

MANATEE COUNTY ORDINANCE NO. Z-90-04(C)
MILLER ENTERPRISE OF MANATEE, INC.

FILED
FEB 25 1 00 PM '91
SECRETARY OF STATE

FILED FOR RECORD
R.B. SHORE
CLERK CIRCUIT COURT
MANATEE CO. FLORIDA
FEB 28 10 43 AM '91

AN ORDINANCE OF THE COUNTY OF MANATEE, FLORIDA, AMENDING THE OFFICIAL ZONING ATLAS OF MANATEE COUNTY ORDINANCE NO. 81-4, THE MANATEE COUNTY COMPREHENSIVE ZONING AND LAND DEVELOPMENT CODE, RELATING TO ZONING WITHIN THE UNINCORPORATED AREA OF MANATEE COUNTY; PROVIDING FOR THE REZONING OF CERTAIN LAND FROM M-2 (HEAVY INDUSTRIAL), R-4B (MOBILE HOME SUBDIVISION) & R-3B (MULTI-FAMILY, 16 DU/ACRE) TO PDC (PLANNED DEVELOPMENT COMMERCIAL) & PDI (PLANNED DEVELOPMENT INDUSTRIAL) RETAINING THE AF (AGRICULTURAL FRINGE) OVERLAY DISTRICT; PROVIDING AN EFFECTIVE DATE.

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 M-2 (Heavy Industrial), R-4B (Mobile Home Subdivision) & R-3B (Multi-Family, 16 du/acre) to PDC (Planned Development Commercial & PDI (Planned Development Industrial retaining the AF (Agricultural Fringe) Overlay District.

B. The said Board of County Commissioners held a Public Hearing on June 28, 1990, regarding said proposed Official Zoning Atlas Amendment described herein in accordance with the requirements of Manatee County Ordinance No. 81-4, the Manatee County Comprehensive Zoning and 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 Conceptual Development Plan titled Gulf Coast Corporate Park, is hereby granted Special Approval for a project located within the mixed use future land use category and in an area designated as a gateway into the county and approved to allow 60,000 sq. ft. of Commercial, 1,700,000 sq. ft. of Light Industrial/Distribution & 300,000 sq. ft. of Office/Service, with the following stipulations:

1. If the project is not developed in one phase, prior to the approval of a Final Development Plan for any part of the project, a Master Development Plan which provides for internal circulation and a mechanism for tracking site development shall be submitted and approved.
2. Structures in excess of twenty-five feet (25') in height along U.S. 41 and Erie Road shall be required to setback an additional two feet (2') for each foot of structure height over twenty-five feet (25').

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Remaining perimeter setbacks shall be:

<u>PDC</u>	<u>PDI</u>
Front 25'	Front 25'
Side 10'	Side 20''*
Rear 15'	Rear 20''*

*Seventy-five feet (75') for industrial uses adjacent to Residential.

3. All exterior building facades fronting U.S. 41, I-275 and Erie Road shall exhibit an aesthetically attractive appearance. Exterior building materials shall consist of brick, architectural precast concrete panels, architectural masonry units, glass, stucco, ceramic tile, stone, wood or similar material. Painted or plain exposed concrete block, corrugated metal or tilt up precast slabs shall not be permitted. Architectural metals in conjunction with other permitted building materials shall be allowed, provided that at least fifty percent (50%) of the building face is constructed from the other permitted materials.
4. A coordinated signage plan for the perimeter of the project shall be submitted and reviewed at time of Preliminary Development Plan submittal. Signage along U.S. 41 and I-275 shall be limited to a total of three (3) freestanding project signs.
5. A twenty foot (20') wide landscaped buffer shall be provided along I-275, U.S. 41, Erie Road and the eastern property line of the development. Notwithstanding the landscaping requirements of the Land Development Code, the buffer area shall be provided with no less than two (2) trees per fifty linear feet (50') of right of way or property line. Protected tree species which are preserved may be credited in the landscape requirements along each street.
6. All truck loading, service areas, outside storage and parking of heavy equipment, semi trucks and/or trailers or other vehicles over 1-1/2 tons shall be located at the non-street side of the building when adjacent to I-275, U.S. 41 and Erie Road, unless they are not visible from a height of five feet (5') at the edge of pavement of said street, to be determined at time of Certificate of Occupancy.
7. Trash and garbage receptacles shall be screened with materials similar to the adjacent building facade and maintain all building setbacks along U.S. 41, I-275 and Erie Road.
8. The range of uses for the commercial site will be Appropriate Accessory Uses, Churches or Other Place of Worship, Cultural Facilities, Day Care Centers, Drive-In Financial Institution, Drive-In Service Establishment, Emergency Services, Financial Institution, Food Service Establishment, Funeral Chapel, Funeral Home, Hotel/Motel, Landscape Service Establishment, Light Printing Establishment, Light Utility Uses, Low or Moderate Intensity Recreation Uses, Mini-Warehouse, Office, Personal Service Establishment, Private Club, Rental Service Establishments, Repair Service Establishments, Retail Plant Nurseries, Retail Sales Establishment, School of General Education, School of Special Education, Service Stations and Veterinary Clinics.

