

FILED FOR RECORD  
R. B. SHORE

**ORDINANCE NO. 08-28**

2008 AUG 28 1:28 PM '08

CLERK OF COUNTY  
MANATEE CO. FLORIDA

**AN ORDINANCE OF MANATEE COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLANNING, AMENDING MANATEE COUNTY ORDINANCE NO. 89-01, AS AMENDED, THE MANATEE COUNTY COMPREHENSIVE PLAN; PROVIDING A PURPOSE AND INTENT; PROVIDING FINDINGS; PROVIDING FOR AN AMENDMENT TO THE FUTURE LAND USE MAP OF THE FUTURE LAND USE ELEMENT FROM UF-3 (URBAN FRINGE - 3 DWELLING UNITS/GROSS ACRE/WO-WATERSHED OVERLAY DISTRICT - EVERS RESERVOIR) FUTURE LAND USE CLASSIFICATION TO THE ROR (RETAIL/OFFICE/RESIDENTIAL/WO-WATERSHED OVERLAY DISTRICT - EVERS RESERVOIR) FOR CERTAIN LAND LOCATED ON THE EAST SIDE OF LAKEWOOD RANCH BOULEVARD (ACROSS FROM THE LAKEWOOD RANCH HIGH SCHOOL) CONSISTING OF 285.34± ACRES FROM APPROXIMATELY THE 5300 TO 5900 BLOCKS OF LAKEWOOD RANCH BOULEVARD; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

2008 AUG 15 PM 9:10

FILED

**WHEREAS**, Chapter 125, Florida Statutes empowers the Board of County Commissioners of the County of Manatee to prepare and enforce comprehensive plans for the development of the county; and

**WHEREAS**, Sections 163.3161 through 163.3215, Florida Statutes, titled the "Local Government Comprehensive Planning and Land Development Regulation Act," (the "Act") empowers and requires the County (a) to plan for the county's future development and growth, (b) to adopt and amend comprehensive plans, or elements or portions thereof, to guide the future growth and development of the county, (c) to implement adopted or amended comprehensive plans by the adoption of appropriate land development regulations, and (d) to establish, support, and maintain administrative instruments and procedures to carry out the provisions and purposes of said Act; and

**WHEREAS**, Manatee County Ordinance No. 89-01, as amended, was adopted pursuant to general law for the purpose of providing a framework for land use and development in the unincorporated area of Manatee County, and established the Manatee County Comprehensive Plan; and

**WHEREAS**, Application PA-08-13 is a request for a map amendment to amend the Future Land Use Map Series of the Future Land Use Element of the Manatee County Comprehensive Plan, consistent with Chapter 163, Part II, Florida Statutes; and

**WHEREAS**, at a duly noticed public hearing, the Manatee County Planning Commission, as the County's Local Planning Agency, as established by Ordinance 90-01, considered an amendment to the Manatee County Comprehensive Plan, to adopt the amendments to the comprehensive plan as described in Application PA-08-13, in

order to more adequately address Manatee County's future development and growth; and

**WHEREAS**, the minimum statutory and plan administration requirements for public participation for the adoption of this Ordinance and the amendment of the County's Comprehensive Plan provided herein, have been met or exceeded; and

**WHEREAS**, on February 14, 2008, the Manatee County Planning Commission, after due public notice, held a public hearing to consider the amendment, and forwarded its recommendation to the Board of County Commissioners as required by law; and

**WHEREAS**, after due public notice, the Board of County Commissioners of Manatee County received and considered the recommendation of the Manatee County Planning Commission, and held a public hearing on April 3, 2008, to consider the transmittal of the proposed amendment to the Florida Department of Community Affairs as the State Land Planning Agency in accordance with Sec. 163.3184, F.S.; and

**WHEREAS**, the State Land Planning Agency by letter dated June 6, 2008 transmitted their Objections, Recommendations and Comments Report on said amendment to the comprehensive plan; and

