

**MANATEE COUNTY ZONING ORDINANCE
PDR/PDMU-15-10(Z)(G) – LONG BAR POINTE, LLLP & CARGOR PARTNERS VIII, LONG
BAR POINTE, LLLP REZONE/AQUA BY THE BAY (DTS20150224; MEPS451)**

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT, AMENDING THE OFFICIAL ZONING ATLAS (ORDINANCE 15-17, THE MANATEE COUNTY LAND DEVELOPMENT CODE), RELATING TO ZONING WITHIN THE UNINCORPORATED AREA; PROVIDING FOR A REZONE OF APPROXIMATELY 190.97 ACRES IN THREE PARCELS AS FOLLOWS: APPROXIMATELY 38.66 ACRES (PARCEL ONE) FROM RSF-4.5 (RESIDENTIAL SINGLE-FAMILY-4.5 DWELLING UNITS PER ACRE), AND 22.17± ACRES (PARCEL TWO) FROM A-1 (SUBURBAN AGRICULTURE-ONE DWELLING UNIT PER ACRE) ZONING DISTRICTS TO THE PDR (PLANNED DEVELOPMENT RESIDENTIAL) ZONING DISTRICT, AND 130.14± ACRES (PARCEL THREE) FROM THE PDR AND A-1 ZONING DISTRICTS TO THE PDMU (PLANNED DEVELOPMENT MIXED USE), RETAINING THE CHHA (COASTAL HIGH HAZARD AREA), CEA (COASTAL EVACUATION AREA), AND CPA (COASTAL PLANNING AREA) OVERLAY DISTRICTS; APPROVING A GENERAL DEVELOPMENT PLAN FOR A LARGE PROJECT CONSISTING OF: 1) 78,000 SQUARE FEET OF COMMERCIAL RETAIL NEIGHBORHOOD USES AND COMMERCIAL RETAIL GENERAL (EACH USE LIMITED TO 3,000 SQUARE FEET); 2) 2,894 RESIDENTIAL UNITS TO INCLUDE 2,384 MULTI-FAMILY UNITS, AND 510 LOTS FOR SINGLE-FAMILY ATTACHED, SINGLE-FAMILY DETACHED AND SINGLE-FAMILY SEMI-DETACHED RESIDENCES; 3) RECREATIONAL AMENITIES; AND 4) PRIVATE DOCKING FACILITIES. THE SITE IS WEST OF THE INTERSECTION OF 75TH STREET WEST AND 53RD AVENUE WEST, BETWEEN EL CONQUISTADOR PARKWAY AND SARASOTA BAY; SUBJECT TO STIPULATIONS AS CONDITIONS OF APPROVAL; SETTING FORTH FINDINGS; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE (TOTAL PROJECT ACREAGE 529± ACRES).

WHEREAS, Long Bar Pointe, LLLP & Cargor Partners VIII, Long Bar Pointe, LLLP (the “Applicant”) filed an application to rezone approximately 190.97 acres in three parcels described in Exhibit “B”, attached hereto, (the “Property”) consisting of from approximately 38.66 acres (Parcel One) from RSF-4.5 (Residential Single-Family-4.5 dwelling units per acre), and 22.17 acres (Parcel 2A) from A-1 (Suburban Agriculture-one dwelling unit per acre) zoning districts to the PDR (Planned Development Residential) zoning district, and 130.14 acres (Parcel Three) from the PDR and A-1 zoning districts to the PDMU (Planned Development Mixed Use), retaining the CHHA (Coastal High Hazard Area), CEA (Coastal Evacuation Area), and CPA (Coastal Planning Area) Overlay Districts; and

WHEREAS, the Applicant also filed a General Development Plan for a Large Project consisting of: 1) 78,000 square feet of commercial retail neighborhood uses and commercial retail general (each use limited to 3,000 square feet); 2) 2,894 residential units to include 2,384 multi-family units, and 510 lots for single-family attached, single-family detached and single-family semi-detached residences; 3) recreational amenities; and 4) private docking facilities (the “Project”) on the Property, as described in Exhibit “A”; and

WHEREAS, the Applicant also filed a request for Special Approval for a: 1) mixed and multiple use project in RES-6 and RES-9 Future Land Use Categories (FLUCs); 2) gross density exceeding six (6) dwelling units in RES-9 FLUC; 3) net density exceeding nine (9) dwelling units in RES-9 FLUC; 4) non-residential project exceeding 30,000 square feet in RES-6 and RES-9 FLUCs; 5) project adjacent to a perennial stream (Sarasota Bay); 6) project partially in the CEA (Coastal Evacuation Area); and 7) project in the CHHA (Coastal High Hazard Area); and

