

ORDINANCE NO. 08-34

2008 JUL 21 PM 12:17

**AN ORDINANCE OF MANATEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, REGARDING COMMUNITY DEVELOPMENT DISTRICTS; AMENDING ARTICLE II OF CHAPTER 2-8 OF THE MANATEE COUNTY CODE OF LAWS; ESTABLISHING THE HERITAGE HARBOUR EAST COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; CONSENTING TO THE EXERCISE OF CERTAIN SPECIAL POWERS BY THE DISTRICT BOARD OF SUPERVISORS; PROVIDING FINDINGS OF FACT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.**

CLERK OF THE CIRCUIT COURT  
MANATEE CO. FLORIDA

RECORDED  
MAY 14 2008  
TALLAHASSEE, FLORIDA

2008 JUL 14 PM 1:13

FILED

**WHEREAS**, the Florida Legislature has enacted and amended Chapter 190, Florida Statutes, to provide an alternative method to finance and manage basic services for community development; and

**WHEREAS**, a community development district (CDD) serves a governmental and public purpose by financing, providing, and managing certain basic infrastructure systems, facilities, and services as allowed by Florida law (Chapter 190, Florida Statutes) for the use and enjoyment of the general public, and only property owners within the district are assessed through the district for these improvements within its boundaries; and

**WHEREAS**, Section 190.005(2), Florida Statutes, authorizes the Board to adopt an ordinance establishing a community development district of less than 1,000 acres in size; and

**WHEREAS**, Heritage Harbour Development, LLC, a Florida limited liability company, (the "Petitioner"), has filed a petition with the Manatee County Board of County Commissioners (the "Board") to adopt an ordinance establishing the Heritage Harbour East Community Development District (the "District") pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, the Petitioner is the owner of approximately 288.76 acres of real property proposed for inclusion within the District; and

**WHEREAS**, the Board has held a public hearing in accordance with the requirements and procedures of Sections 190.005(2)(b) and 190.005(1)(d), Florida Statutes, and has considered the record of that public hearing as well as the factors to grant or deny a petition for the establishment of a community development district as required pursuant to Sections 190.005(2)(c) and 190.005(1)(e), Florida Statutes; and

THIS IS A CORRECTIVE DOCUMENT

**WHEREAS**, the District established under this Ordinance, as an independent special district and a local unit of special purpose government, shall be governed by Chapter 190, Florida Statutes and all other applicable federal, state, and local laws; and

**WHEREAS**, the establishment of the District will protect, promote, and enhance the public health, safety, and general welfare of the County and its inhabitants, including the inhabitants of the District.

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

Section 1. Legislative Findings. The Board of County Commissioners of Manatee County, Florida, hereby adopts the "WHEREAS" clauses stated above as findings of fact in support of this Ordinance.

Section 2. Authority. This Ordinance is adopted pursuant to Section 190.005(2), Florida Statutes, and other applicable provisions of law governing county ordinances.

Section 3. Intent. This Ordinance is intended to establish the Heritage Harbour East Community Development District pursuant to Section 190.005(2), Florida Statutes, with all the rights and obligations appertaining thereto, including all obligations accruing pursuant to applicable federal, state, and local laws.

Section 4. Amendment of the Code of Laws. The following section is hereby created and shall be added as the next sequential section to Article II of Chapter 2-8 of the Manatee County Code of Laws:

Heritage Harbour East Community Development District.

(a) Establishment. There is hereby established the Heritage Harbour East Community Development District.

(b) Boundaries. The boundaries of the District are those described in the metes and bounds description attached hereto as Exhibit "1."

(c) Initial Board of Supervisors. The following five (5) persons are designated as the initial members of the Board of Supervisors for the District:

- (1) Donald Cenci
- (2) Robert Price
- (3) Christopher Kemper

(4) Charles Dana

(5) Steven Doores

(d) **Special Powers.** Pursuant to Section 190.012(2), Florida Statutes, the County hereby consents to the exercise by the Board of Supervisors of the Heritage Harbour East Community Development District of the special powers listed in Sections 190.012(2)(a), (b), and (d), Florida Statutes. Specifically, the District shall have the power to plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain additional systems and facilities for:

(1) Parks and facilities for indoor and outdoor recreational, cultural, and educational uses; and

(2) Fire prevention and control, including only water mains and plugs.

(3) Security, including, but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars, when authorized by the Manatee County Sheriff's Department or other proper governmental agencies; except that the District may not exercise any police power, but may contract with appropriate local general-purpose government agencies for an increased level of such services within the District boundaries.

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, sentence, clause, 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. The publisher of the County's Code of Laws, the Municipal Code Corporation, is directed to incorporate the amendments included in Section 4 of this Ordinance into the Code of Ordinances.

Section 7. Effective Date. This Ordinance shall take effect immediately upon the filing of a certified copy of this Ordinance with the Secretary of State pursuant to Section 125.66, Florida Statutes.

[SIGNATURE PAGE FOLLOWS]

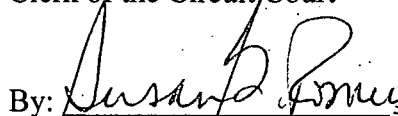
THIS IS A CORRECTIVE DOCUMENT

**PASSED AND DULY ADOPTED**, by the Board of County Commissioners of Manatee County, Florida on the 1<sup>st</sup> day of May, 2008, and as amended on 24<sup>th</sup> day of June, 2008.