**WHEREAS**, the Objections, Recommendations and Comments Report of the State Land Planning Agency contains no objections to said amendment; and

**WHEREAS**, pursuant to Section 163.3184, Florida Statutes, on August 5, 2008, the Board of County Commissioners of Manatee County, Florida held another public hearing, with due public notice having been provided, to consider adoption of said the proposed amendment to the Comprehensive Plan; and

**WHEREAS**, the Board of County Commissioners further considered all oral and written comments received during said public hearings, including appropriate changes to the technical support document as needed, the recommendations of the Planning Commission, and objections, recommendations and comments of the State Land Planning Agency; and

**WHEREAS**, the Board of County Commissioners has determined that the amendments to the Comprehensive Plan set forth herein are necessary to implement the requirements of Chapter 163, Part II, Florida Statutes; and

**WHEREAS**, in exercise of said authority, the Board of County Commissioners of Manatee County has determined it necessary and desirable to adopt this Ordinance to effect the said amendment of the Comprehensive Plan to preserve and enhance present advantages; encourage the most appropriate use of land, water and resources, consistent with the public interest; overcome present deficiencies and deal effectively with future problems that may result from the use and development of land within Manatee County; and

**WHEREAS**, the Technical Support Document for the Manatee County Comprehensive Plan includes background material and justification for the amendment to the Comprehensive Plan; and

**WHEREAS**, all applicable requirements of general law and local law have been followed, and the proceedings have been conducted pursuant to the Act, and the Plan Format and Administration Section of the Manatee County Comprehensive Plan.

**NOW, THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Manatee County that:

Section 1. Purpose and Intent: This Ordinance is enacted to carry out the purpose and intent of, and exercise the authority set out in Sections 163.3161 through 163.3215, Florida Statutes, and Chapter 125, Florida Statutes, as amended.

Section 2. Findings: The recitals set forth in the whereas clauses above are true and correct and are hereby adopted as findings by the Board for the adoption of this Ordinance. Based upon the findings made relative to the proposed map amendment to the Future Land Use Element, it has been determined that the existing Future Land use Classification sought to be amended is no longer in the best interest of the public and should be amended as described in Section 3 below.

Section 3. Map Amendment: The Manatee County Comprehensive Plan, Ordinance No. 89-01, as amended, Future Land Use Map of the Future Land Use Element is hereby amended to change the Future Land Use Classification of the property depicted on Exhibit A hereto which is incorporated herein by reference from the UF-3 (Urban Fringe-3 dwelling/gross acre)/WO (Watershed Overlay District) – Evers Reservoir to the ROR (Retail/Office/Residential) retaining the WO (Watershed Overlay)-Evers Reservoir. The legal description for such property is attached hereto labeled Exhibit B and made a part hereof by reference.

Section 4. Severability: If any part, section, subsection, or other portion of this Ordinance, or any application thereof to any person or circumstance is declared to be void, unconstitutional, or invalid for any reason, such part, section, subsection, or other portion, or the prescribed application thereof, shall be deemed severable, and the remaining provisions of this Ordinance, and all applications thereof not having been declared void, unconstitutional or invalid, shall remain in full force and effect.

Section 5. Effective Date: This Ordinance shall take effect immediately upon the State Land Planning Agency, as defined in Section 163.3164, Florida Statutes, issuing a final order finding the Ordinance in compliance with Section 163.3184(9), Florida Statutes, or upon the Administration Commission issuing a final order finding the Ordinance to be in compliance if a petition challenging the finding of compliance by the Department of Community Affairs is filed with the Division of Administrative Hearing in accordance with Section 163.3184(10), Florida Statutes, whichever occurs first.

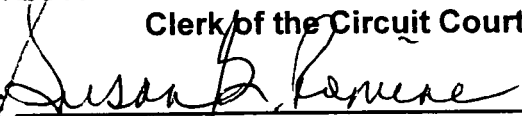
**PASSED AND DULY ADOPTED**, in open session, with a quorum present and voting this 5<sup>th</sup> day of August, 2008.