WHEREAS, the Building and Development Services staff recommended approval of the rezone, General Development Plan and Special Approval applications subject to the stipulations contained in the Staff Report; and

WHEREAS, the Manatee County Planning Commission, after due public notice, held public hearings on April 13, 2017 and August 10, 2017 to consider the rezone, General Development Plan and Special Approval applications, 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, recommended that the Board of County Commissioners deny adoption of the Zoning Ordinance and not approve the General Development Plan; make a finding that the proposed buildings exceeding 35 feet in height are not consistent with and do not satisfy the criteria of LDC Section 402.7.d.9, deny Special Approval for a: 1) mixed and multiple use project in RES-6 and RES-9 Future Land Use Categories (FLUCs); 2) gross density exceeding six (6) dwelling units in RES-9 FLUC; 3) net density exceeding nine (9) dwelling units in RES-9 FLUC; 4) non-residential project exceeding 30,000 square feet in RES-6 and RES-9 FLUCs; 5) project adjacent to a perennial stream (Sarasota Bay); 6) project partially in the CEA (Coastal Evacuation Area); and 7) project in the CHHA (Coastal High Hazard Area).

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 and General Development Plan, the recommendation and findings of the Planning Commission, as well as all other matters presented to the Board at the public hearings 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 Exhibit "B" of this Ordinance for approximately 38.66 acres (Parcel One) from RSF-4.5 (Residential Single-Family-4.5 dwelling units per acre), and 22.17 acres (Parcel 2A) from A-1 (Suburban Agriculture-one dwelling unit per acre) zoning districts to the PDR (Planned Development Residential) zoning district, and 130.14 acres (Parcel Three) from the PDR and A-1 zoning districts to the PDMU (Planned Development Mixed Use), retaining the CHHA (Coastal High Hazard Area), CEA (Coastal Evacuation Area), and CPA (Coastal Planning Area) Overlay Districts.

B. The Board of County Commissioners held duly noticed public hearings on May 4, 2017 and August 16, 2017 as continued to August 23, 2017, September 29, 2017 and October 3, 2017 regarding the proposed Official Zoning Atlas Amendment and General Development Plan described herein in accordance with the requirements 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 and General Development Plan regarding the Property described in Exhibit “B” herein are found to be consistent with the Manatee County Comprehensive Plan.

D. The Board of County Commissioners makes a Specific Finding that the proposed buildings exceeding 35 feet in height as generally located on the General Development Plan are compatible with the surrounding area and will not create any external impacts that would adversely affect surrounding development, existing or proposed, waterfront vistas, or entranceways and satisfy the remaining criteria in Section 402.7.D.9, Land Development Code.

E. For the purposes of granting Special Approvals, the Board hereby finds that the Project, as detailed on the General Development Plan and as conditioned herein, will have no significant detrimental impacts on natural resources, adjacent land uses, or public facilities.

Section 2. GENERAL DEVELOPMENT PLAN. The General Development Plan is hereby approved for a Large Project consisting of: 1) 78,000 square feet of commercial retail neighborhood uses and commercial retail general (each use limited to 3,000 square feet); 2) 2,894 residential units to include 2,384 multi-family units, and 510 lots for single-family attached, single-family detached and single-family semi-detached residences; 3) recreational amenities; and 4) private docking facilities upon the Property (Exhibit “A”) subject to the following Stipulations:

STIPULATIONS

A. DESIGN AND LAND USE CONDITIONS:

1. The County shall have no responsibility to resolve disputes between the owners of the Aqua By the Bay Project and the Lake Flores Project regarding the use of the Lake Flores Drainage Corridors (LFDCs).

The Project includes four (4) corridors that are also included within the Lake Flores GDP [PDMU-14-20(Z)(G), and are described on the Aqua By the Bay GDP [PDR/PDMU-15-10(Z)(G)/MEPS 451, as the Lake Flores Drainage Corridors (LFDCs). Pursuant to private agreements between the owners of the Lake Flores Project and the owners of the Aqua project existing from time to time, the LFDCs may be utilized (1) by the developers of Aqua for purposes of construction of ditches, construct and build bridges over and across drainage ditches, level off any spoil bank and right to relocate same, and other lawful uses (2) by the owners of the Lake Flores Project for purposes of drainage, and related rights. This stipulation is not a limitation on otherwise authorized and lawful uses.