Section 3. AMENDMENT OF OFFICIAL ZONING ATLAS The official Zoning Atlas of Manatee County Ordinance No. 81-4, the Manatee County Comprehensive Zoning and Land Development Code, is hereby amended by changing the zoning district classification of the

property identified in Section 4 herein from M-2 (Heavy Industrial), R-4B (Mobile Home Subdivision) & R-3B (Multi-Family, 16 du/acre) to PDC (Planned Development Commercial) & PDI (Planned Development Industrial) retaining the AF (Agricultural Fringe) Overlay District, and the Clerk of the Circuit Court, as Clerk to the Board of County Commissioners, as well as the Planning and Zoning Department are hereby instructed to cause such amendment to the said Official Zoning Atlas.

Section 4. Legal Description:

PDC PARCEL

FROM A CONCRETE MONUMENT AT THE CENTER OF SECTION 30, TOWNSHIP 33 SOUTH, RANGE 18 EAST RUN N 89°31'46" W, ALONG THE NORTH LINE OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 30, A DISTANCE OF 0.19 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N 89°05'54" W, AT A DISTANCE OF 5861.58 FEET, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 41 (STATE ROAD 45); THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING TWO COURSES: NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°14'28", A DISTANCE OF 24.67 FEET TO THE P.T. OF SAID CURVE; THENCE N 00°39'38" E, A DISTANCE OF 37.09 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE, ALONG SAID EAST RIGHT OF WAY LINE N 00°39'38" E, A DISTANCE OF 448.94 FEET TO THE RIGHT OF WAY LINE OF INTERSTATE-275, SECTION 13175-2403; THENCE ALONG SAID RIGHT OF WAY LINE OF INTERSTATE-275, THE FOLLOWING FOUR COURSES: S 89°20'35" E, A DISTANCE OF 50.76 FEET; THENCE N 10°13'08" E, A DISTANCE OF 243.60 FEET; THENCE N 50°12'54" E, A DISTANCE OF 57.85 FEET; THENCE S 89°47'20" E, A DISTANCE OF 354.78 FEET; THENCE S 00°39'38" W, PARALLEL WITH AND 490 FEET EAST OF AFORESAID EAST RIGHT OF WAY LINE, A DISTANCE OF 724.16 FEET TO THE NORTH RIGHT OF WAY LINE OF ERIE ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 1196, PAGES 2027 THRU 2040, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N 89°57'39" W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 490.03 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 30, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.

CONTAINING 7.67 ACRES, MORE OR LESS.

PDI PARCEL

FROM A CONCRETE MONUMENT AT THE CENTER OF SECTION 30, TOWNSHIP 33 SOUTH, RANGE 18 EAST RUN N 89°31'46" W, ALONG THE NORTH LINE OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 30, A DISTANCE OF 0.19 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N 89°05'54" W, AT A DISTANCE OF 5861.58 FEET, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 41 (STATE ROAD 45); THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING TWO COURSES: NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°14'28", A DISTANCE OF 24.67 FEET TO THE P.T. OF SAID CURVE; THENCE N 00°39'38" E, A DISTANCE OF 37.09 FEET TO THE NORTH RIGHT OF WAY LINE OF ERIE ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 1196, PAGES 2027 THRU 2040, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S 89°57'39" E, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 490.03 FEET TO THE POINT OF BEGINNING; THENCE N 00°39'38" E, PARALLEL WITH AND 490 FEET EAST OF AFORESAID EAST RIGHT OF WAY LINE, A DISTANCE OF 724.16 FEET TO THE RIGHT OF WAY LINE OF INTERSTATE-275, SECTION 13175-2403; THENCE ALONG SAID RIGHT OF WAY LINE OF INTERSTATE-275, THE FOLLOWING TWO COURSES: S 89°47'20" E, A DISTANCE OF 28.65 FEET; THENCE N 00°12'40" E, A DISTANCE OF 60.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE S 89°47'20" E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 806.18 FEET TO THE WEST LINE OF THE S.E. 1/4 OF THE N.E. 1/4 OF AFORESAID SECTION 30; THENCE N 00°44'05" E, ALONG SAID WEST LINE, A DISTANCE OF 458.84 FEET TO THE SOUTH LINE OF THE N.W. 1/4 OF SAID N.E. 1/4; THENCE N 89°44'12" W, ALONG SAID