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

By: 

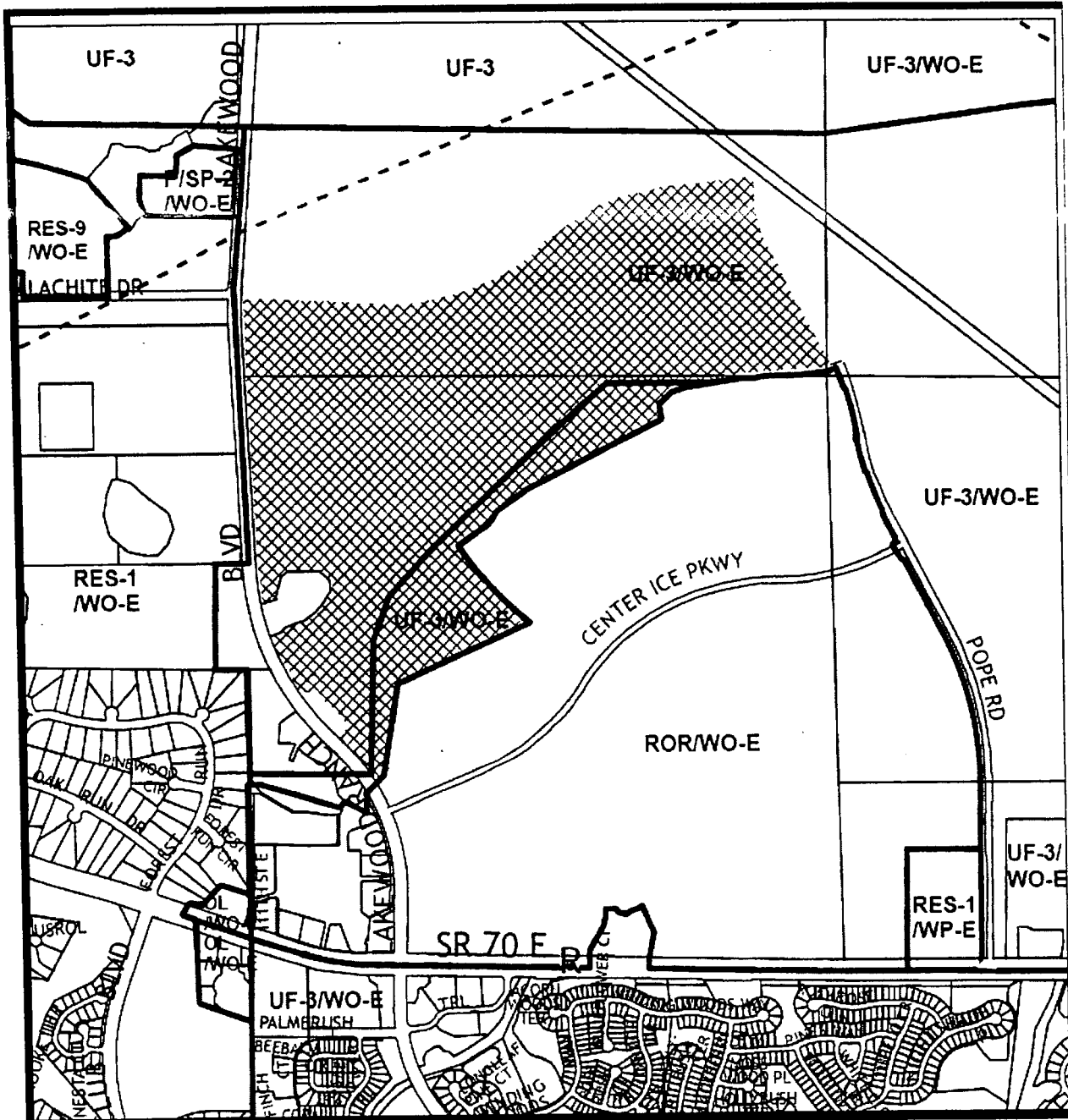
**Jane von Hahmann  
Chairman**

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

By:   
Deputy Clerk



**Exhibit A**



Tax ID #(s) 583202109 (PART OF), 579600008 (PART OF)

Project Number: PA-08-13 ORD. 08-28  
 Proposed Use: RETAIL/OFFICE/RESID.  
 Proposed Zoning: N/A  
 Requested by: SMR NORTH 70 LLC, INC.

