

FILED FOR RECORD
R. B. SHORE

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

2011 JUN 15 PM 12: 03

CLERK OF THE CIRCUIT COURT
MANATEE CO. 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 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 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 (57± ACRE REZONE; 190 ± TOTAL ACRES FOR GENERAL DEVELOPMENT PLAN – AREA D).

2011 JUN 13 AM 10: 04
DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA
FILED

WHEREAS, Manatee County Government (the "Applicant") filed an application to rezone approximately 57 acres (the "property") from LM (Light Manufacturing) to PDEZ (Planned Development Encouragement Zone) zoning district and

WHEREAS, the applicant also filed a revised General Development Plan application to add the 57± acres to the existing 133± acres for a total of 190± 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 the potential of up to 30,000 square feet in retail sales for parcels that meet commercial locational criteria (excluding Area D-2), and for projects exceeding a floor area ratio (FAR) of 0.35; 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 57+/- acres, generally described as Area D, 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 57± acres rezoned herein within Area D, to include additional uses to the entire site within Area D to 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) 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 190± acres that includes the existing 133± acres and the additional 57± 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. HVAC equipment, loading zones, and dumpsters shall be screened from view from adjacent rights-of-way. Screening shall be provided by materials consistent with the exterior finish materials of the buildings, landscaping, or other opaque materials. (D-1, D-2 and D-3)
2. All roof mounted HVAC mechanical equipment for the remaining lots shall be screened with a solid parapet wall or other noise deflecting materials, which shall be consistent with the construction materials of the main buildings, so as not to be visible from and Buckeye Road. (D-1)

Architectural renderings for structures shall be submitted for review prior to Final Site Plan approval for each lot. (D-1)

3. All building facades shall include landscaping and design features which reduce the mass, scale, and uniform monolithic appearance of large unadorned walls. (D-1)
4. Exterior building materials shall consist of brick, architectural precast concrete panels, architectural masonry units, split face block, glass, stucco, ceramic tile, stone, wood, or similar materials. Painted or exposed standard concrete block or corrugated metal shall not be permitted. Architectural metals or standard concrete block with stucco type finish, in conjunction with other permitted building materials may be allowed, provided that at least 50% of the building face is constructed from other permitted materials.

To ensure that the buildings do not project a massive blank wall, blank walls shall be no longer than 20 feet in length. Design elements including prominently visible architectural details (e.g., bumpouts, reveals and projecting ribs, cornice, offset building planes, windows, shutters, areas of contrasting or different finish building materials, etc.) shall be applied to buildings.

Other methods, as determined by the Planning Director, may be approved, including allowing blank walls longer than 20 feet in length, provided superior building materials and significant horizontal design features are incorporated as part of the building elevation. Building elevations shall be approved with the Final Site Plan by the Planning Department ensuring compliance with this condition. (D-1)

5. No heavy industrial uses are allowed in this subdivision. Adverse impacts statements shall be submitted prior to each subsequent site plan approval. (D-1) and (D-2)
6. Commercial uses shall be a maximum of 3,000 square feet and limited to

intensive commercial, wholesale commercial and small retail uses containing neighborhood retail uses only. (D-2)

7. Outdoor storage and loading zones shall not face residential uses. (D-1 and D-3)
8. All deliveries and truck loading occurring on south and southwest perimeter lots (adjacent to residential) shall be prohibited between the hours of 10:00 p.m. and 7:00 a.m. (D-1)
9. The height of buildings on south and southwest perimeter lots shall be limited to 35 feet. (D-1)
10. A non-vehicular ingress egress easement in a form acceptable to the County shall be recorded and shown on the Final Plat along lots adjacent to Buckeye Road, Bud Rhoden Road, and Chapman Road, excluding the two access roads. No lots shall have direct access to Buckeye Road and Bud Rhoden Road. All driveways shall connect to the internal roads. (D-1)
11. All ground signs shall be in compliance with the requirements of any sign regulations then in effect. In addition, pole signs, message center signs, fluorescent signs, and neon signs are prohibited for all lots. (D-1) and (D-2)
12. The Preliminary Site Plan previously approved for Sub-Area D-1 (by the adoption of Ordinance No. PDI-05-56(P)(R) adopted on February 26, 2008 shall remain in full force and effect and shall not be superseded by any General Development Plan approved by this Ordinance. The approved Preliminary Site Plan is applicable to the legal description described in Exhibit B, a copy attached hereto and made part of by reference.
13. All building facades facing residential shall include landscaping and design features which reduce the mass, scale and uniform monolithic appearance of large unadorned walls. (D-3)
14. All deliveries and truck loading occurring on south and southeast perimeter lots (adjacent to residential) shall be prohibited between the hours of 10:00 p.m. and 7:00 a.m. (D-3)