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SOUTH LINE A DISTANCE OF 1244.97 FEET TO AFORESAID RIGHT OF WAY LINE OF INTERSTATE-275; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING FIVE COURSES: N 04°28'16" E, A DISTANCE OF 20.43 FEET TO THE P.C. OF A CURVE TO THE RIGHT WITH A RADIUS OF 506.00 FEET; THENCE ALONG THE ARC OF SAID CURVE IN A NORTHEASTERLY DIRECTION A DISTANCE OF 543.96 FEET THROUGH A CENTRAL ANGLE OF 61°35'38" TO THE P.T. OF SAID CURVE; THENCE N 66°03'54" E, A DISTANCE OF 176.89 FEET; THENCE N 69°52'45" E, A DISTANCE OF 358.89 FEET TO THE P.C. OF A CURVE TO THE RIGHT WITH A RADIUS OF 2197.83 FEET; THENCE ALONG THE ARC OF SAID CURVE IN A EASTERLY DIRECTION A DISTANCE OF 629.55 FEET THROUGH A CENTRAL ANGLE OF 16°24'43" TO THE RIGHT OF WAY LINE OF FROG CREEK; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING THREE COURSES: S 45°00'00" E, A DISTANCE OF 170.00 FEET; THENCE N 45°00'00" E, A DISTANCE OF 146.31 FEET; THENCE N 45°00'00" W, A DISTANCE OF 33.64 FEET TO THE AFORESAID RIGHT OF WAY LINE OF INTERSTATE-275; THENCE N 88°25'05" E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1005.24 FEET TO THE EAST LINE OF AFORESAID N.E. 1/4; THENCE S 01°02'26" W, ALONG SAID EAST LINE, A DISTANCE OF 1061.52 FEET TO THE AFORESAID RIGHT OF WAY LINE OF FROG CREEK; THENCE ALONG SAID RIGHT OF WAY LINE OF FROG CREEK THE FOLLOWING FIVE COURSES: N 81°06'26" W, A DISTANCE OF 4.63 FEET; THENCE N 24°47'15" W, A DISTANCE OF 393.36 FEET; THENCE N 88°25'45" W, A DISTANCE OF 110.51 FEET; THENCE S 27°47'15" E, A DISTANCE OF 493.91 FEET; THENCE S 81°06'26" E, A DISTANCE OF 71.96 FEET TO THE EAST LINE OF THE S.E. 1/4 OF SAID N.E. 1/4; THENCE S 01°02'26" W, ALONG SAID EAST LINE, A DISTANCE OF 132.00 FEET; THENCE S 88°57'34" E, A DISTANCE OF 30.00 FEET; THENCE S 01°02'26" W, PARALLEL WITH AND 30 FEET EAST OF SAID EAST LINE, A DISTANCE OF 859.49 FEET TO THE NORTH LINE OF THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 29, TOWNSHIP 33 SOUTH, RANGE 18 EAST, THENCE N 89°40'01" W, ALONG SAID NORTH LINE, A DISTANCE OF 30.00 FEET TO EAST LINE OF THE N.E. 1/4 OF THE S.E. 1/4 OF AFORESAID SECTION 30; THENCE S 00°59'21" W, ALONG SAID EAST LINE, A DISTANCE OF 1259.05 FEET TO AFORESAID RIGHT OF WAY LINE OF ERIE ROAD; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING FIVE COURSES: N 89°21'44" W, A DISTANCE OF 748.04 FEET TO THE P.C. OF A CURVE TO THE RIGHT WITH A RADIUS OF 540.60 FEET; THENCE ALONG THE ARC OF SAID CURVE IN A NORTHWESTERLY DIRECTION A DISTANCE OF 570.99 FEET THROUGH A CENTRAL ANGLE OF 60°31'00" TO THE P.C.C. OF A CURVE TO THE RIGHT WITH A RADIUS OF 515.00 FEET; THENCE ALONG THE ARC OF SAID CURVE IN A NORTHERLY DIRECTION A DISTANCE OF 261.74 FEET THROUGH A CENTRAL ANGLE OF 29°07'09" TO THE P.T. OF SAID CURVE; THENCE N 00°16'25" E, A DISTANCE OF 196.83 FEET TO THE P.C. OF A CURVE TO THE LEFT WITH A RADIUS OF 625.00 FEET; THENCE ALONG THE ARC OF SAID CURVE IN A NORTHWESTERLY DIRECTION A DISTANCE OF 984.30 FEET THROUGH A CENTRAL ANGLE OF 90°14'03" TO THE P.T. OF SAID CURVE; THENCE N 89°57'39" W, A DISTANCE OF 258.50 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTIONS 29 & 30, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.

