

MANATEE COUNTY ZONING ORDINANCE  
PDPI/PDI-01-03(Z) - CRESCENT MOON ENTERPRISES

FILED FOR RECORD  
R. B. SHORE

2002 MAY -8 AM 10: 27

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) TO PDPI (PLANNED DEVELOPMENT PUBLIC INTEREST) AND PDI (PLANNED DEVELOPMENT INDUSTRIAL); PROVIDING AN EFFECTIVE DATE.

FILED  
CLERK OF THE CIRCUIT COURT  
MANATEE COUNTY  
FLORIDA  
2002 MAY -3 PM 2: 19

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 3 of this Ordinance from A-1 (Suburban Agriculture, 1 dwelling unit per acre) to PDPI (Planned Development Public Interest) and PDI (Planned Development Industrial).

B. The Board of County Commissioners held a public hearing on April 23, 2002 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 3 herein is found to be consistent with the requirements of Manatee County Ordinance No. 89-01, the Manatee County Comprehensive Plan.

Section 2. 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 from A-1 (Suburban Agriculture, 1 dwelling unit per acre) to PDPI (Planned Development Public Interest) and PDI (Planned Development Industrial) , 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. The following stipulations are part of this approval.

STIPULATION:

1. No approval for additional specific land use, density, or intensity is being granted at this time, other than those granted under Special Permit SP-99-02. Land uses, density, and intensity shall be approved, approved with conditions, or denied based on Section 603.4 of the LDC. A General

Development or Preliminary Site Plan shall be submitted for review by the Board of County Commissioners to establish any use other than the existing borrow pit.

2. Nothing herein shall affect or amend the existing special permit approval for the existing borrow pit, nor shall it amend the existing reclamation agreement for this site.
3. No classification of landfill shall be permitted as part of the General Development or Preliminary Site Plan.

Section 3. LEGAL DESCRIPTION.

PDPI REZONE AREA

THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 IN SECTION 8, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO THE RIGHT-OF-WAY AGREEMENT RECORDED IN O.R. BOOK 263, PAGE 106 TOGETHER WITH SUPPLEMENT RECORDED IN O.R. BOOK 516, PAGE 679, AND AS MODIFIED IN O.R. BOOK 649, PAGE 131; EASEMENT AND OPTION AGREEMENT RECORDED IN O.R. BOOK 346, PAGE 139; AND EASEMENT RECORDED IN O.R. BOOK 346, PAGE 142, ALL OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA

LESS, THE FOLLOWING DESCRIBED PROPERTY:

LESS THE EASTERN 1350 FEET OF SAID PROPERTY, AND  
LESS THE SOUTHERN 200 FEET OF SAID PROPERTY, AND  
LESS THE NORTHERN 170 FEET OF SAID PROPERTY, AND  
LESS THE WESTERN 200 FEET OF SAID PROPERTY.

PDI REZONE AREA

THE EASTERN 1350 FEET, AND THE SOUTHERN 200 FEET, AND THE NORTHERN 170 FEET, AND THE WESTERN 200 FEET OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 IN SECTION 8, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO RIGHT-OF-WAY AGREEMENT RECORDED IN O.R. BOOK 263, PAGE 106 TOGETHER WITH SUPPLEMENT RECORDED IN O.R. BOOK 516, PAGE 679, AND AS MODIFIED IN O.R. BOOK 649, PAGE 131; EASEMENT AND OPTION AGREEMENT RECORDED IN O.R. BOOK 346, PAGE 139; AND EASEMENT RECORDED IN O.R. BOOK 346, PAGE 142, ALL OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Section 4. 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 23<sup>rd</sup> day of April, 2002.

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA

BY: *Greg Stein*  
Chairman

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

*Susan L. Gomis*



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 *24th* day of

*April*, 20*02*

R. B. SHORE  
Clerk of Circuit Court

BY: *Marcus J. Pata* D.C.

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R. B. SHORE

2002 MAY -8 AM 10: 26

CLERK OF THE CIRCUIT COURT  
MANATEE CO. FLORIDA

May 6, 2002

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

Attention: Diane E. Vollmer

RECEIVED

MAY 08 2002

BOARD RECORDS

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letters dated April 29, 2002 and certified copies of Manatee County Ordinance Nos. PDPI/PDI-01-03(Z), PDC-01-07(Z)(P), Z-01-13, Z-01-17, Z-01-21, Z-01-23, 02-24 and 02-25, which were filed in this office on May 3, 2002.

As requested, the original 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