BOARD OF COUNTY COMMISSIONERS OF  
MANATEE COUNTY, FLORIDA

By:   
Chairman

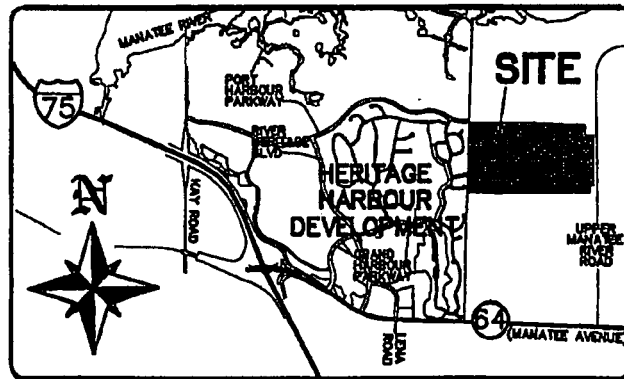
ATTEST: R.B. SHORE  
Clerk of the Circuit Court

By:   
Deputy Clerk



THIS IS A CORRECTIVE DOCUMENT

**EXHIBIT 1 : BOUNDARY DESCRIPTION SKETCH  
FOR HERITAGE HARBOUR EAST COMMUNITY DEVELOPMENT DISTRICT  
SHEET 1 OF 3**



**VICINITY SKETCH  
(NOT TO SCALE)**

**DESCRIPTION:**

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF MANATEE, LYING IN SECTION 19, TOWNSHIP 34 SOUTH, RANGE 19 EAST, BEING A PORTION OF THE LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1460, PAGES 5079 THROUGH 5083, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE N.89°47'24"W. ALONG THE SOUTH LINE OF SAID SECTION 19, FOR 175.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.89°47'24"W., ALONG SAID SOUTH LINE OF SECTION 19, ALSO BEING THE NORTH BOUNDARY LINE OF LANDS OF RIVER ROAD PLANTATION (KNOWN AS PROPERTY IDENTIFICATION NUMBER 5668.0020\9 PER MANATEE COUNTY PROPERTY APPRAISER), FOR 4666.00 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 19; THENCE N.01°24'51"E., ALONG THE WEST LINE OF SAID SECTION 19, ALSO BEING THE EAST BOUNDARY LINES OF PLAT OF STONEYBROOK AT HERITAGE HARBOUR, SUBPHASE D, UNIT 1, AS RECORDED IN PLAT BOOK 44, PAGES 168 THROUGH 185, SAID PUBLIC RECORDS AND PLAT OF STONEYBROOK AT HERITAGE HARBOUR, SUBPHASE D, UNIT 2, AS RECORDED IN PLAT BOOK 50, PAGES 10 THROUGH 13, SAID PUBLIC RECORDS, FOR 2662.92 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF KAY ROAD (42 FOOT WIDE PUBLIC RIGHT OF WAY), A PORTION OF WHICH IS SHOWN ON PLAT OF WATERLEFE GOLF & RIVER CLUB, UNIT 5, AS RECORDED IN PLAT BOOK 37, PAGES 162 THROUGH 168, SAID PUBLIC RECORDS AND A PORTION OF WHICH IS SHOWN ON AND DESCRIBED

(CONTINUED ON SHEET 2 OF 3)

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, THIS SKETCH REPRESENTED HEREON MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES AND CHAPTER 61 017-6 OF THE FLORIDA ADMINISTRATIVE CODE.

*Kenneth E. Trask*  
 KENNETH E. TRASK, R.L.S.  
 FLORIDA CERTIFICATION NO. 4684  
 DATE SIGNED : 06-18-2007

"NOT A BOUNDARY SURVEY"

NOTE: THIS SKETCH NOT VALID UNLESS ACCOMPANIED BY SHEET 2 OF 3 AND 3 OF 3 AND THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AFFIXED HERETO.

DRAWN BY: TAB      CHECKED BY: KET      SKETCH DATE: 06/15/07      PROJECT NUMBER: 1376SBE

**Banks Engineering**

Professional Engineers, Planners & Land Surveyors  
 SARASOTA - FORT MYERS - NAPLES - PORT CHARLOTTE

1144 TALLEVAEST ROAD, SUITE 118, SARASOTA FLORIDA 84243 (941)360-1618 FAX(941)360-8818

DATE	REVISIONS	BY	CHK'D
06/19/07	REVISE TO INCLUDE NORTHEAST CORNER	TAB	KET
06/19/07	REVISE DESCRIPTION & SKETCH	TAB	KET

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**EXHIBIT 1 : BOUNDARY DESCRIPTION SKETCH  
FOR HERITAGE HARBOUR EAST COMMUNITY DEVELOPMENT DISTRICT  
SHEET 2 OF 3**

(CONTINUED FROM SHEET 1 OF 3)