B. STORMWATER CONDITIONS:

1. Any fill within the 100-year floodplain shall be compensated by the creation of an equal or greater storage volume above seasonal high water table; 100-year floodplain compensation shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation). (D-1)
2. There shall be a full 25-year attenuation on all stormwater ponds within the development. (D-1)

3. A Drainage Maintenance Easement shall be provided along the ditch running along the west property line and the ditch running through the middle property north of proposed Lots 6-13, 21, and 22. The Drainage Easement width shall be from top of bank to top of bank, based on design cross section, and an additional 25 feet Drainage Maintenance Access Easement from the top of bank along at least one side of the ditch. Drainage Maintenance Access Easements shall be on clear and level ground, free of obstructions including landscaping. Manatee County is only responsible for maintaining the free flow of drainage through these systems. (D-1)
4. Routing and modeling of the existing conditions shall be provided with the Drainage Model and Construction Plan for all natural drainage systems within and surrounding this project and ground depressions. (D-1)
5. The Drainage Model and Construction Plan shall demonstrate that no adverse impacts will be created to neighboring residents surrounding the site in respect to drainage routing, grading, and runoff. (D-1)
6. The control structures in the existing wetlands shall not restrict the existing discharge rate. (D-1)
7. The downstream tailwater conditions shall be used in modeling the on-site drainage system. The model shall reflect the current downstream constrictions. The drainage model shall reflect no increase in stage downstream of the site. (D-1)
8. The Drainage Model and Construction Plan shall demonstrate stormwater conveyed by the roadside drainage swales along Buckeye Road will not flood the roadway in front of this property. (D-1)

C. BUFFERS:

1. Prior to Final Plat approval, a forty (40) foot wide buffer with enhanced landscaping shall be provided along Chapman Road. This buffer shall be planted with two staggered rows of understory trees (2" caliper, 6-ft. height, 3-foot spread), with trees in each row 30 feet on center, and 33 shrubs per 100 linear feet. At least three different species for each plant category shall be used. (D-1)
2. Prior to Final Plat approval, a twenty (20) foot wide buffer with enhanced landscaping shall be provided along the south and southwest perimeters (adjacent to the residential use) of the project. This buffer shall be planted with three canopy trees (3" caliper, 12-ft. height, 5-foot spread), and 33 shrubs (30 inches at time of planting) per 100 linear feet. (D-1)
3. Prior to Final Plat approval, a minimum twenty (20) foot wide buffer with enhanced landscaping shall be provided along Buckeye Road and Bud Rhoden Road. This buffer shall be planted with two staggered rows of

understory trees containing six (6) evergreen trees (2" caliper as measured six inches from the base of the tree, 6-ft. height, 3-foot spread) and 33 shrubs (30-inches at time of planting) per 100 linear feet. At least three different species for each plant category shall be used. (D-1) and (D-2)

4. Prior to Final Plat approval, a six (6) foot high solid decorative, opaque wall or PVC fence shall be installed along the entire south, southwest, and east perimeters of the project. The wall shall be placed at the interior edge of the landscaped buffers and all required landscaping shall be on the exterior side of the wall. (D-1) and (D-2)
5. Prior to Final Site Plan approval, a six(6) foot high solid decorative, opaque wall or PVC fence shall be installed along the entire south and southeast perimeters of the project. The wall shall be placed at the interior edge of the landscaped buffers and all required landscaping shall be on the exterior side of the wall. (D-3)