Flood Zone: X  
 Floodway: N  
 FIRM: 370\_C,360\_C  
 Evac Zone: NONE  
 Commissioner: Donna Hayes  
 Map Prepared: 1/10/2008 12:18:33 PM

Existing Zoning: A/WP-E/ST,PD-MU/WP-E/ST  
 Existing FLUC: UF-3/WO-E  
 Acreage: 285.3  
 Watershed: EversZone  
 Overlays: ST  
 Special Areas: NONE  
 Impact District: SE-D  
 CHH: NONE  
 Fire District: East Manatee  
 AFHD: RURAL FRINGE-D,SUBURBAN-D  
 Sec Twn Rng: Sec 7,8,17,18 Twn 35 Rng 19  
 Drain Basin: UPPER BRADEN R,MIDDLE BRADEN

**1** Manatee County  
 Future Land Use  
 Staff Report Map  
 1 inch equals 1,202 feet

----- Evers Watershed Overlay  
 Boundary Line

## Exhibit "B"

### LEGAL DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Sections 7, 8, 9, 16, 17 and 18 Township 35 South, Range 19 East, Manatee County, Florida and described as follows:

Commence at the Southeast corner of said Section 7, also being the Northeast corner of the above mentioned Section 18; thence N.88°45'31"W., along the north line of said Section 18 a distance of 21.43 feet to the POINT OF BEGINNING, said point being a point on the easterly right-of-way line of Lakewood Ranch Boulevard, a 120-foot wide Public Right-of-way; the following two (2) calls are along said easterly right-of-way line; (1) thence N.02°18'37"W., a distance of 346.71 feet to the point of curvature of a curve to the right having a radius of 3,940.00 feet and a central angle of 03°48'48"; (2) thence northerly along the arc of said curve, an arc length of 262.23 feet to the point of compound curvature of a curve to the right having a radius of 50.00 feet and a central angle of 91°37'13"; thence northeasterly along the arc of said curve, an arc length of 79.95 feet to the point of tangency of said curve; thence S.86°52'35"E., a distance of 1,131.57 feet to the point of curvature of a curve to the left having a radius of 2,143.00 feet and a central angle of 44°37'24"; thence easterly along the arc of said curve, an arc length of 1,669.02 feet to the point of reverse curvature of a curve to the right having a radius of 2,023.00 feet and a central angle of 34°25'49"; thence northeasterly along the arc of said curve, a distance of 1,215.67 feet to the point of tangency of said curve; thence N.82°55'49"E., a distance of 734.17 feet to the point of curvature of a curve to the right having a radius of 50.00 feet and a central angle of 87°53'04"; thence southeasterly along the arc of said curve, an arc length of 76.69 feet to the point of reverse curvature of a curve to the left having a radius of 2,930.00 feet and a central angle of 23°41'47"; thence southerly along the arc of said curve, a distance of 1,211.79 feet to the point of reverse curvature of a curve to the right having a radius of 2,800.00 feet and a central angle of 11°22'52"; thence southeasterly along the arc of said curve, a distance of 556.19 feet to the point of tangency of said curve; thence S.68°29'59"W., a distance of 11.00 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies S.68°29'59"W., a radial distance of 2,789.00 feet; thence southerly along the arc of said curve, through a central angle of 03°46'14", an arc length of 183.54 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies S.25°49'28"W., a radial distance of 35.00 feet; thence southeasterly along the arc of said curve, through a central angle of 46°58'18", an arc length of 28.69 feet to the point of compound curvature of a curve to the right having a radius of 2,800.00 feet and a central angle of 07°40'51"; thence southerly along the arc of said curve, an arc length of 375.36 feet to the point of reverse curvature of a curve to the left having a radius of 2,930.00 feet and a central angle of 01°04'12"; thence southerly along the arc of said curve, a distance of 54.72 feet to the end of said curve; thence S.01°18'11"W., along a line non-tangent to the last described curve, a distance of 51.28 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies N.78°25'45"E., a radial distance of 2,941.00 feet; thence southerly along the arc of said curve, through a central angle of 05°37'54", an arc length of 289.07 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies S.25°50'30"W., a radial distance of 35.00 feet; thence southeasterly along the arc of said curve, through a central angle of 46°27'42", an