IN OFFICIAL RECORDS BOOK 1711, PAGES 673 THROUGH 674, SAID PUBLIC RECORDS; THENCE S.89°44'37"E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND THE NORTH LINE OF SAID PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 1480, PAGES 5079 THROUGH 5083, SAID PUBLIC RECORDS FOR 2398.56 FEET; THENCE S.87°54'15"E., CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND SAID NORTH LINE, FOR 2354.69 FEET TO A POINT ON THE WESTERLY MAINTAINED RIGHT OF WAY LINE OF UPPER MANATEE RIVER ROAD (80 FOOT WIDE PUBLIC RIGHT OF WAY) AS RECORDED IN ROAD PLAT BOOK 6, PAGE 73, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S.00°21'37"W., ALONG SAID WESTERLY MAINTAINED RIGHT OF WAY LINE, FOR 2282.71 FEET TO THE NORTHEAST CORNER OF LANDS OF VIRGINIA MOORE (KNOWN AS PROPERTY IDENTIFICATION NUMBER 5469.0000/2 PER MANATEE COUNTY PROPERTY APPRAISER); THENCE N.89°53'12"W., ALONG THE NORTHERLY BOUNDARY LINE OF SAID LANDS, FOR 135.10 FEET; THENCE S.00°22'23"W., ALONG THE WESTERLY BOUNDARY LINE OF SAID LANDS, FOR 299.98 FEET TO THE SOUTHWEST CORNER OF SAID LANDS AND THE POINT OF BEGINNING.

CONTAINING 12,578,452.9 SQUARE FEET OR 288.76 ACRES, MORE OR LESS.

BEARINGS ARE BASED THE WEST LINE OF SECTION 19 AS BEARING N.01°24'51"E. TO COINCIDE WITH THE EASTERLY BOUNDARY LINE OF THE HERITAGE HARBOUR DEVELOPMENT TO THE WEST (SHOWN ON SAID PLAT OF STONEYBROOK AT HERITAGE HARBOUR, SUBPHASE D, UNIT 1 AND PLAT OF STONEYBROOK AT HERITAGE HARBOUR, SUBPHASE D, UNIT 2).

"NOT A BOUNDARY SURVEY"

NOTE: THIS SKETCH NOT VALID UNLESS ACCOMPANED BY SHEET 1 OF 3 WITH THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AFFIXED THERETO, AND SHEET 3 OF 3.

DRAWN BY: TAB | CHECKED BY: KET | SKETCH DATE: 06/15/07 | PROJECT NUMBER: 1376SBE

# **Banks Engineering**

**Professional Engineers, Planners & Land Surveyors  
SARASOTA - FORT MYERS - NAPLES - PORT CHARLOTTE**

1144 TALLEVAEST ROAD, SUITE 115, SARASOTA FLORIDA 34243 (941)360-1618 FAX(941)360-0918

DATE	REVISIONS	BY	CHK'D
06/19/07	REVISE TO INCLUDE NORTHEAST CORNER	TAB	KET
08/19/07	REVISE DESCRIPTION & SKETCH	TAB	KET

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**EXHIBIT 1 : BOUNDARY DESCRIPTION SKETCH  
FOR HERITAGE HARBOUR EAST COMMUNITY DEVELOPMENT DISTRICT  
SHEET 3 OF 3**