D. ENVIRONMENTAL CONDITIONS:

1. The applicant shall conduct a geotechnical investigation in accordance with Chapter 2-20.1 of the Manatee County Code of Ordinances, to quantify the post-development radon exposure risk and provide the results to Manatee County prior to Final Site Plan approval. (D-1)
2. Any tenant of the park operating a business that falls within one of the eleven categories of industrial activity identified in 40 CFR 122.26(b)(14) must obtain a generic or individual NPDES permit and implement a SWPPP. Copies of the permit coverage eligibility letter and the SWPPP shall be forwarded to Manatee County prior to Final Site Plan approval for each such lot within the subdivision. (D-1)
3. A Water Well Construction Permit must be obtained from Manatee County prior to construction of the proposed well(s). (D-1)
4. Existing wells shall be kept in a watertight manner and be protected during all construction activities. (D-1)
5. Underground or aboveground pollutant storage tank installation or removal must conform to the requirements of Chapter 62-761, Florida Administrative Code. (D-1)
6. If burning of trees or branches is required for land clearing, a burn permit must be first obtained from Manatee County. No burn permits will be issued until Final Site Plans or Construction Plans are approved. (D-1)
7. Prior to Final Site Plan for each lot, a special report for solid waste and waste water is required. The solid waste report shall address the type of solid waste generated, the generation rate, the method of disposal and any recycling efforts

being made by the applicant. The waste water report shall describe composition and generation rate. (D-1) and (D-2)

Section 3. SPECIAL APPROVALS. Special Approval is hereby granted for the potential of up to 30,000 square feet in retail sales for parcels that meet commercial locational (excluding area D-2) and for projects exceeding a floor area ratio (FAR) of 0.35. The 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) 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

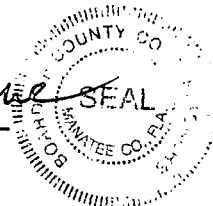


EXHIBIT "B"

Legal Descriptions 190+/- acres
PDEZ-08-22(Z)(G)(R2) - AREA D

DP# 600810009

LOT 19 JOHN PIPLACK SUB, [INSERT "LESS R/W IN OR 288 P 251 FOR SR 45 (US 41),
PORTION OF THE ABOVE DESC PARCEL NOW VACATED BY RESOLUTION R-01-65V ON
8/21/01 REC IN OR 1699 PG 5189"] PI#6008.1000/9

