 330.00 FT.; THENCE N 00°36'37" E, 272.82 FT.; THENCE N 70°02'17" E, A DISTANCE OF 77.35 FT. TO THE INTERSECTION WITH THE NORTHERLY LINE OF AFORESAID SECTION 32, SAME BEING THE SOUTHERLY LINE OF AFORESAID SECTION 29; THENCE S 89°23'23" E, ALONG THE SECTION LINE COMMON TO SAID SECTIONS 29 AND 32, 247.75 FT.; THENCE N 01°14'16" W, A DISTANCE OF 219.78 FT. TO THE INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD NO. 64 AS SHOWN ON F.D.O.T. RIGHT-OF-WAY MAPS SECTION 1305-250; THENCE N 87°45'26" W, ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID STATE ROAD NO. 64, 1023.08 FT.; THENCE N 87°58'31" W, ALONG SAID SOUTHERLY RIGHT-OF-WAY, 37.69 FT.; THENCE S 00°38'37" W, LEAVING SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 249.77 FT. TO THE INTERSECTION WITH THE SOUTHERLY LINE OF AFORESAID SECTION 29, SAME BEING THE NORTHERLY LINE OF AFORESAID SECTION 32; THENCE N 89°23'23" W, ALONG THE SECTION LINE COMMON TO SAID SECTIONS 29 AND 32, A DISTANCE OF 433.44 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTIONS 29, 31 AND 32, TOWNSHIP 34 S., RANGE 19 E. AND SECTIONS 5 AND 6, TOWNSHIP 35 S., RANGE 19 E., MANATEE COUNTY, FLORIDA.

LESS: THAT PART OF LAKEWOOD RANCH BOULEVARD AS DESCRIBED AND RECORDED IN O.R. BOOK 1429, PAGE 3703, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING WITHIN THE ABOVE DESCRIBED PARCEL.

LESS: THOSE CERTAIN PARCELS OF LAND KNOWN AS POND 7, POND 8, POND 9 AND MITIGATION SITE AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1540, PAGE 7900, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

CONTAINING A NET OF 280.61 ACRES MORE OR LESS.

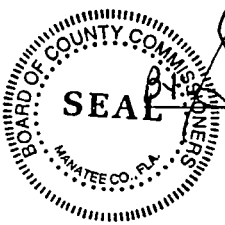
Section 5. EFFECTIVE DATE. This ordinance shall take effect immediately upon filing with the Office of the Secretary of State, Florida Department of State.

PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida on the 25th day of July, 2000.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY: Sean Stephens
Chairman

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



Susan D. Romine
D.C.



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 26 day of

July, 2000

R. B. SHORE
Clerk of Circuit Court

By: Jane Rook D.C.

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August 1, 2000

FILED FOR RECORD
R. B. SHORE
CLERK OF THE CIRCUIT COURT
MANATEE COUNTY
AUG 7 9 36 AM '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 letters dated July 25, 2000 and certified copies of Manatee County Ordinance Nos. 00-39, PDMU-00-01(Z)(G) and PDMU-00-01(Z)(G), which were filed in this office on July 31, 2000.

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

Sincerely,

A handwritten signature in cursive script that reads "Liz Cloud".

Liz Cloud, Chief
Bureau of Administrative Code

LC/mp

Enclosure

BUREAU OF ADMINISTRATIVE CODE

The Elliot Building • 401 South Monroe Street • Tallahassee, Florida 32399-0250 • (850) 488-8427
FAX: (850) 488-7869 • WWW Address: <http://www.dos.state.fl.us> • E-Mail: election@mail.dos.state.fl.us