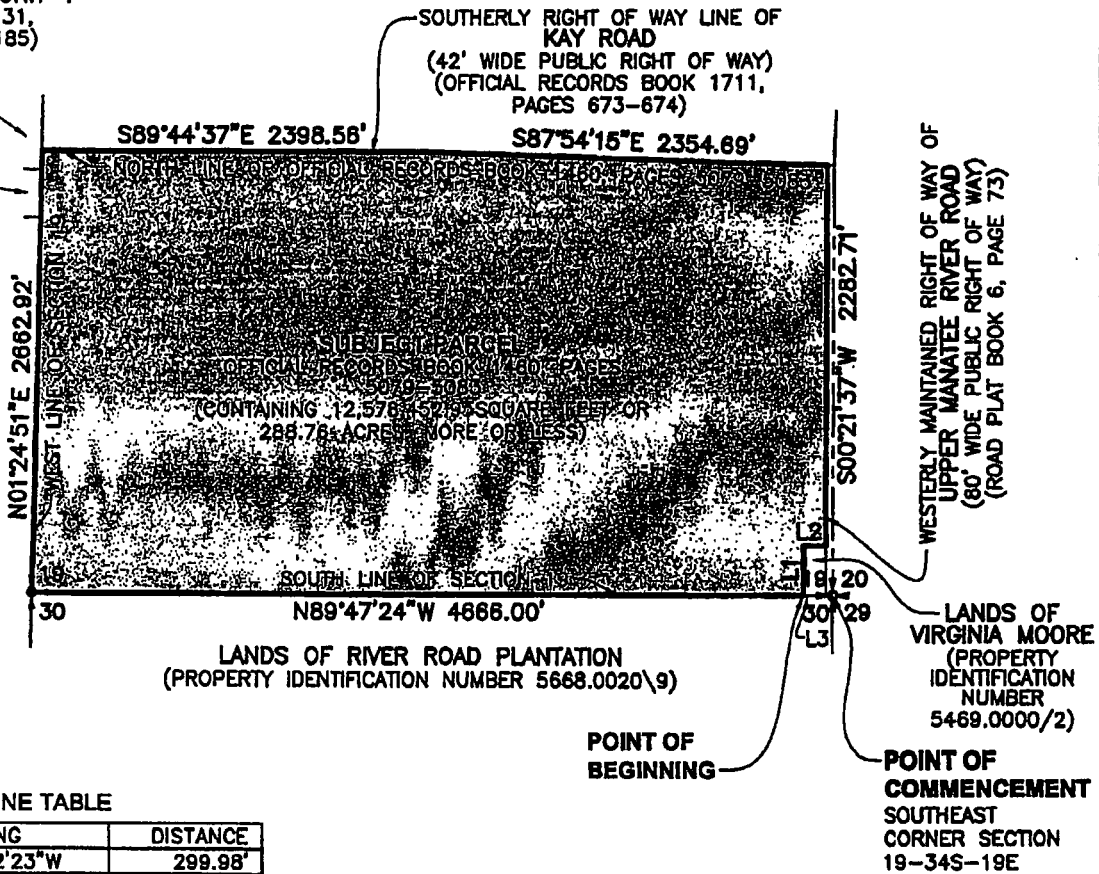


(NOT TO SCALE)

STONEBROOK AT  
HERITAGE HARBOR,  
SUBPHASE D, UNIT 1  
(PLAT BOOK 31,  
PAGES 168-185)

STONEBROOK AT  
HERITAGE HARBOR,  
SUBPHASE D, UNIT 2  
(PLAT BOOK 50,  
PAGES 10-13)

STONEBROOK AT  
HERITAGE HARBOR,  
SUBPHASE D, UNIT 1  
(PLAT BOOK 31,  
PAGES 168-185)



LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°22'23\"W	299.98'
L2	N89°53'12\"W	135.10'
L3	N89°47'24\"W	175.10'

"NOT A BOUNDARY SURVEY"

NOTE: THIS SKETCH NOT VALID UNLESS ACCOMPANIED BY SHEET 1 OF 3 WITH THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AFFIXED THERETO, AND SHEET 2 OF 3.

DRAWN BY: TAB      CHECKED BY: KET      SKETCH DATE: 06/15/07      PROJECT NUMBER: 1376SBE

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1144 TALLEVAST ROAD, SUITE 115, SARASOTA FLORIDA 34243 (813)360-1818 FAX(813)360-6818

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PATH: S:\Jobs\1376\surveying\1376SBE\1376SBE CDD Sketch\1376SBE CDD Sketch 06-19-07.dwg



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 10<sup>th</sup> day of

July, 2008  
R.B. SHORE  
Clerk of Circuit Court

By: Maggie Hamilton D.C.





FILED FOR RECORD  
R. B. SHORE

2008 JUL 21 AM 11:39

**FLORIDA DEPARTMENT of STATE**  
OFFICE OF THE CLERK OF THE CIRCUIT COURT  
MANATEE CO. FLORIDA

**CHARLIE CRIST**  
Governor

STATE LIBRARY AND ARCHIVES OF FLORIDA

**KURT S. BROWNING**  
Secretary of State

July 15, 2008

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

Attention: Ms. Vicki Jarratt

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated July 10, 2008 and certified copy of Manatee County Ordinance No. 08-34, which was filed in this office on July 14, 2008.

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

Sincerely,

Liz Cloud  
Program Administrator

LC/srd  
Enclosure

DIRECTOR'S OFFICE

R. A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250  
850.245.6600 • FAX: 850.245.6735 • TDD: 850.922.4085 • <http://dlis.dos.state.fl.us>

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

LEGISLATIVE LIBRARY SERVICE  
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

**ORDINANCE NO. 08-34**

**AN ORDINANCE OF MANATEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, REGARDING COMMUNITY DEVELOPMENT DISTRICTS; AMENDING ARTICLE II OF CHAPTER 2-8 OF THE MANATEE COUNTY CODE OF LAWS; ESTABLISHING THE HERITAGE HARBOUR EAST COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; CONSENTING TO THE EXERCISE OF CERTAIN SPECIAL POWERS BY THE DISTRICT BOARD OF SUPERVISORS; PROVIDING FINDINGS OF FACT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Florida Legislature has enacted and amended Chapter 190, Florida Statutes, to provide an alternative method to finance and manage basic services for community development; and

**WHEREAS**, a community development district (CDD) serves a governmental and public purpose by financing, providing, and managing certain basic infrastructure systems, facilities, and services as allowed by Florida law (Chapter 190, Florida Statutes) for the use and enjoyment of the general public, and only property owners within the district are assessed through the district for these improvements within its boundaries; and

**WHEREAS**, Section 190.005(2), Florida Statutes, authorizes the Board to adopt an ordinance establishing a community development district of less than 1,000 acres in size; and

**WHEREAS**, Heritage Harbour Development, LLC, a Florida limited liability company, (the "Petitioner"), has filed a petition with the Manatee County Board of County Commissioners (the "Board") to adopt an ordinance establishing the Heritage Harbour East Community Development District (the "District") pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, the Petitioner is the owner of approximately 288.76 acres of real property proposed for inclusion within the District; and

**WHEREAS**, the Board has held a public hearing in accordance with the requirements and procedures of Sections 190.005(2)(b) and 190.005(1)(d), Florida Statutes, and has considered the record of that public hearing as well as the factors to grant or deny a petition for the establishment of a community development district as required pursuant to Sections 190.005(2)(c) and 190.005(1)(e), Florida Statutes; and

THIS IS A CORRECTIVE DOCUMENT

**WHEREAS**, the District established under this Ordinance, as an independent special district and a local unit of special purpose government, shall be governed by Chapter 190, Florida Statutes and all other applicable federal, state, and local laws; and

**WHEREAS**, the establishment of the District will protect, promote, and enhance the public health, safety, and general welfare of the County and its inhabitants, including the inhabitants of the District.