2. The Notice to Buyers shall be included in the Declaration of Covenants and Restrictions, and in a separate addendum to the sales contract and in the Final Site Plan shall include language to inform prospective homeowners of:
 - a) The presence of neighboring agricultural uses, which may possibly include pesticides and herbicides and may have odors and noises associated with such uses.
3. A 20-foot wide roadway buffer shall be provided adjacent to all public roads abutting the site, including that segment of 86th Street West, designated as public roadway.
4. Prior to Final Plat approval for Phase one, a six foot high decorative opaque wall, or berm and wall, or fence with landscaping on the exterior side of the fence or wall, or enhanced landscaping shall be installed in the roadway buffers along 86th Street West and El Conquistador Parkway adjacent to residential lots having reverse frontages.
5. Walls or fences within the roadway or perimeter buffers shall be measured from the finished grade of the adjacent roadway or lot (exclusive of any swales), whichever elevation is greater. This requirement shall be verified with a cross-section detail on the Final Site Plan.
6. The design of buildings in excess of thirty-five feet (35') tall shall be in substantial conformance with the elevations and illustrations entered into the record in this case. A superior alternative may be approved by the Building and Development Services Department Director. Building elevations shall be provided with the Final Site Plan for review and approval.
7. Any building in excess of seventy-five (75) feet in height shall be located in the areas identified as orange and pink on the general development plan, and as further depicted by a legal description on the Survey Sketch exhibit(s). A maximum of sixteen (16) buildings with a height between seventy-six (76) feet and ninety-five (95) feet are allowed within the orange and pink areas on the general development plan, and as further depicted by a legal description on the Survey Sketch exhibit(s). This ordinance does not authorize any building in excess of 95 feet.
8. Corner lots shall provide a 20-foot setback from the structure (non-garage) to the property line adjacent to the other street.
9. All other applicable state or federal permits shall be obtained before commencement of the development.
10. Any gates or emergency access points within the project shall be accessible to emergency providers in accordance with the requirements of applicable County ordinances and resolutions.
11. Any future site plan or plat shall show the location of state recorded historical/archaeological resources and respect the state mandated policies from all sites. Any significant historical or archaeological resources discovered during development activities shall be immediately reported to the Florida Department of State, Division of Historical Resources, and treatment of such resources shall be determined in cooperation with the Division of Historical Resources, and the County. The final determination of significance shall be made in conjunction with the Florida

Department of State, Division of Historical Resources, and the County. The appropriate treatment of such resources (potentially including excavation of the site in accordance with the guidelines established by the Florida Department of State, Division of Historical Resources) must be completed before resource disturbing activities are allowed to continue. If human remains are encountered, the provisions contained in Chapter 872, Florida Statutes (Offenses Concerning Dead Bodies and Graves) shall be followed.

12. An overall layout of the entire project shall be submitted with future Preliminary and Final Site Plan submittals.
13. The Final Site Plan approvals for Parcel F (PDR-03-32/FSP-05-138) and Phase I (PDR-13-28/14-S-05/FSP-14-10), as amended from time to time, shall remain in effect pursuant to the terms of each of such approvals and other applicable County regulations and policies, or until withdrawn by the Applicant.
14. The Building Height Exhibit #1 and Building Height Type #2 shall be in substantial conformance with the illustrations entered into the record in this case.
15. Buildings over thirty-five (35) feet in height shall be located in suitable locations with varying heights and rooflines to provide view corridors and avoid a walled effect from Sarasota Bay. This shall be approved at Preliminary Site Plan.
16. Prior to Final Site Plan approval, the applicant shall submit a hurricane evacuation and disaster plan to the Public Safety's Department's Emergency Management Division.
17. Subsequent residential dwelling units, upon completion of the first 750 residential dwelling units, shall require further approval by the Board of County Commissioners at a public hearing prior to, or as part of, Preliminary Site Plan approval, in increments of 750 units or more. Any approval shall be in conformance with Stipulation A.16.
18. The Estuary Enhancement Area and the wall are stricken and removed from the General Development Plan in their totality and shall not be built by the Applicant.
19. A uniform post development wetland buffer of greater than fifty (50) feet shall be provided adjacent to post development wetlands along Sarasota Bay.
20. All stipulations shall prevail over the General Development Plan Drawing.