DP# 600900005

LOTS 22 & 25 LESS H/W R/W FOR ST RD 45 JOHN PIPLACK SUB P-19 PI#6009.0000/5

DP# 603200159

LOT 1 BUCKEYE INDUSTRIAL PARK PI#6032.0015/9

DP# 603200209

LOT 2 BUCKEYE INDUSTRIAL PARK PI#6032.0020/9

DP# 603200259

LOT 3 BUCKEYE INDUSTRIAL PARK PI#6032.0025/9

DP# 603200309

LOT 4 BUCKEYE INDUSTRIAL PARK PI#6032.0030/9

DP# 603200359

LOT 5 BUCKEYE INDUSTRIAL PARK PI#6032.0035/9

DP# 603200409

LOT 6 BUCKEYE INDUSTRIAL PARK PI#6032.0040/9

DP# 603200459

LOT 7 BUCKEYE INDUSTRIAL PARK PI#6032.0045/9

DP# 603200509

LOT 8 BUCKEYE INDUSTRIAL PARK PI# 6032.0050/9

DP# 603200559

LOT 9 BUCKEYE INDUSTRIAL PARK PI#6032.0055/9

DP# 603200609

LOT 10 BUCKEYE INDUSTRIAL PARK PI#6032.0060/9

DP# 603200659

LOT 11 BUCKEYE INDUSTRIAL PARK PI#6032.0065/9

DP# 603200709

LOT 12 BUCKEYE INDUSTRIAL PARK PI#6032.0070/9

DP# 603200759
LOT 13 BUCKEYE INDUSTRIAL PARK PI#6032.0075/9

DP# 603200809
TRACT 400 BUCKEYE INDUSTRIAL PARK PI#6032.0080/9

DP# 603200859
TRACT 401(OPEN SPACE) BUCKEYE INDUSTRIAL PARK PI#6032.0085/9

DP# 603200909
TRACT 500 (LAKE/ DRAINAGE/ UTILITY/ LANDSCAPE) BUCKEYE INDUSTRIAL PARK
PI#6032.0090/9

DP# 603200959
TRACT 501 (LAKE/DRAINAGE/ UTILTIY/LANDSCAPE) BUCKEYE INDUSTRIAL PARK
PI#6032.0095/9

DP# 603201009
TRACT 600(CONSERVATION EASMT) BUCKEYE INDUSTRIAL PARK PI#6032.0100/9

DP# 603201059
TRACT 601(CONSERVATION EASMT) BUCKEYE INDUSTRIAL PARK PI#6032.0105/9

DP# 603201109
TRACT 700(FLOOD PLAIN COMPENSATION) BUCKEYE INDUSTRIAL PARK
PI#6032.0110/9

DP# 603202109
COM AT THE SOUTH SEC COR COMMON TO SEC 7 AND 8, TWN 33, RNG 18; TH N 00 DEG 08 MIN 30 SEC W, ALG THE SEC LN COMMON TO SD SECS 7 AND 8, A DIST OF 30.00 FT TO THE INT WITH THE NLY MAINTAINED R/W OF CHAPMAN RD FOR A POB; TH CONT N 00 DEG 08 MIN 30 SEC W, ALG SD COMMON SEC LN, SAME BEING THE E LN OF LOT 26 OF "JOHN PIPLACK'S SUB" AS REC IN PB 2 PG 145, PRMCF, A DIST OF 652.90 FT TO THE NE COR OF SD LOT 26; TH N 89 DEG 17 MIN 50 SEC W, ALG THE N LN OF SD LOT 26, A DIST OF 1341.69 FT TO THE NW COR THEREOF; TH N 00 DEG 11 MIN 50 SEC W, ALG THE E LN OF LOTS 19 (VACATED) AND 22 OF AFORESAID "JOHN PIPLACK'S SUB", A DIST OF 1211.92 FT; TH S 89 DEG 59 MIN 59 SEC E, 647.08 FT; TH S 00 DEG 00 MIN 11 SEC E, 86.00 FT; TH S 89 DEG 59 MIN 59 SEC E, 301.75 FT; TH N 00 DEG 09 MIN 21 SEC W, 605.03 FT; TH N 13 DEG 39 MIN 06 SEC W, 51.42 FT; TH N 00 DEG 09 MIN 21 SEC W, A DIST OF 122.75 FT TO THE PC OF A CURVE, CONCAVE TO THE SW, HAVING A RAD OF 35.00 FT; TH RUN NWLY, ALG THE ARC OF SD CURVE, THROUGH A C/A OF 89 DEG 10 MIN 53 SEC, A DIST OF 54.48 FT TO THE INT WITH THE SLY MAINTAINED R/W OF BUCKEYE RD; TH S 89 DEG 20 MIN 14 SEC E, ALG SD SLY MAINTAINED R/W, A DIST OF 440.84 FT TO THE INT WITH THE SEC LN COMMON TO SD SECS 7 AND 8; TH S 89 DEG 32 MIN 08 SEC E, ALG SD SLY MAINTAINED R/W, A DIST OF 1293.74 FT TO THE INT WITH THE WLY MAINTAINED R/W OF BUD RHODEN RD; TH RUN THE FOLLOWING COURSES ALG SD WLY R/W; RUN S 00 DEG 08 MIN 08 SEC E, 1039.66 FT; TH S 35 DEG 22 MIN 09 SEC W, 59.49 FT; TH S 09 DEG 55 MIN 23 SEC E, 215.00 FT; TH S 01 DEG 04 MIN 37 SEC E, 1035.00 FT; TH S 00 DEG 08 MIN 08 SEC E, A DIST OF 269.06 FT TO THE