arc length of 28.38 feet to the point of reverse curvature of a curve to the left having a radius of 2,930.00 feet and a central angle of  $06^{\circ}44'40''$ ; thence southerly along the arc of said curve, a distance of 344.90 feet to the end of said curve; thence  $S.12^{\circ}34'36''E.$ , along a line non-tangent to the last described curve, a distance of 51.41 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies  $N.64^{\circ}34'42''E.$ , a radial distance of 2,941.00 feet; thence southeasterly along the arc of said curve, through a central angle of  $01^{\circ}33'58''$ , an arc length of 80.39 feet to the point of tangency of said curve; thence  $S.26^{\circ}59'15''E.$ , a distance of 113.45 feet; thence  $S.63^{\circ}00'45''W.$ , a distance of 90.22 feet to the point of curvature of a curve to the right having a radius of 1943.00 feet and a central angle of  $18^{\circ}07'32''$ ; thence along the arc in a southwesterly direction, a distance of 614.67 feet to the end of said curve; thence  $S.09^{\circ}31'35''E.$ , along a line non-tangent to the last described curve, a distance of 78.62 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies  $N.10^{\circ}12'41''W.$ , a radial distance of 2007.00 feet; thence along the arc in a northeasterly direction, passing through a central angle of  $11^{\circ}39'48''$ , an arc length of 408.55 feet to the end of said curve; thence  $N.79^{\circ}51'15''E.$ , along a line non-tangent to the last described curve, a distance of 51.06 feet to the point of curvature of a curve to the left, of which the radius point lies  $N.23^{\circ}17'40''W.$ , a radial distance of 3,012.26 feet; thence along the arc in a northeasterly direction, passing through a central angle of  $04^{\circ}10'01''$ , an arc length of 219.07 feet to the end of said curve; thence  $S.31^{\circ}07'37''E.$ , along a line non-tangent to the last described curve, a distance of 152.40 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies  $S.26^{\circ}59'16''E.$ , a radial distance of 50.00 feet; thence easterly along the arc of said curve, through a central angle of  $90^{\circ}00'00''$ , an arc length of 78.54 feet to the point of tangency of said curve; thence  $S.26^{\circ}59'15''E.$ , a distance of 769.47 feet to the point of curvature of a curve to the right having a radius of 2,800.00 feet and a central angle of  $27^{\circ}15'57''$ ; thence southerly along the arc of said curve, an arc length of 1,332.47 feet to the point of tangency of said curve; thence  $S.00^{\circ}16'42''W.$ , a distance of 641.12 feet; thence  $N.89^{\circ}43'18''W.$ , a distance of 670.00 feet; thence  $S.00^{\circ}16'42''W.$ , a distance of 990.00 feet to the north right-of-way line of State Road 70, a 200-foot wide Public Right-of-way; the following two (2) calls are along said northerly right-of-way line; (1) thence  $N.89^{\circ}43'18''W.$ , a distance of 527.20 feet; (2) thence  $N.88^{\circ}46'44''W.$ , a distance of 3,950.87 feet to the east right-of-way line of said Lakewood Ranch Boulevard; thence  $N.01^{\circ}13'16''E.$ , along said east right-of-way line, a distance of 100.01 feet; thence  $S.88^{\circ}46'44''E.$ , a distance of 210.34 feet to the point of curvature of a curve to the left having a radius of 50.00 feet and a central angle of  $108^{\circ}00'50''$ ; thence northeasterly along the arc of said curve, an arc length of 94.26 feet to the point of tangency of said curve; thence  $N.16^{\circ}47'34''W.$ , a distance of 69.44 feet to the point of curvature of a curve to the right having a radius of 300.00 feet and a central angle of  $18^{\circ}19'57''$ ; thence northerly along the arc of said curve, an arc length of 95.99 feet to the point of tangency of said curve; thence  $N.01^{\circ}32'24''E.$ , a distance of 131.00 feet to the point of curvature of a curve to the left having a radius of 30.00 feet and a central angle of  $89^{\circ}19'08''$ ; thence northwesterly along the arc of said curve, an arc length of 46.77 feet to the point of tangency of said curve; thence  $N.87^{\circ}46'44''W.$ , a distance of 193.00 feet to the east right-of-way line of said Lakewood Ranch Boulevard; the following three (3) calls are along said east right-of-way line; (1) thence  $N.01^{\circ}13'16''E.$ , a distance of 71.50 feet to the point of curvature of a curve to the left having a radius of 1,810.00 feet and a



central angle of  $47^{\circ}18'07''$ ; (2) thence northerly along the arc of said curve, an arc length of 1,494.29 feet to the point of tangency of said curve; (3) thence  $N.46^{\circ}04'51''W.$ , a distance of 88.50 feet; thence  $N.43^{\circ}55'10''E.$ , a distance of 93.66 feet to the point of curvature of a curve to the left having a radius of 20.00 feet and a central angle of  $124^{\circ}16'00''$ ; thence northerly along the arc of said curve, an arc length of 43.38 feet to the point of reverse curvature of a curve to the right having a radius of 71.00 feet and a central angle of  $44^{\circ}08'56''$ ; thence northwesterly along the arc of said curve, a distance of 54.71 feet to the point of tangency of said curve; thence  $N.36^{\circ}11'54''W.$ , a distance of 225.82 feet; thence  $N.48^{\circ}58'07''W.$ , a distance of 84.68 feet; thence  $N.69^{\circ}43'32''W.$ , a distance of 99.20 feet to the point of curvature of a curve to the left having a radius of 20.00 feet and a central angle of  $54^{\circ}19'36''$ ; thence westerly along the arc of said curve, an arc length of 18.96 feet to the point of tangency of said curve; thence  $S.55^{\circ}56'52''W.$ , a distance of 32.09 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies  $N.55^{\circ}56'52''E.$ , a radial distance of 2,190.00 feet, said point also being a point on the east right-of-way line of said Lakewood Ranch Boulevard; the following two (2) calls are along said east right-of-way line; (1) thence northerly along the arc of said curve, through a central angle of  $31^{\circ}44'31''$ , an arc length of 1,213.27 feet to the point of tangency of said curve; (2) thence  $N.02^{\circ}18'37''W.$ , a distance of 1,728.76 feet to the POINT OF BEGINNING.

Said tract contains 33,590,466 square feet or 771.1310 acres, more or less.

LESS:

Pond Number 3, described in Official Record Book 1540, Page 7918 of the Public Records of Manatee County, Florida;

LESS:

Parcel 100A, described in Official Record Book 1915, Page 5768 of the Public Records of Manatee County, Florida;

LESS:

Premises described in Warranty Deed to DVA Arena, LLC, recorded in Official Record Book 1943, Page 4075 of the Public Records of Manatee County, Florida;

LESS: Ingress-Egress Easement No. 1

A Tract of land lying in Section 9, 16 and 17, Township 35 South, Range 19 East, Manatee County, Florida and described as follows:

Commence at the Northwest corner of said Section 17; thence  $S.89^{\circ}34'35''E$  along the North line of said Section 17 a distance of 3985.93 feet; thence  $S.00^{\circ}25'25''W$  a distance of 487.63 feet to the POINT OF BEGINNING; said point being the point of curvature of a curve to the right, of which the radius point lies  $S.69^{\circ}39'59''E.$ , a radial distance of

325.00 feet; thence northeasterly along the arc of said curve, through a central angle of  $33^{\circ}08'49''$ , an arc length of 188.02 feet to the point of tangency of said curve; thence  $N.53^{\circ}28'49''E.$ , a distance of 370.60 feet to the point of curvature of a curve to the right having a radius of 325.00 feet and a central angle of  $30^{\circ}41'48''$ ; thence easterly along the arc of said curve, an arc length of 174.12 feet to the point of tangency of said curve; thence  $N.84^{\circ}10'37''E.$ , a distance of 374.39 feet to the point of curvature of a curve to the right having a radius of 325.00 feet and a central angle of  $24^{\circ}43'08''$ ; thence easterly along the arc of said curve, an arc length of 140.21 feet to the point of reverse curvature of a curve to the left having a radius of 275.00 feet and a central angle of  $37^{\circ}11'49''$ ; thence easterly along the arc of said curve, a distance of 178.53 feet to the point of compound curvature of a curve to the left having a radius of 35.00 feet and a central angle of  $91^{\circ}38'36''$ ; thence northeasterly along the arc of said curve, an arc length of 55.98 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies  $S.70^{\circ}03'20''W.$ , a radial distance of 2,789.00 feet; thence southerly along the arc of said curve, through a central angle of  $02^{\circ}12'54''$ , an arc length of 107.82 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies  $S.25^{\circ}49'28''W.$ , a radial distance of 35.00 feet; thence westerly along the arc of said curve, through a central angle of  $44^{\circ}31'14''$ , an arc length of 27.20 feet to the point of tangency of said curve; thence  $S.71^{\circ}18'14''W.$ , a distance of 9.06 feet to the point of curvature of a curve to the right having a radius of 337.00 feet and a central angle of  $37^{\circ}35'30''$ ; thence westerly along the arc of said curve, an arc length of 221.11 feet to the point of reverse curvature of a curve to the left having a radius of 263.00 feet and a central angle of  $01^{\circ}53'10''$ ; thence westerly along the arc of said curve, a distance of 8.66 feet to the point of tangency of said curve; thence  $N.72^{\circ}59'26''W.$ , a distance of 56.37 feet to the point of curvature of a curve to the left having a radius of 137.00 feet and a central angle of  $22^{\circ}49'57''$ ; thence westerly along the arc of said curve, an arc length of 54.60 feet to the point of tangency of said curve; thence  $S.84^{\circ}10'37''W.$ , a distance of 371.34 feet to the point of curvature of a curve to the left having a radius of 275.00 feet and a central angle of  $30^{\circ}41'48''$ ; thence westerly along the arc of said curve, an arc length of 147.33 feet to the point of tangency of said curve; thence  $S.53^{\circ}28'49''W.$ , a distance of 370.60 feet to the point of curvature of a curve to the left having a radius of 275.00 feet and a central angle of  $34^{\circ}54'45''$ ; thence southwestwesterly along the arc of said curve, an arc length of 167.57 feet to the end of said curve; thence  $N.60^{\circ}04'23''W.$ , a distance of 50.84 feet to the POINT OF BEGINNING.

Said tract contains 76,341 square feet or 1.7526 acres, more or less.

LESS: Ingress-Egress Easement No. 2

A Tract of land lying in Sections 16 and 17, Township 35 South, Range 19 East, Manatee County, Florida and described as follows:

Commence at the Northwest corner of said Sections 16 and 17; thence  $S.89^{\circ}34'35''E$  along the North line of said Section 17 a distance of 4291.01 feet; thence  $S.00^{\circ}25'25''W$  a distance of 654.77 feet to the POINT OF BEGINNING; thence  $S.60^{\circ}04'23''E.$ , a distance of 25.14 feet to the point of curvature of a non-tangent curve to the right, of which the

radius point lies S.46°57'50"E., a radial distance of 325.00 feet; thence easterly along the arc of said curve, through a central angle of 113°10'48", an arc length of 641.99 feet to the point of reverse curvature of a curve to the left having a radius of 255.00 feet and a central angle of 85°25'10"; thence southeasterly along the arc of said curve, a distance of 380.17 feet to the point of tangency of said curve; thence N.70°47'48"E., a distance of 283.99 feet to the point of curvature of a curve to the left having a radius of 35.00 feet and a central angle of 85°57'17"; thence northeasterly along the arc of said curve, an arc length of 52.51 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies N.74°50'32"E., a radial distance of 2,941.00 feet; thence southerly along the arc of said curve, through a central angle of 02°02'41", an arc length of 104.95 feet to the end of said curve; thence N.72°51'02"W., along a line non-tangent to the last described curve, a distance of 10.58 feet; thence S.70°47'48"W., a distance of 226.06 feet to the point of curvature of a curve to the right having a radius of 167.00 feet and a central angle of 08°40'50"; thence westerly along the arc of said curve, an arc length of 25.30 feet to the point of tangency of said curve; thence S.79°28'38"W., a distance of 62.92 feet to the point of curvature of a curve to the left having a radius of 133.00 feet and a central angle of 04°57'32"; thence westerly along the arc of said curve, an arc length of 11.51 feet to the point of reverse curvature of a curve to the right having a radius of 309.00 feet and a central angle of 81°41'53"; thence northwesterly along the arc of said curve, a distance of 440.60 feet to the point of reverse curvature of a curve to the left having a radius of 271.00 feet and a central angle of 49°45'11"; thence northwesterly along the arc of said curve, a distance of 235.32 feet to the point of tangency of said curve; thence N.78°27'38"W., a distance of 46.52 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies S.06°36'57"W., a radial distance of 271.00 feet; thence westerly along the arc of said curve, through a central angle of 21°41'20", an arc length of 102.59 feet to the end of said curve; thence S.66°23'37"W., along a line non-tangent to the last described curve, a distance of 80.42 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies S.32°08'23"E., a radial distance of 271.00 feet; thence southwesterly along the arc of said curve, through a central angle of 10°26'33", an arc length of 49.39 feet to the end of said curve; thence S.39°34'23"E., along a line non-tangent to the last described curve, a distance of 35.74 feet; thence N.60°04'23"W., a distance of 116.67 feet; thence N.29°55'37"E., a distance of 4.78 feet to the POINT OF BEGINNING.

Said tract contains 75,680 square feet or 1.7374 acres, more or less.



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 13<sup>TH</sup> day of AUGUST, 2008  
 H.E. SNODGE  
 Clerk of Circuit Court  
 By: Nancy Harris D.C.



FLORIDA DEPARTMENT of STATE

CHARLIE CRIST
Governor

STATE LIBRARY AND ARCHIVES OF FLORIDA

FILED FOR RECORD
R. B. SHORE
2008 AUG 20 PM 1:36
CLERK OF THE CIRCUIT COURT
MANATEE COUNTY
KURT S. BROWNING
Secretary of State

August 15, 2008

Honorable R. B. "Chips" Shore
Clerk of Circuit Court
Manatee County
Post Office Box 25400
Bradenton, Florida 34206

Attention: Ms. Diane E. Vollmer, D.C.

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated August 13, 2008 and certified copies of Manatee County Ordinance Nos. PDO-08-06(Z) (P), PDMU-08-15(G), PDMU-07-36, PDC 07-32 (P), PDR-04-27 (Z) (P), 08-57, Z-89-46 (G) (R-11), PDC 07-02 (P), 08-28, 08-13 and PDMU-06-30 (Z) (G) , which were filed in this office on August 15, 2008.

As requested, one date stamped copy of each is being returned for your records.

Sincerely,

[Handwritten signature: Liz Cloud]

Liz Cloud
Program Administrator

LC/srd
Enclosure

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R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250
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