B. STORMWATER CONDITIONS:

1. The Applicant shall account for the historical flow rate and quantity of the discharges that occur within the existing drainage conveyance systems located with the areas described in the Easement and Agreement recorded in Deed Book 374, Page 371 of the Public Records of Manatee County, Florida.

C. ENVIRONMENTAL CONDITIONS:

1. A final Ecosystems Management Plan shall be submitted at the time of the first Final Site Plan. The final Ecosystems Management Plan shall include details for the activities identified in the Preliminary Ecosystems Management Plan revised in

February 2017. The Ecosystems Management Plan shall, at minimum include the following information:

- a. Nuisance/Exotic Vegetation Removal Plan should describe the target species and methodology for initial removal and those that become reestablished in the upland portions of the site, including upland preservation areas. This plan should also include a long term Maintenance Plan that includes monitoring and removal frequency and methodology.
- b. Wetland Enhancement Plan should include details for nuisance/exotic vegetation removal, any grading that may be necessary to restore hydrology and the species, spacing and location for all new plantings. This plan should also include a Monitoring /Maintenance Plan that will detail the steps to be taken to ensure success. Please note that Mitigation Security may be required pursuant to LDC Section 706.6.G.
- c. An integrated Pest Management Plan (IPM) for the application of fertilizers, pesticides, and herbicides shall be submitted for review and approval prior to Final Site Plan approval.
- d. The Ecosystems Management Plan should also identify any passive recreation uses that will be allowed within the boundaries of preserve areas. Any proposed uses should be located in areas where minimal vegetation will be impacted and constructed in a manner that maintains the conservation values of the area. Maintenance guidelines for passive recreation uses should be included in the plan.

A copy of the approved Ecosystems Management Plan shall be included in the HOA documents. In addition, a separate line item should be included in the fiscal budget for the HOA to cover costs associated with implementing the Ecosystems Management Plan in perpetuity. This shall be reviewed and approved by the County at the time of Final Plat.

2. The developer shall provide an updated study, consistent with Policy 3.3.2.1(1) of the Comprehensive Plan, for threatened and endangered plant and animal species prior to the first Final Site Plan approval. A Management Plan, approved by the appropriate State or Federal agency, for any listed species found on-site shall be provided to the County prior to commencement of construction activities.
3. A Conservation Easement for all wetlands and wetland buffers or upland preservation areas utilized as Wetland Mitigation shall be dedicated to the County prior to or concurrent with Final Plat approval as required by LDC Section 706.8.A. Areas utilized as Wetland Mitigation shall be clearly identified with the Final Site Plan.
4. No lots shall be platted through post-development wetlands, wetland buffers or upland preservation areas.
5. Tree barricades for trees to be preserved shall be located at the drip line, unless approved by the County. The drip line shall be defined as the outer branch edge of the

tree canopy. The area within the drip line shall remain undisturbed. The following activities are prohibited within the drip line of preserved trees: machinery and vehicle travel or parking; underground utilities; filling or excavation; storage of construction materials. The tree protection barricades shall consist of chain link fence (new or used) with a minimum 5' height, unless otherwise approved by the County.

6. A Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the ERS for review and approval prior to Final Site Plan approval. The Well Management Plan shall include the following information:
 - Digital photographs of the well along with nearby reference structures (if existing);
 - GPS coordinates (latitude/longitude) of the well;
 - The methodology used to secure the well during construction (e.g. fence, tape);
 - &
 - The final disposition of the well - used, capped, or plugged
7. A Construction Water Quality Monitoring Program and proposed sampling locations are required to be included in the Erosion and Sediment Control Plan (ESCP) information on the Final Site Plan in accordance with Section 355 (519) of the LDC.

D. Parks and Natural Resources

1. The applicant shall establish pre-development groundwater conditions by the installation and sampling of monitoring wells in the project area. A plan detailing the monitoring well locations, sampling frequencies, and parameters shall be submitted with the Final Site Plan.
2. The Applicant shall submit a surface water quality monitoring plan for approval by the Parks and Natural Resources Department (PRND). The surface and ground water monitoring plan shall be consistent with the PNRD guidance documents entitled 'Ambient Surface Water Quality Monitoring Guidelines for Large Developments' (Version 5.3).