INT WITH AFORESAID NLY MAINTAINED RW OF CHAPMAN RD; TH N 89 DEG 29 MIN 51 SEC W, ALG SD NLY MAINTAINED RW, A DIST OF 1312.47 FT TO THE POB, (OR 2254/7112), (A PORTION OF LOT 21 "JOHN PILACK'S SUB" NOT VACATED; ALSO A PORTION OF LOT 5 "GIVLER'S SUB" NOT VACATED) LESS OR 2262/7581 DESC AS FOLLOWS: COM AT THE SW COR OF SEC 8, TWN 33S, RNG 18E; TH N 00 DEG 08 MIN 30 SEC W ALG THE W LN OF SD SEC 8, A DIST OF 30.00 FT TO THE N MAINTAINED RW OF "CHAPMAN RD", SD PT BEING THE POB; TH CONT N 00 DEG 08 MIN 30 SEC W ALG SD W LN, A DIST OF 652.90 FT; TH N 89 DEG 17 MIN 50 SEC W, 1341.69 FT; TH N 00 DEG 11 MIN 50 SEC W, 1211.92 FT; TH S 89 DEG 59 MIN 59 SEC E, 647.08 FT; TH S 00 DEG 00 MIN 11 SEC E, 359.16 FT; TH S 90 DEG 00 MIN 00 SEC W, [REPLACE 168.63" WITH "166.63"] FT; TH S 00 DEG 00 MIN 00 SEC W, 609.04 FT; TH S 90 DEG 00 MIN 00 SEC E, 1028.96 FT; TH N 73 DEG 33 MIN 40 SEC E, 169.99 FT; TH N 00 DEG 00 MIN 00 SEC E, 191.56 FT; TH N 90 DEG 00 MIN 00 SEC E, 212.00 FT; TH S 00 DEG 00 MIN 00 SEC W, 25.00 FT; TH N 90 DEG 00 MIN 00 SEC E, 213.13 FT; TH N 79 DEG 38 MIN 49 SEC E, 214.83 FT; TH N 00 DEG 00 MIN 00 SEC W, A DIST OF 200.72 FT TO THE PC OF A CURVE, CONCAVE TO THE SW, HAVING A RAD OF 50.00 FT; TH RUN NWLY, ALG THE ARC OF SD CURVE, THROUGH A C/A OF 89 DEG 30 MIN 53 SEC, A DIST OF 78.12 FT TO THE P.T. OF SD CURVE; TH N 89 DEG 30 MIN 53 SEC W, A DIST OF 1220.57 FT TO THE PC OF A CURVE TO THE NE, HAVING A RAD OF 90.00 FT; TH RUN NWLY, ALG THE ARC OF SD CURVE, THROUGH A C/A OF 89 DEG 21 MIN 32 SEC, A DIST OF 140.36 FT TO THE P.T. OF SD CURVE; TH N 00 DEG 09 MIN 21 SEC W, 883.15 FT; TH N 13 DEG 39 MIN 06 SEC W, 51.42 FT; TH N 00 DEG 09 MIN 21 SEC W, A DIST OF 122.75 FT TO THE PC OF A CURVE, CONCAVE TO THE SW, HAVING A RAD OF 35.00 FT; TH RUN NWLY, ALG THE ARC OF SD CURVE, THROUGH A C/A OF 89 DEG 10 MIN 53 SEC, A DIST OF 54.48 FT; TH S 89 DEG 20 MIN 14 SEC E, 96.51 FT; TH S 00 DEG 09 MIN 21 SEC E, 1088.00 FT; TH S 89 DEG 20 MIN 14 SEC E, A DIST OF 344.06 FT TO THE INT WITH THE W LN OF SD SEC 8, ALSO BEING THE E LN OF SEC 7, TWN 33S, RNG 18E; TH S 89 DEG 30 MIN 53 SEC E, 1015.34 FT; TH S 00 DEG 00 MIN 00 SEC W, A DIST OF 704.97 FT TO THE PC OF A CURVE, CONCAVE TO THE NE, HAVING A RAD OF 50.00 FT; TH RUN SELY, ALG THE ARC OF SD CURVE, THROUGH A C/A OF 90 DEG 00 MIN 00 SEC, A DIST OF 78.54 FT TO THE P.T. OF SD CURVE; TH N

PORT MANATEE ENCOURAGEMENT ZONE
PDEZ-08-22 (Z)(G)(R2)

PDEZ-08-22 (Z)(G)(R2)
AREA D

Height, Bulk, Dimensional, & Landscape Requirements:

Area D- Min. Setbacks- 25'-F, 20'-S, 20'-R
Proposed Sq. Footage: D-1 - 1,119,594 sq ft
D-2, D-3 - N/A

FAR- D-1 - .50 max
D-2 & D-3 - .75 max

Max HT: D-1 - Lots 1-3 - 50 ft.
4-22 - 45 ft
23-29 - 35 ft
D-2 & D-3 - 50 ft.