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

Section 1. Legislative Findings. The Board of County Commissioners of Manatee County, Florida, hereby adopts the "WHEREAS" clauses stated above as findings of fact in support of this Ordinance.

Section 2. Authority. This Ordinance is adopted pursuant to Section 190.005(2), Florida Statutes, and other applicable provisions of law governing county ordinances.

Section 3. Intent. This Ordinance is intended to establish the Heritage Harbour East Community Development District pursuant to Section 190.005(2), Florida Statutes, with all the rights and obligations appertaining thereto, including all obligations accruing pursuant to applicable federal, state, and local laws.

Section 4. Amendment of the Code of Laws. The following section is hereby created and shall be added as the next sequential section to Article II of Chapter 2-8 of the Manatee County Code of Laws:

Heritage Harbour East Community Development District.

(a) Establishment. There is hereby established the Heritage Harbour East Community Development District.

(b) Boundaries. The boundaries of the District are those described in the metes and bounds description attached hereto as Exhibit "1."

(c) Initial Board of Supervisors. The following five (5) persons are designated as the initial members of the Board of Supervisors for the District:

- (1) Donald Cenci
- (2) Robert Price
- (3) Christopher Kemper

(4) Charles Dana

(5) Steven Doores

(d) Special Powers. Pursuant to Section 190.012(2), Florida Statutes, the County hereby consents to the exercise by the Board of Supervisors of the Heritage Harbour East Community Development District of the special powers listed in Sections 190.012(2)(a), (b), and (d), Florida Statutes. Specifically, the District shall have the power to plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain additional systems and facilities for:

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[SIGNATURE PAGE FOLLOWS]

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**PASSED AND DULY ADOPTED**, by the Board of County Commissioners of Manatee County, Florida on the 1<sup>st</sup> day of May, 2008, and as amended on 24<sup>th</sup> day of June, 2008.

BOARD OF COUNTY COMMISSIONERS OF  
MANATEE COUNTY, FLORIDA

By:   
Chairman

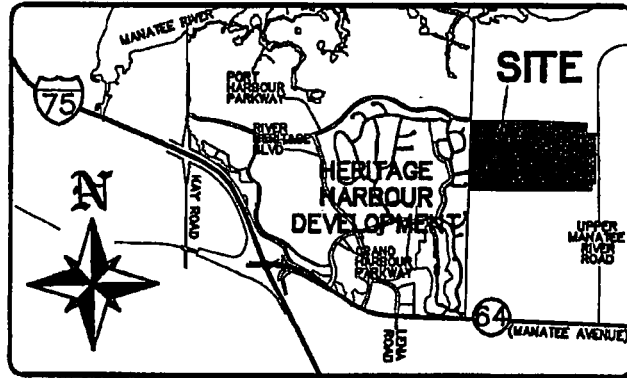
ATTEST: R.B. SHORE  
Clerk of the Circuit Court

By:   
Deputy Clerk



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**EXHIBIT 1 : BOUNDARY DESCRIPTION SKETCH  
FOR HERITAGE HARBOUR EAST COMMUNITY DEVELOPMENT DISTRICT  
SHEET 1 OF 3**



**VICINITY SKETCH  
(NOT TO SCALE)**

**DESCRIPTION:**

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF MANATEE, LYING IN SECTION 19, TOWNSHIP 34 SOUTH, RANGE 19 EAST, BEING A PORTION OF THE LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1460, PAGES 5079 THROUGH 5083, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE N.89°47'24"W. ALONG THE SOUTH LINE OF SAID SECTION 19, FOR 175.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.89°47'24"W., ALONG SAID SOUTH LINE OF SECTION 19, ALSO BEING THE NORTH BOUNDARY LINE OF LANDS OF RIVER ROAD PLANTATION (KNOWN AS PROPERTY IDENTIFICATION NUMBER 5668.0020\9 PER MANATEE COUNTY PROPERTY APPRAISER), FOR 4666.00 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 19; THENCE N.01°24'51"E., ALONG THE WEST LINE OF SAID SECTION 19, ALSO BEING THE EAST BOUNDARY LINES OF PLAT OF STONEYBROOK AT HERITAGE HARBOUR, SUBPHASE D, UNIT 1, AS RECORDED IN PLAT BOOK 44, PAGES 168 THROUGH 185, SAID PUBLIC RECORDS AND PLAT OF STONEYBROOK AT HERITAGE HARBOUR, SUBPHASE D, UNIT 2, AS RECORDED IN PLAT BOOK 50, PAGES 10 THROUGH 13, SAID PUBLIC RECORDS, FOR 2662.92 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF KAY ROAD (42 FOOT WIDE PUBLIC RIGHT OF WAY), A PORTION OF WHICH IS SHOWN ON PLAT OF WATERLEFE GOLF & RIVER CLUB, UNIT 5, AS RECORDED IN PLAT BOOK 37, PAGES 162 THROUGH 168, SAID PUBLIC RECORDS AND A PORTION OF WHICH IS SHOWN ON AND DESCRIBED

(CONTINUED ON SHEET 2 OF 3)

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I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, THIS SKETCH REPRESENTED HEREON MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES AND CHAPTER 61 017-6 OF THE FLORIDA ADMINISTRATIVE CODE.

*Kenneth E. Trask*

KENNETH E. TRASK, R.L.S.  
FLORIDA CERTIFICATION NO. 4684  
DATE SIGNED : 06-18-2007

"NOT A BOUNDARY SURVEY"

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***Banks Engineering***

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SARASOTA - FORT MYERS - NAPLES - PORT CHARLOTTE

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FOR HERITAGE HARBOUR EAST COMMUNITY DEVELOPMENT DISTRICT  
SHEET 2 OF 3**

(CONTINUED FROM SHEET 1 OF 3)

IN OFFICIAL RECORDS BOOK 1711, PAGES 673 THROUGH 674, SAID PUBLIC RECORDS; THENCE S.89°44'37"E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND THE NORTH LINE OF SAID PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 1460, PAGES 5079 THROUGH 5083, SAID PUBLIC RECORDS FOR 2398.56 FEET; THENCE S.87°54'15"E., CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND SAID NORTH LINE, FOR 2354.69 FEET TO A POINT ON THE WESTERLY MAINTAINED RIGHT OF WAY LINE OF UPPER MANATEE RIVER ROAD (80 FOOT WIDE PUBLIC RIGHT OF WAY) AS RECORDED IN ROAD PLAT BOOK 6, PAGE 73, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S.00°21'37"W., ALONG SAID WESTERLY MAINTAINED RIGHT OF WAY LINE, FOR 2282.71 FEET TO THE NORTHEAST CORNER OF LANDS OF VIRGINIA MOORE (KNOWN AS PROPERTY IDENTIFICATION NUMBER 5469.0000/2 PER MANATEE COUNTY PROPERTY APPRAISER); THENCE N.89°53'12"W., ALONG THE NORTHERLY BOUNDARY LINE OF SAID LANDS, FOR 135.10 FEET; THENCE S.00°22'23"W., ALONG THE WESTERLY BOUNDARY LINE OF SAID LANDS, FOR 299.98 FEET TO THE SOUTHWEST CORNER OF SAID LANDS AND THE POINT OF BEGINNING.

CONTAINING 12,578,452.9 SQUARE FEET OR 288.76 ACRES, MORE OR LESS.

BEARINGS ARE BASED THE WEST LINE OF SECTION 19 AS BEARING N.01°24'51"E. TO COINCIDE WITH THE EASTERLY BOUNDARY LINE OF THE HERITAGE HARBOUR DEVELOPMENT TO THE WEST (SHOWN ON SAID PLAT OF STONEYBROOK AT HERITAGE HARBOUR, SUBPHASE D, UNIT 1 AND PLAT OF STONEYBROOK AT HERITAGE HARBOUR, SUBPHASE D, UNIT 2).

"NOT A BOUNDARY SURVEY"

NOTE: THIS SKETCH NOT VALID UNLESS ACCOMPANIED BY SHEET 1 OF 3 WITH THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AFFIXED THERETO, AND SHEET 3 OF 3.

DRAWN BY: TAB      CHECKED BY: KET      SKETCH DATE: 06/15/07      PROJECT NUMBER: 1376SBE

# **Banks Engineering**

**Professional Engineers, Planners & Land Surveyors  
SARASOTA - FORT MYERS - NAPLES - PORT CHARLOTTE**

1144 TALLEVAST ROAD, SUITE 116, SARASOTA FLORIDA 34243 (941)360-1618 FAX(941)360-6918

DATE	REVISIONS	BY	CHK'D
06/18/07	REVISE TO INCLUDE NORTHEAST CORNER	TAB	KET
06/19/07	REVISE DESCRIPTION & SKETCH	TAB	KET

PATH: S:\Jobs\1307\1376\surveying\1376SBE\1376SBE CDD Sketch\1376SBE CDD Sketch 06-19-07.dwg

**EXHIBIT 1 : BOUNDARY DESCRIPTION SKETCH  
FOR HERITAGE HARBOUR EAST COMMUNITY DEVELOPMENT DISTRICT  
SHEET 3 OF 3**



(NOT TO SCALE)

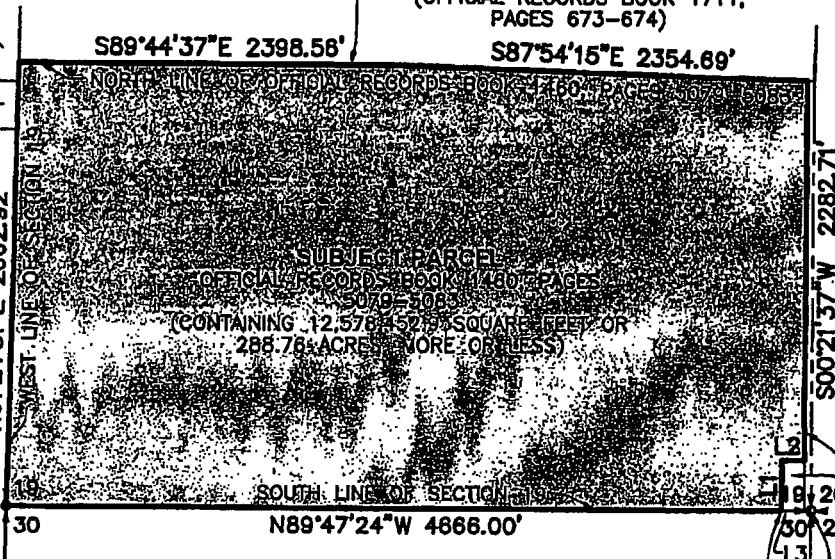
STONEBROOK AT HERITAGE HARBOR, SUBPHASE D, UNIT 1 (PLAT BOOK 31, PAGES 168-185)

STONEBROOK AT HERITAGE HARBOR, SUBPHASE D, UNIT 2 (PLAT BOOK 50, PAGES 10-13)

STONEBROOK AT HERITAGE HARBOR, SUBPHASE D, UNIT 1 (PLAT BOOK 31, PAGES 168-185)

SOUTHERLY RIGHT OF WAY LINE OF KAY ROAD (42' WIDE PUBLIC RIGHT OF WAY) (OFFICIAL RECORDS BOOK 1711, PAGES 673-674)

WESTERLY MAINTAINED RIGHT OF WAY OF UPPER MANATEE RIVER ROAD (80' WIDE PUBLIC RIGHT OF WAY) (ROAD PLAT BOOK 6, PAGE 73)



LANDS OF RIVER ROAD PLANTATION (PROPERTY IDENTIFICATION NUMBER 5668.0020\9)

LANDS OF VIRGINIA MOORE (PROPERTY IDENTIFICATION NUMBER 5469.0000/2)

POINT OF BEGINNING

POINT OF COMMENCEMENT  
SOUTHEAST CORNER SECTION 19-34S-19E

LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°22'23"W	299.98'
L2	N89°53'12"W	135.10'
L3	N89°47'24"W	175.10'

"NOT A BOUNDARY SURVEY"

NOTE: THIS SKETCH NOT VALID UNLESS ACCOMPANIED BY SHEET 1 OF 3 WITH THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AFFIXED THERETO, AND SHEET 2 OF 3.

DRAWN BY: TAB | CHECKED BY: KET | SKETCH DATE: 06/15/07 | PROJECT NUMBER: 1376SBE

# Banks Engineering

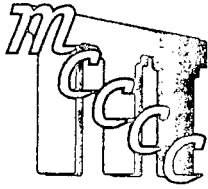
Professional Engineers, Planners & Land Surveyors  
SARASOTA - FORT MYERS - NAPLES - PORT CHARLOTTE

1144 TALLEVAST ROAD, SUITE 116, SARASOTA FLORIDA 34243 (941)360-1618 FAX(941)360-6818

DATE	REVISIONS	BY	CHK'D
06/19/07	REVISE TO INCLUDE NORTHEAST CORNER	TAB	KET
08/19/07	REVISE DESCRIPTION & SKETCH	TAB	KET

PATH: S:\Jobs\1376\1376\surveying\1376SBE\1376SBE CDD Sketch\1376SBE CDD Sketch 06-19-07.dwg





Manatee County

Clerk of the Circuit Court and Comptroller

R.B. Chips Shore

P.O. Box 25400 • Bradenton, Florida 34206 • (941) 749-1800 • FAX (941) 741-4082 • [www.manateesclerk.com](http://www.manateesclerk.com)

July 10, 2008

Liz Cloud, Chief  
Bureau of Administrative Code  
R.A. Gray Building, Room 101  
500 S. Bronough Street  
Tallahassee, Florida 32399-0250

Dear Ms. Cloud:

Enclosed are two certified copies of corrective Ordinance **08-34** adopted by the Board of County Commissioners, Manatee County, Florida, in open session on June 24, 2008.

Please stamp both copies 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: Vicki Jarratt

RBS/vpj/  
Enclosures (2)  
cc: Board Records

# MEMORANDUM



Community  
Planning  
1112 Manatee Avenue West  
Bradenton, Florida 34205

MANATEE COUNTY  
FLORIDA

Phone: 941-749-3070  
Fax: 941-708-6151  
[www.mymanatee.org](http://www.mymanatee.org)

**To:** Susan Romine, Board Records/Clerk of the Circuit Court  
**From:** Deborah E. Perron, Sr. Development Review Specialist, Planning Department  
**Date:** June 5, 2008  
**Subject:** ORDINANCE 08-34/HERITAGE HARBOUR COMMUNITY DEVELOPMENT ESTABLISHMENT

A handwritten signature in black ink, appearing to be "D. Perron", written over the "From:" line.

Attached is a corrective document for Ordinance 08-34, approved by the Board of County Commissioners on May 1, 2008. Please arrange to have this placed on a future Board of County Commissioners agenda for approval.

There was a typographical error in the name of the development. See Corrective Document attached for correct name throughout the document.

Thank you for your assistance.