E. Utilities:

1. Connection to the County water and wastewater systems is required pursuant to the Manatee County Comprehensive Plan. The cost of connection, including the design, permitting, lift station upgrades, construction of off-site extensions of utility lines (water, sewer, reclaim), and upgrading of off-site utility lines previously approved and installed by Long Bar Pointe phases shall be the responsibility of the applicant. A utility master plan for potable water, wastewater, and reclaimed water demonstrating build-out needs and the adequacy of existing Manatee County infrastructure to meet the GDP proposed Build-Out condition. The connection shall be designed, engineered and permitted by the Applicant consistent with Manatee County Public Works Standards and approved by County Engineer through the construction plans review process for the project.

2. Potable water, wastewater, and reclaimed water infrastructure at or above ground level (i.e., water meters, fire hydrants, blow-off assemblies, backflow devices, sewer cleanouts, manholes, lift stations) dedicated to Manatee County shall be elevated to a minimum of 1-foot above the existing effective map for Category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. The above minimum required infrastructure elevation compliance shall be demonstrated through the final site plan (FSP) and construction plan submittal to Manatee county Public Works Department for approval.
3. At Final Site Plan/Construction Plan submittal, a revised Offsite Master Utilities Plan must be resubmitted for our review.
4. A water and wastewater master plan for the entire development must be provided prior to Final Site Plan /Construction Plan submittal. The master plan shall, at a minimum, provide estimated water demand for future water supply and fire protection capabilities and estimated wastewater flow generation with required pipe sizing internal to site and capacity needs at connection point.

Section 3. SPECIAL APPROVAL. Special Approval is hereby granted for a: 1) mixed and multiple use project in RES-6 and RES-9 Future Land Use Categories (FLUCs); 2) gross density exceeding six (6) dwelling units in RES-9 FLUC; 3) net density exceeding nine (9) dwelling units in RES-9 FLUC; 4) non-residential project exceeding 30,000 square feet in RES-6 and RES-9 FLUCs; 5) project adjacent to a perennial stream (Sarasota Bay); 6) project partially in the CEA (Coastal Evacuation Area); and 7) project in the CHHA (Coastal High Hazard Area).

Section 4. AMENDMENT OF THE OFFICIAL ZONING ATLAS. The Official Zoning Atlas of Manatee County (Ordinance No. 15-17, the Manatee County Land Development Code) is hereby amended by changing the zoning classification of the property identified in Exhibit “B” herein approximately 38.66 acres (Parcel One) from RSF-4.5 (Residential Single-Family-4.5 dwelling units per acre), and 22.17 acres (Parcel 2A) from A-1 (Suburban Agriculture-one dwelling unit per acre) zoning districts to the PDR (Planned Development Residential) zoning district, and 130.14 acres (Parcel Three) from the PDR and A-1 zoning districts to the PDMU (Planned Development Mixed Use), retaining the CHHA (Coastal High Hazard Area), CEA (Coastal Evacuation Area), and CPA (Coastal Planning Area) Overlay Districts and the Clerk of the Circuit Court, as Clerk to the Board of County Commissioners, as well as the Building and 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. STATE AND FEDERAL PERMITTING. The issuance of this local development permit by the County shall not create any liability on the part of the County in the event the

Applicant fails to obtain the required state or federal agency approvals or permits or fails to fulfill the obligations imposed by any state or federal agency or undertakes actions that result in a violation of state or federal law.

Section 8. 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 3rd day of October, 2017.



**BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA**

BY: 
Betsy Benac, Chairman

**ATTEST: ANGELINA COLONNESO
Clerk of the Circuit Court**

BY: 
Deputy Clerk

EXHIBIT "A"

LEGAL DESCRIPTION

A parcel of land lying in Sections 7, 17, 18, 19 and 20, Township 35 South, Range 17 East, Manatee County, Florida and described as follows:

Commence at the northwest corner of Esplanade on the Bay as recorded in Plat Book 26, Page 56 of the Public Records of Manatee County, Florida, said point being on the southerly right-of-way line of El Conquistador Parkway as shown on said plat of Esplanade on the Bay, also being on the west line of the above mentioned Section 20; thence N.00°29'43"W, along said west line of Section 20, a distance of 21.20 feet to a point on the southerly right-of-way line of El Conquistador Parkway as recorded in Official Record Book 1453, Page 6600 of the above mentioned Public Records, being the point of curvature of a curve to the left, of which the radius point lies N.15°48'17"E., a radial distance of 5,158.91 feet; thence along said southerly right-of-way line of El Conquistador Parkway for the following four (4) calls; (1) thence westerly along the arc of said curve, through a central angle of 07°18'06", an arc length of 657.44 feet to the point of tangency of said curve; (2) thence N.66°53'37"W., a distance of 1,544.78 feet to the point of curvature of a curve to the right having a radius of 950.00 feet and a central angle of 39°04'56"; (3) thence northwesterly along the arc of said curve, an arc length of 648.01 feet to the point of reverse curvature of a curve to the left having a radius of 1,725.00 feet and a central angle of 12°04'45"; (4) thence northwesterly along the arc of said curve, a distance of 363.67 feet to the POINT OF BEGINNING; thence S.40°14'30"W., a distance of 768.33 feet; thence S.27°05'16"W., a distance of 299.56 feet; thence S.22°39'47"W., a distance of 338.28 feet; thence S.12°19'37"W., a distance of 1,284.92 feet; thence N.52°50'58"W., a distance of 3,195.78 feet; thence N.46°12'28"W., a distance of 7,442.33 feet to the southerly extension of the east line of the above mentioned Section 7; thence N.00°20'31"E., along said southerly extension and said east line of Section 7, a distance of 1,717.44 feet to a point on the north line of a parcel as recorded in Deed Book 348, Page 36, Public Records of Manatee County, Florida; thence S.89°14'48"E., along said north line, a distance of 1,091.97 feet; thence S.00°20'48"W., a distance of 655.34 feet; thence S.89°17'46"E., a distance of 665.10 feet; thence S.01°32'38"W., a distance of 666.93 feet to a point on the north line of U. S. Government Lot 1 in the above mentioned Section 18; thence S.89°10'13"E., along said north line, a distance of 670.02 feet to the northeast corner of said U. S. Government Lot 1; thence S.00°31'28"W., along the east line of said U. S. Government Lot 1, a distance of 675.40 feet to a point on the north line of the South 1/2 of the Northwest 1/4 of the above mentioned Section 18; thence S.89°33'23"E., along said north line, a distance of 1,280.44 feet to a point on the westerly right-of-way line of the above mentioned El Conquistador Parkway; thence along said westerly and southerly right-of-way line of El Conquistador Parkway for the following five (5) calls; (1) thence S.01°04'58"W., a distance of 334.79 feet to the point of curvature of a curve to the left having a radius of 1,300.00 feet and a central angle of 81°39'47"; (2) thence southeasterly along the arc of said curve, an arc length of 1,852.88 feet to the point of reverse curvature of a curve to the right having a radius of 4,800.00 feet and a central angle of 30°57'58"; (3) thence southeasterly along the arc of said curve, a distance of 2,594.20 feet to the point of tangency of said curve; (4) thence S.49°36'51"E., a distance of 2,174.75 feet to the point of curvature of a curve to the right having a radius of 1,725.00 feet and a central angle of 09°43'23"; (5) thence southeasterly along the arc of said curve, an arc length of 292.73 feet to the POINT OF BEGINNING.

Said Parcel contains 23,051,022 square feet or 529.1786 acres, more or less.

EXHIBIT "B"

PARCEL 1

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA AS DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 00°20'31" EAST ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 1322.57 FEET; THENCE SOUTH 89°14'48" EAST 1091.97 FEET; THENCE SOUTH 00°20'48" WEST 655.34 FEET; THENCE SOUTH 89°17'46" EAST 665.10 FEET; THENCE SOUTH 01°32'38" WEST 667.06 FEET; THENCE NORTH 46°17'09" WEST 895.71 FEET; THENCE SOUTH 00°20'48" WEST 611.31 FEET TO POINT ON THE SOUTH LINE OF SAID SECTION 7; THENCE NORTH 89°14'28" WEST ALONG THE AFOREMENTIONED SOUTH LINE, 1091.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 38.664 ACRES MORE OR LESS.

PARCEL 2A

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA AS DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 18; THENCE SOUTH 89°14'28" EAST ALONG THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF 1091.86 FEET; THENCE SOUTH 00°20'48" WEST 1419.49 FEET; THENCE NORTH 46°08'09" WEST TO POINT ON THE EAST LINE OF SAID SECTION 18, A DISTANCE OF 1505.60 FEET; THENCE NORTH 00°20'31" EAST ALONG AFOREMENTIONED EAST LINE, 390.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 22.685 ACRES MORE OR LESS.