D-1 USES

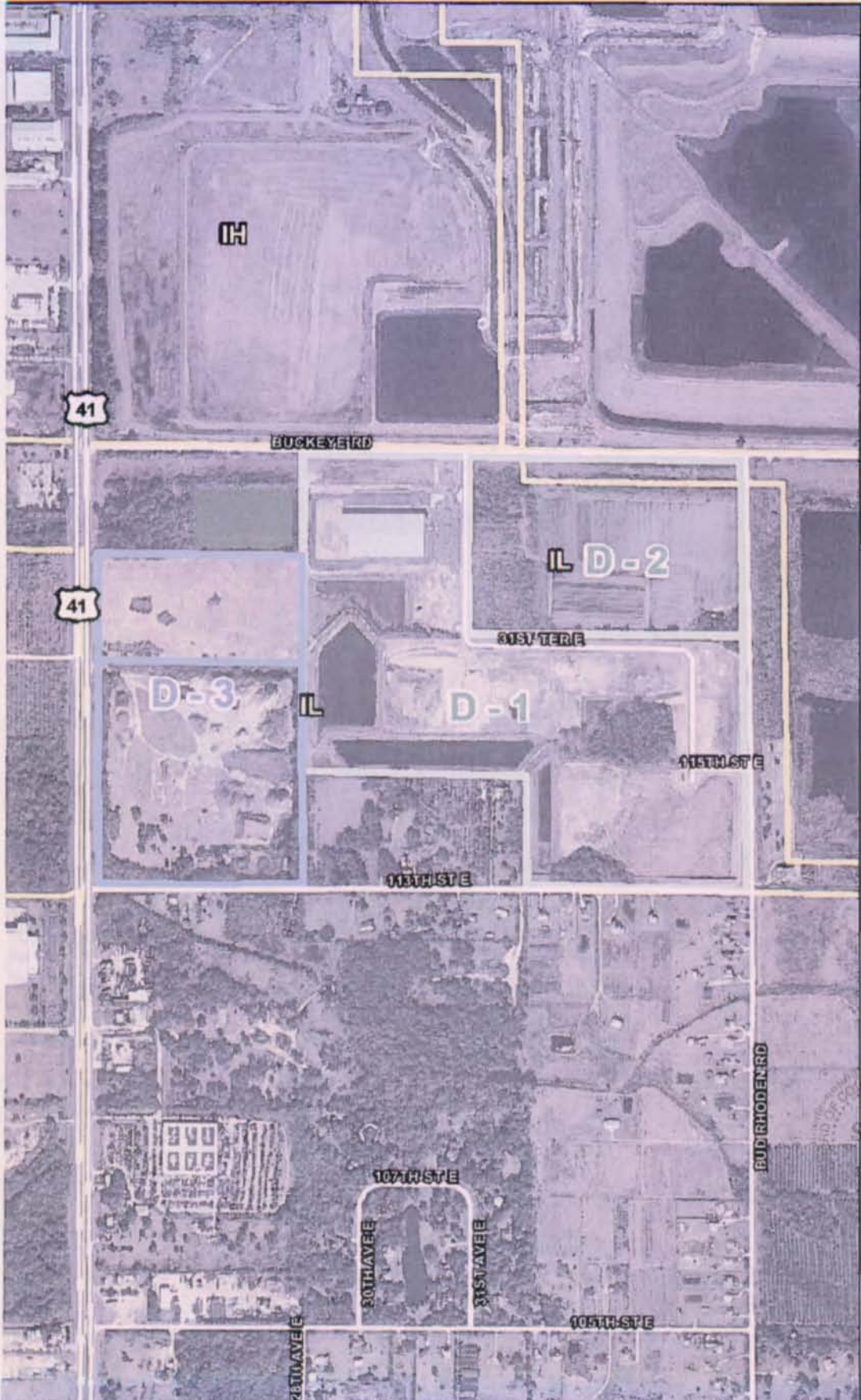
D-2 & D-3 USES

Farm Equipment & Supply
Establishments
Business Services
Professional Office
Medical & Dental Laboratory
Industrial Service
Establishment
Office
Car Wash, Full Service
Construction Service Estab.
Dry Cleaners, General
Food Catering
Wholesale Trade Establishment
Personal Service Establishment
Rental Service Establishment
Sign Painting Service
Light Manufacturing
Research & Development
Activity
Research/Corporate Uses
Post Office
Public Community Use
Public Use Facilities
Utility Use
Day Care, Accessory
Warehouse
Mini-Warehouse

Agricultural Research Facilities
Short Term Agricultural Uses
Agricultural Products Processing
Plants
Agriculture
Farming Service Establishments
Industrial Service Establishment
Motor Vehicle Repair, Major
Office
Drive-Thru Eating Establishment
Farm Equipment and Supply Estab.
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 Actv
Antennas
Camouflaged Tower (150' Max.)
Guyed Tower
Lattice Tower (400' Max.)
Monopole Towers
Post Offices

Construction services establishment
Building materials establishment
Motor vehicle sales, rental & leasing
School of special education.
Neighborhood retail.
Bank.
Business services.
Professional office.