CONTAINING 133.83 ACRES, MORE OR LESS.

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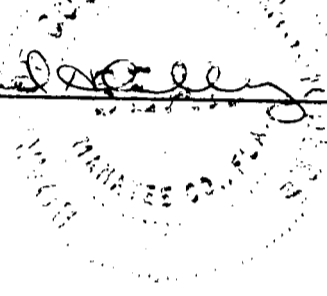
Section 5. EFFECTIVE DATE This ordinance shall take effect immediately upon the receipt of the official acknowledgment from the Office of the Secretary of State, State of Florida, that same has been filed with that office.

PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida this the 28th day of June, 1990.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY: *Patricia M. Glass*
Chairman *2/19/91*

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

Ronald Sherry Deputy Clerk


THIS IS A CORRECTIVE DOCUMENT

STATE OF FLORIDA

COUNTY OF MANATEE

I, R. B. Shore, Clerk of Circuit Court, in and for the County of Manatee, State of Florida, do hereby certify that the foregoing is a true copy of an ORDINANCE adopted by the Board of County Commissioners of said County in session on the 19th day of February, 1991.

SUBJECT: **ORDINANCE NO. Z-90-04(C):**

AN ORDINANCE OF THE COUNTY OF MANATEE, FLORIDA, AMENDING THE OFFICIAL ZONING ATLAS OF MANATEE COUNTY ORDINANCE NO. 81-4, THE MANATEE COUNTY COMPREHENSIVE ZONING AND LAND DEVELOPMENT CODE, RELATING TO ZONING WITHIN THE UNINCORPORATED AREA OF MANATEE COUNTY; PROVIDING FOR THE REZONING OF CERTAIN LAND FROM M-2, R-4B & R-3B TO PDC & PDI RETAINING THE AF OVERLAY DISTRICT; PROVIDING AN EFFECTIVE DATE.

WITNESS My Hand and Official Seal this the 21st day of February, 1991, in Bradenton, Florida.

R. B. Shore, Clerk of Circuit Court
Manatee County, Florida

The seal is circular with a scalloped edge. The outer ring contains the text "MANATEE COUNTY FLORIDA". The inner circle contains the text "CLERK OF CIRCUIT COURT". In the center, there is a signature in cursive script that appears to read "R. B. Shore".
By: Deputy Clerk



FLORIDA DEPARTMENT OF STATE

Jim Smith
Secretary of State

Room 2002, DIVISION OF ELECTIONS

The Capitol, Tallahassee, Florida 32399-0250
(904) 488-8427

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

FEB 28 10 43 AM '91

February 25, 1991

Honorable Richard B. "Chips" Shore
Clerk of Circuit Court
Post Office Box 1000
Manatee County Courthouse
Bradenton, Florida 34206

Attention: Mr. Richard H. Ashley, Deputy Clerk

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge your letter of February 21, 1991 and certified copies of Manatee County Ordinance No's. 91-21 and 290-04(C), which were filed in this office on February 25, 1991.

The duplicate copies showing the filing date are being returned for your records.

Sincerely,

Liz Cloud, Chief
Bureau of Administrative Code

LC/mb

Enclosure (2)

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