PARCEL 3

A PARCEL OF LAND LYING IN SECTIONS 17 AND 18, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA AS DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 18 THENCE NORTH 89°26'28" WEST ALONG THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF 2652.37 FEET; THENCE SOUTH 01°05'02" WEST

EXHIBIT "B"

667.71 FEET; THENCE NORTH 89°33'23" WEST 49.67 FEET TO THE POINT OF BEGINNING; (THE FOLLOWING 3 COURSES ARE ALONG THE SOUTHWEST RIGHT OF WAY LINE OF EL CONQUISTADOR PARKWAY) THENCE SOUTH 01°04'58" WEST 334.75 FEET TO A POINT ON A 1300.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE NORTHEAST WHOSE RADIUS POINT BEARS SOUTH 88°54'55" EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 81°39'52" AN ARC DISTANCE OF 1852.91 FEET TO A POINT OF REVERSE CURVATURE OF A 4800.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°07'56" AN ARC DISTANCE OF 2608.12 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 40°19'16" WEST 1541.02 FEET; THENCE NORTH 72°40'42" WEST 150.16 FEET; THENCE NORTH 17°19'18" EAST 20.00 FEET; THENCE NORTH 72°40'42" WEST 49.71 FEET TO A POINT ON A 49.08 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE NORTH WHOSE RADIUS POINT BEARS NORTH 34°33'10" WEST; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 103°44'03" AN ARC DISTANCE OF 88.87 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 21°21'14" WEST 207.31 FEET TO A POINT OF CURVATURE OF A 50.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°00'22" AN ARC DISTANCE OF 35.78 FEET TO A POINT OF TANGENCY; THENCE NORTH 62°21'35" WEST 35.03 FEET TO A POINT OF CURVATURE OF A 50.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45°05'05" AN ARC DISTANCE OF 39.34 FEET TO A POINT OF TANGENCY; THENCE NORTH 17°16'31" WEST 22.50 FEET; THENCE NORTH 25°28'13" WEST 238.42 FEET TO A POINT OF CURVATURE OF A 50.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°28'34" AN ARC DISTANCE OF 50.16 FEET TO A POINT OF TANGENCY; THENCE NORTH 82°56'47" WEST 101.93 FEET TO A POINT OF CURVATURE OF A 50.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTH; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°57'40" AN ARC DISTANCE OF 26.15 FEET TO A POINT OF TANGENCY; THENCE SOUTH 67°05'34" WEST 102.23 FEET TO A POINT OF CURVATURE OF A 50.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°00'09" AN ARC DISTANCE OF 17.46 FEET TO A POINT OF TANGENCY; THENCE SOUTH 47°05'24" WEST 72.51 FEET TO A POINT OF CURVATURE OF A 50.00 FOOT RADIUS CURVE CONCAVE TO THE NORTH; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 63°53'37" AN ARC DISTANCE OF 55.76 FEET TO A POINT OF TANGENCY; THENCE NORTH 69°00'58" WEST 102.42 FEET TO A POINT OF CURVATURE OF A 50.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°38'12" AN ARC DISTANCE OF 14.52 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 51°33'22" WEST 496.56 FEET TO A POINT OF CURVATURE OF A 100.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°32'34" AN ARC DISTANCE OF 56.80 FEET TO A POINT OF TANGENCY; THENCE NORTH 19°00'48" WEST 41.45 FEET TO A POINT OF CURVATURE OF A 50.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°17'30" AN ARC DISTANCE OF 21.20 FEET TO A POINT OF TANGENCY; THENCE NORTH 43°18'18" WEST 32.48 FEET; THENCE CONTINUE NORTH 43°18'18" WEST 406.70 FEET TO A POINT OF CURVATURE OF A 50.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°54'47" AN ARC DISTANCE OF 14.76 FEET TO A POINT OF TANGENCY; THENCE NORTH 60°13'04" WEST 30.20 FEET TO A POINT OF CURVATURE OF A 50.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY

EXHIBIT "B"