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 RTR Passenger Station
Helistop
Intermodal Terminal
Motor Freight Terminal
Motor Pool Facilities
Warehouse
Mini-warehouse
Gas Pumps
Construction services establishment
Building materials establishment
Motor vehicle sales, rental & leasing
School of special education.
Neighborhood retail.
Bank.
Business services.
Professional office.



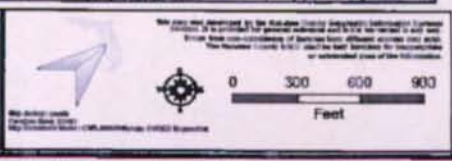
STATE OF FLORIDA, COUNTY OF MANATEE
This is to certify that the foregoing is a true and correct copy of the documents on file in my office.

Witness my hand and official seal this 10th day of

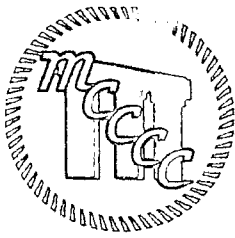
June, 2011
R.B. SHORE
Clerk of Circuit Court
By: Maggie Kester, D.C.

Exhibit "B"

NEW EZ PARCELS	EXISTING EZ PARCELS	NEW EZ PARCELS
003200159	003200459	003200759
003200209	003200509	003200809
003200259	003200559	003200909
003200309	003200609	003200959
003200359	003200659	003201009
003200409	003200709	



D-1 - 98 ACRES
D-2 - 35 ACRES
D-3 - 57 ACRES
TOTAL - 190 ACRES



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,

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

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

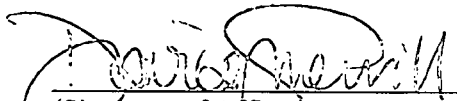
RECEIVED
APR 19 2011
BOARD RECORDS

Bradenton Herald
Published Daily
Bradenton, Manatee County, Florida

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 _____



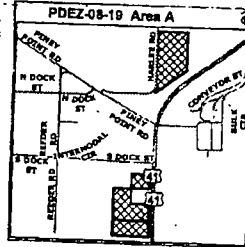
NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

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.

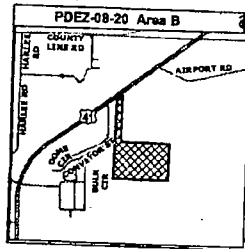
A. PDEZ-08-19(Z)(G)(R2) - COUNTY INITIATED REZONE - PORT MANATEE ENCOURAGEMENT ZONE, AREA A
DTS # 20100229

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).



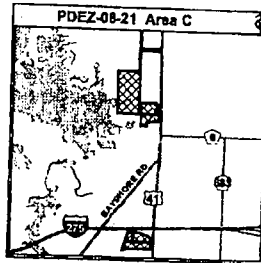
B. PDEZ-08-20(Z)(G)(R2) - COUNTY INITIATED REZONE - PORT MANATEE ENCOURAGEMENT ZONE, AREA B
DTS # 20100280

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).



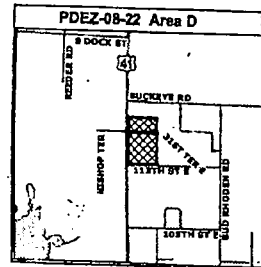
C. PDEZ-08-21(Z)(G)(R2) - COUNTY INITIATED REZONE - PORT MANATEE ENCOURAGEMENT ZONE, AREA C
DTS # 20100281

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 100 (100) days prior to the public hearing. Information may also be obtained by calling 748-9070 x6878, 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 on-site access to and participation in public hearings. Anyone requiring reasonable accommodation for this meeting as provided for in the ADA, should contact Keyose Ellis at 742-5800, TDD ONLY 742-5802 and wait 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

106610

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:

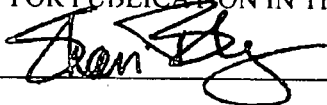
Board of Commissioners Meetings

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

March 25, 2011

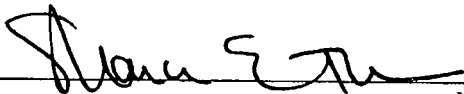
AFFIANT FURTHER SAYS THAT THE SAID SARASOTA HERALD-TRIBUNE IS A NEWSPAPER PUBLISHED AT SARASOTA, IN SAID SARASOTA COUNTY, FLORIDA, AND THAT THE SAID NEWSPAPER HAS THERETOFORE BEEN CONTINUOUSLY PUBLISHED IN SAID SARASOTA COUNTY, FLORIDA, EACH DAY, AND HAS BEEN ENTERED AS SECOND CLASS MAIL MATTER AT THE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



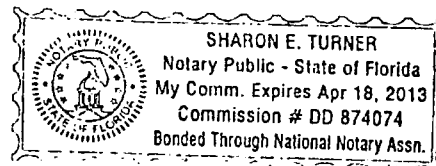
SWORN TO AND SUBSCRIBED BEFORE ME THIS 25th DAY OF MARCH, 2011 A.D., BY SHARI BRICKLEY WHO IS PERSONALLY KNOWN TO ME.

(SEAL) _____



3/25/11

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).

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.

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

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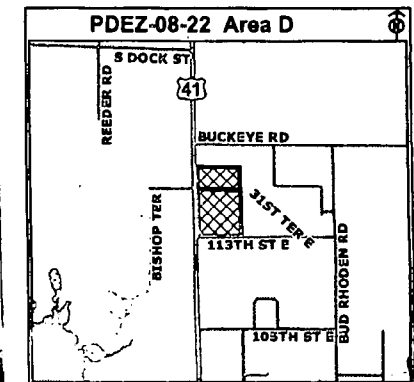
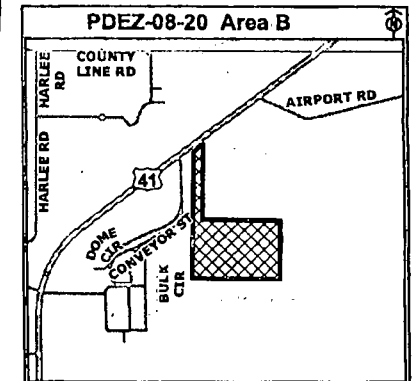
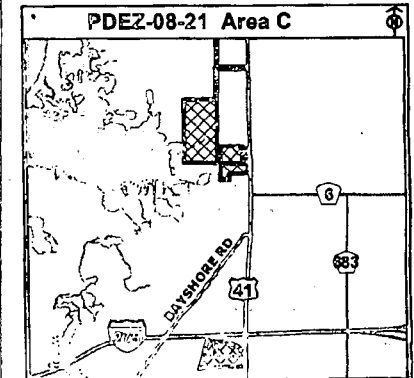
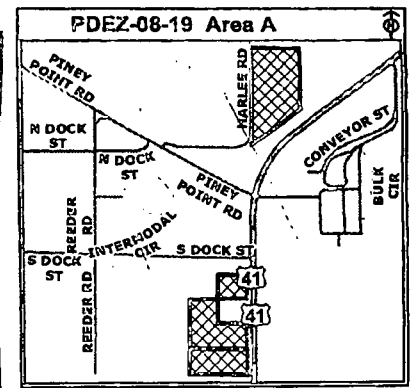
For More Information: Copies of the proposed amendment will be available for review and copying at cost approximately ten (10) days prior to the public hearing. Information may also be obtained by calling 749-3070 x 6878, between 8:00 AM - 5:00 PM.

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.

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



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 Bob Ray, who, after having first been duly sworn and put upon oath, says as follows:

- 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.
- 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.
- 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.
- 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.

Bob Ray
Property Owner/Agent Signature County Employee

SIGNED AND SWORN TO before me on March 9, 2011 (date) by Bob 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
Pyllis E. Strong
Type Name



My Commission Expires: _____
Commission No.: _____
Title or Rank: _____
Serial Number, if any: _____

OWNER	OWN_ADDR	OWN_ADDR2	OWN_CITY	OWN_S	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 DEVELOPEMEN	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 WASHINGTONI	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
GSI 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