RHP/br  
Attachment

cc: Carol B. Clarke, Director  
Case File

RECEIVED  
JUN 6 2008  
BOARD RECORDS

6.24.08 Ordinance 08-34 - Heritage Harbour

From: Susan Romine  
Sent: Tuesday, June 10, 2008 12:38 PM  
To: 'Bobbi.Roy@mymanatee.org'; Vicki Jarratt  
Cc: Debbie.Perron@mymanatee.org  
Subject: RE: Ordinance 08-34 - Heritage Harbour

That was all I needed - something to give an Ordinance the ok for Clerk's Consent Calendar.

It will be on the next agenda.

Thank you,  
Susan

-----Original Message-----

From: Bobbi.Roy@mymanatee.org [mailto:Bobbi.Roy@mymanatee.org]  
Sent: Tuesday, June 10, 2008 11:04 AM  
To: Susan Romine; Vicki Jarratt  
Cc: Debbie.Perron@mymanatee.org  
Subject: Re: Ordinance 08-34 - Heritage Harbour

Susan,

I just spoke with Jason Henbest and he said it was fine to do it as a scrivener's error. He said if you can call him or email him if you want.

Thanks,  
Bobbi Roy, Project Coordinator  
Manatee County Planning Department  
1112 Manatee Avenue West, 4th Floor  
Bradenton, Florida 34205  
941-749-3070x6878  
Fax: 941-708-6157

Debbie Perron/MCG

06/10/2008 10:58 AM

To

Bobbi Roy/MCG@MCG

cc

6.24.08 Ordinance 08-34 - Heritage Harbour

Subject

Ordinance 08-34 - Heritage Harbour

Fw:

thanks  
Debbie Perron  
Final Plat Coordinator  
Plan Implementation  
Manatee County Planning Department  
749-3070, Ext. 6866

----- Forwarded by Debbie Perron/MCG on 06/10/2008 10:58 AM -----

Vicki Jarratt <Vicki.Jarratt@ManateeClerk.com>

06/10/2008 07:45 AM

To

""debbie.perron@mymanatee.org"" <debbie.perron@mymanatee.org>

cc

Subject

Ordinance 08-34 - Heritage Harbour

6.24.08 Ordinance 08-34 - Heritage Harbour

Debbie, with regards to Ordinance 08-34 - Heritage Harbour, (corrective Document due to typographical error), Susan stated she needs to have an attorney sign off on the document BEFORE it can be presented to the BCC for approval. I have the document in my office, would you like to pick it up or have me send it back to you via inner office mail?

Best regards,  
Vicki Jarratt  
Board Records  
749-1800 Ext. 4185  
vicki.jarratt@manateeclerk.com

**From:** no-reply@municode.com [mailto:no-reply@municode.com]  
**Sent:** Tuesday, July 08, 2008 1:16 PM  
**To:** Susan Romine  
**Subject:** Acknowledgment of material received

Municipal Code Corporation  
P.O. Box 2235  
1700 Capital Circle SW. (32310)  
Tallahassee, FL 32316-2235  
850-576-3171  
Fax: 850-575-8852  
[info@municode.com](mailto:info@municode.com)

## Manatee County, FL Code of Ordinances - 1981(10428)

### Supplement 72

Recorded: **4/10/2008 4:11:02 PM**

We have received the following material through **Hard Copy/Electronic**.

Document	Adoption
Ordinance No. 08-12	3/25/2008
Ordinance No. 08-22	4/3/2008
Ordinance No. 08-44	4/22/2008
Resolution No. R-08-090	4/22/2008
<b>Ordinance No. 08-34</b>	<b>5/1/2008</b>
Ordinance No. 08-26	5/20/2008
Ordinance No. 08-02	5/20/2008
Ordinance No. 08-56	5/20/2008
Ordinance No. 07-62	8/7/2007
Resolution No. R-07-130	8/7/2007
Resolution No. R-07-131	8/7/2007

\*\*\*[Click here](#) to see the full list of recorded ordinances for the next supplement.\*\*\*

Or point your browsers at: <http://www.municode.com/disposition/dislist.asp?jobid=88152>

If you are sending the ordinances in electronic form and printed form, we assume the electronic version of the ordinances reflects the ordinances as adopted. We do not proofread against the printed version of the ordinance if the printed copy is submitted. Please contact us if you have questions.

- Update the internet version of your Code more often. We can update the Internet quarterly, monthly, even weekly. For additional information email [info@municode.com](mailto:info@municode.com).
- We can post newly enacted ordinances in the online Code after each meeting. E-mail us for more information at [info@municode.com](mailto:info@municode.com).
- Automating your agenda. We can help make the dream a reality. Visit MCCi for more information. <http://www.mccinnovations.com/products/agenda.asp>
- We can provide a solution for Document and Records Management, imaging or scanning services. Contact us for more information at [info@mccinnovations.com](mailto:info@mccinnovations.com) or visit [MCCi](#).
- Billing got you down? We can provide invoice and statement printing and processing. For more information email us at [info@mccadvantage.com](mailto:info@mccadvantage.com).
- Need a better way to manage your Contracts? Visit MCCi's website to learn more about automating your contract management processes. [MCCi](#)
- Ever need to search in several online Codes for a sample ordinance? Try our Multiple Code Searching. For more information email us at [info@municode.com](mailto:info@municode.com).
- We can do more than just codes... Please visit our Company On-line Brochure at: <http://www.municode.com/about/brochure.pdf>