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°39'38" AN ARC DISTANCE OF 15.41 FEET TO A POINT OF TANGENCY; THENCE NORTH 02°33'26" WEST 33.00 FEET TO A POINT OF CURVATURE OF A 50.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°18'15" AN ARC DISTANCE OF 26.45 FEET TO A POINT OF REVERSE CURVATURE OF A 50.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°05'07" AN ARC DISTANCE OF 24.51 FEET TO A POINT OF TANGENCY; THENCE NORTH 40°20'18" WEST 486.60 FEET TO A POINT OF CURVATURE OF A 50.00 FOOT RADIUS CURVE CONCAVE TO THE EAST; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51°56'08" AN ARC DISTANCE OF 45.32 FEET TO A POINT OF REVERSE CURVATURE OF A 50.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 70°47'21" AN ARC DISTANCE OF 61.78 FEET TO A POINT OF TANGENCY; THENCE NORTH 59°11'31" WEST 87.47 FEET; THENCE CONTINUE NORTH 59°11'31" WEST 20.76 FEET TO A POINT OF CURVATURE OF A 50.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43°41'33" AN ARC DISTANCE OF 38.13 FEET TO A POINT OF TANGENCY; THENCE NORTH 15°29'58" WEST 90.73 FEET TO A POINT OF CURVATURE OF A 50.00 FOOT RADIUS CURVE CONCAVE TO THE WEST; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°48'36" AN ARC DISTANCE OF 5.94 FEET TO A POINT OF TANGENCY; THENCE NORTH 22°18'34" WEST 255.77 FEET TO A POINT OF CURVATURE OF A 50.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°21'48" AN ARC DISTANCE OF 18.54 FEET TO A POINT OF TANGENCY; THENCE NORTH 43°40'22" WEST 84.89 FEET TO A POINT OF CURVATURE OF A 50.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°13'26" AN ARC DISTANCE OF 27.25 FEET TO A POINT OF TANGENCY; THENCE NORTH 12°26'56" WEST 99.98 FEET TO A POINT ON A 50.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE WEST WHOSE RADIUS POINT BEARS SOUTH 79°24'01" WEST; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°08'08" AN ARC DISTANCE OF 19.32 FEET TO A POINT OF TANGENCY; THENCE NORTH 32°44'08" WEST 257.00 FEET TO A POINT OF CURVATURE OF A 50.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°41'05" AN ARC DISTANCE OF 32.89 FEET TO A POINT OF TANGENCY; THENCE NORTH 70°25'13" WEST 316.71 FEET TO A POINT OF CURVATURE OF A 50.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTH; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 71°44'36" AN ARC DISTANCE OF 62.61 FEET TO A POINT OF REVERSE CURVATURE OF A 50.00 FOOT RADIUS CURVE CONCAVE TO THE NORTH; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°23'37" AN ARC DISTANCE OF 78.88 FEET TO A POINT OF TANGENCY; THENCE NORTH 51°46'13" WEST 112.56 FEET TO A POINT OF CURVATURE OF A 50.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°52'37" AN ARC DISTANCE OF 5.13 FEET TO A POINT OF TANGENCY; THENCE NORTH 57°38'50" WEST 141.32 FEET TO A POINT OF CURVATURE OF A 50.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°07'50" AN ARC DISTANCE OF 23.68 FEET TO A POINT OF TANGENCY; THENCE NORTH 30°31'00" WEST 79.97 FEET; THENCE CONTINUE NORTH 30°31'00" WEST 89.67 FEET TO A POINT OF CURVATURE OF A 50.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°16'20" AN ARC DISTANCE OF 12.45 FEET TO A POINT OF TANGENCY; THENCE NORTH 44°47'20" WEST 453.81 FEET TO A POINT OF

EXHIBIT "B"

CURVATURE OF A 50.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $11^{\circ}01'05''$ AN ARC DISTANCE OF 9.62 FEET TO A POINT OF TANGENCY; THENCE NORTH $33^{\circ}46'15''$ WEST 378.75 FEET; THENCE NORTH $69^{\circ}04'37''$ EAST 399.21 FEET; THENCE SOUTH $89^{\circ}33'23''$ EAST 1197.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 132.151 ACRES MORE OR LESS.



FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

October 6, 2017

Honorable Angelina Coloneso
Clerk of the Circuit Court
Manatee County
Post Office Box 25400
Bradenton, Florida 34206

Attention: Mr. Quantana Acevedo, Deputy Clerk

Dear Ms. Coloneso:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Manatee County Ordinance PDRPDMU 15-10(Z)(G), which was filed in this office on October 6, 2017.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb