

**RESOLUTION R-26-049
NORTH COUNTY MIDDLE SCHOOL -
SCHOOL SITE PLAN REVISION SSP-23-01(R)
PLN2312-0016.REV01**

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT; ALLOWING FOR THE MODIFICATION TO THE PREVIOUSLY APPROVED PLANS FOR THE ADDITION OF A CLASSROOM BUILDING AT THE NORTH COUNTY MIDDLE SCHOOL IN THE UF-3 (URBAN FRINGE – 3 DU/AC) FUTURE LAND USE CATEGORY; MAKING A DETERMINATION OF CONSISTENCY WITH THE COMPREHENSIVE PLAN FOR A SCHOOL SITE PLAN REVISION TO INCORPORATE THE ADDITION OF A 35,296 SQUARE-FOOT CLASSROOM BUILDING AND ASSOCIATED SITE, GRADING, DRAINAGE, AND UTILITY IMPROVEMENTS; ALL ON APPROXIMATELY 30.0 ACRES WITHIN THE PDMU (PLANNED DEVELOPMENT – MIXED USE) ZONING DISTRICT; GENERALLY LOCATED NORTHWEST OF THE INTERSECTION BETWEEN FORT HAMER RD AND NORTH RIVER RANCH TRAIL WITHIN THE UNINCORPORATED AREA OF MANATEE COUNTY; SETTING FORTH FINDINGS; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the School District of Manatee County (the “Applicant”) has filed an application for a Revised School Site Plan (SSP-23-01(R)) requesting the modification to the previously approved plans for the addition of a classroom building at the North County Middle School in the UF-3 (Urban Fringe – 3 DU/AC) Future Land Use Category; making a Determination of Consistency with the Comprehensive Plan for a School Site Plan Revision to incorporate the addition of a 35,296 square foot classroom building and associated site, grading, drainage, and utility improvements; all on approximately 30.0 acres of land located within PDMU (Planned Development Mixed Use) Zoning District; generally located northwest of the intersection between Fort Hamer Rd. and North River Ranch Trail within the unincorporated area of Manatee County; described in Exhibit “A”, attached hereto and made a part hereof by reference, (the “School Site Plan”); and

WHEREAS, the Development Services Staff has prepared a Staff Report containing an analysis of the consistency of the Revised School Site Plan with the applicable provisions of the Comprehensive Plan in regard to impacts on natural resources, surrounding land uses and public facilities.

NOW, THEREFORE, BE IT RESOLVED 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 of Manatee County, after considering the testimony, evidence, documentation, application for the School Site Plan, the Staff Report of the Development Services Staff contains an analysis of the consistency of the School Site Plan with the Comprehensive Plan in regard to impacts on natural resources, surrounding land uses and public facilities, hereby makes the following findings of fact:

A. The Board of County Commissioners has received and considered the report of staff concerning the application for a School Site Plan as it relates to the real property described in Exhibit “A” of this Resolution.

B. The Board of County Commissioners, after due public notice, held a public hearing on April 23, 2026 and May 21, 2026, regarding the proposed Revised School Site Plan described herein in accordance with the requirements of Manatee County Land Development Code and has further considered the information received at the public hearing.

C. The Board of County Commissioners hereby finds that the School Site Plan allowing for the addition of a classroom building at the North County Middle School in the UF-3 (Urban Fringe – 3 DU/AC) Future Land Use Category is consistent with the Comprehensive Plan in regard to impacts on natural resources, surrounding land uses and public facilities.

Section 2. FINDING OF CONSISTENCY. The Board of County Commissioners hereby finds the Revised School Site Plan (SSP-23-01(R)) consistent with the Comprehensive Plan in regard to impacts on natural resources, surrounding land uses and public facilities and with Section 350.4.B. of the Land Development Code.

Section 3. SEVERABILITY. If any section, sentence, clause, or other provision of this Resolution shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, sentence, clause, or 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 Resolution.

Section 4. CODIFICATION. Pursuant to § 125.68(1), Florida Statutes, this resolution is not required to be codified. Therefore, the Clerk shall not transmit the resolution for codification.

Section 5. STATE AND FEDERAL PERMITTING. The issuance of the 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. All other applicable state or federal permits shall be obtained before commencement of the development.

Section 6. EFFECTIVE DATE. This resolution shall take effect immediately upon adoption.

PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County,
Florida on the 21st day of May 2026



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

BY: 
Chairperson

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


BY: 
Deputy Clerk

Exhibit "A"

DESCRIPTION: A PARCEL OF LAND BEING,

A PORTION OF LOTS 10, 11, 12, 13, 14 & 15, BLOCK 4 AND THE 30 FOOT HALF RIGHT-OF-WAY LYING SOUTH OF AND ADJACENT TO SAID LOTS 10 THROUGH 15 BLOCK 4, ACCORDING TO THE PLAT OF MANATEE RIVER FARMS UNIT NO. 1, AS RECORDED IN PLAT BOOK 6, PAGE 45, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 7, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY FLORIDA;

A PORTION OF LOTS 3, 4, 5, 6 & 7, BLOCK 1 AND THE 30 FOOT HALF RIGHT-OF-WAY LYING NORTH OF AND ADJACENT TO SAID LOTS 3 THROUGH 7, BLOCK 1, ACCORDING TO SAID PLAT OF MANATEE RIVER FARMS UNIT NO. 1, LYING IN SECTION 18, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY FLORIDA;

ALL OF THE ABOVE SAID RIGHT-OF-WAY NOW BEING VACATED BY BOOK 286, PAGE 27, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA,

AND SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 7, RUN THENCE ALONG THE SOUTH BOUNDARY OF SAID SECTION 7, S.89° 43'08"E., 3266.50 FEET TO THE POINT OF BEGINNING; THENCE N.19° 10'00"E., 402.84 FEET; THENCE N.89°08'18"E., 3.71 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, 33.19 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 63° 23'08" (CHORD BEARING N.57°26'44"E., 31.52 FEET) TO A POINT OF TANGENCY; THENCE N.25° 45'10"E., 20.31 FEET; THENCE N.50° 46'08"E., 75.16 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, 21.84 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 41° 42'15" (CHORD BEARING N.29° 55'01 "E., 21.36 FEET) TO A POINT OF TANGENCY; THENCE N.09° 03'54"E., 35.46 FEET; THENCE N.11°20'49"E., 64.54 FEET; THENCE N.35° 15'05"E., 24.52 FEET; THENCE N.50° 06'46"E., 53.93 FEET; THENCE N.64° 39'09"E., 11.57 FEET; THENCE N.79°1 6'07"E., 78.67 FEET; THENCE N.63° 44'04"E., 35.70 FEET; THENCE S.88°35'46"E., 19.06 FEET; THENCE S.26°26'07"E., 41.61 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, 27.15 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 51° 51'30" (CHORD BEARING S.52°21 '52"E., 26.24 FEET) TO A POINT OF TANGENCY; THENCE S.78° 17'37"E., 85.17 FEET; THENCE S.80° 41'49"E., 44.15 FEET TO A POINT OF CURVATURE; THENCE EASTERLY, 10.53 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 20° 06'41" (CHORD BEARING N.89°14'50"E., 10.48 FEET) TO A POINT OF TANGENCY; THENCE N.79°11 '30"E., 52.90 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, 34.88 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 66° 36'34" (CHORD BEARING N.45°53'13"E.,32.95 FEET) TO A POINT OF TANGENCY; THENCE N.12° 34'56"E., 97.11 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY, 34.15 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 65° 13'07" (CHORD BEARING N.20° 01'38"W., 32.33 FEET) TO A POINT OF TANGENCY; THENCE N.52° 38'11 "W., 46.37 FEET; THENCE N.15° 41'1 6"W., 27.91 FEET; THENCE S.66°00'00"E., 630.66 FEET; THENCE S.12°30'00"W., 17.57 FEET; THENCE S.77° 30'00"E., 50.00 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, 39.71 FEET ALONG

THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF $91^{\circ} 00' 11''$ (CHORD BEARING $N.58^{\circ} 00'06''E.$, 35.66 FEET) TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHEASTERLY, 132.20 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 325.00 FEET AND A CENTRAL ANGLE OF $23^{\circ} 18'24''$ (CHORD BEARING $S.64^{\circ}50'37''E.$, 131.29 FEET); THENCE $S.12^{\circ} 30'00''W.$, 537.17 FEET; THENCE $N.72^{\circ} 54'10''W.$, 22.06 FEET; THENCE $N.63^{\circ} 24'34''W.$, 37.89 FEET; THENCE $N.78^{\circ} 21'04''W.$, 49.00 FEET; THENCE $N.50^{\circ}50'22''W.$, 28.47 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, 18.77 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF $35^{\circ} 51'27''$ (CHORD BEARING $N.68^{\circ}46'06''W.$, 18.47 FEET) TO A POINT OF TANGENCY; THENCE $N.86^{\circ} 41'49''W.$, 58.05 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, 19.43 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF $37^{\circ} 06'12''$ (CHORD BEARING $S.74^{\circ}45'05''W.$, 19.09 FEET) TO A POINT OF TANGENCY; THENCE $S.56^{\circ}11'59''W.$, 46.70 FEET; THENCE $S.49^{\circ} 18'22''W.$, 72.17 FEET; THENCE $S.48^{\circ} 23'46''W.$, 59.60 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY, 27.35 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF $52^{\circ} 13'35''$ (CHORD BEARING $S.22^{\circ}16'58''W.$, 26.41 FEET) TO A POINT OF TANGENCY; THENCE $S.03^{\circ}49'49''E.$, 38.63 FEET; THENCE $S.19^{\circ} 41'18''E.$, 56.06 FEET; THENCE $S.15^{\circ} 01'02''W.$, 14.21 FEET; THENCE $S.16^{\circ} 08'17''E.$, 65.79 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, 27.33 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF $52^{\circ} 11'35''$ (CHORD BEARING $S.42^{\circ}14'05''E.$, 26.39 FEET) TO A POINT OF TANGENCY; THENCE $S.68^{\circ}19'52''E.$, 29.67 FEET; THENCE $S.54^{\circ}10'07''E.$, 36.26 FEET; THENCE $S.47^{\circ} 41'06''E.$, 15.13 FEET; THENCE $S.00^{\circ} 27'42''W.$, 94.40 FEET TO A POINT ON A CURVE; THENCE WESTERLY, 185.23 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1242.00 FEET AND A CENTRAL ANGLE OF $08^{\circ}32'43''$ (CHORD BEARING $S.82^{\circ}16'21''W.$, 185.06 FEET) TO A POINT OF TANGENCY; THENCE $S.78^{\circ}00'00''W.$, 351.41 FEET; THENCE $N.88^{\circ}30'15''W.$, 34.28 FEET; THENCE $S.78^{\circ}00'00''W.$, 211.90 FEET; THENCE $S.12^{\circ} 00'00''E.$, 8.00 FEET; THENCE $S.78^{\circ}00'00''W.$, 58.00 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, 142.83 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 958.00 FEET AND A CENTRAL ANGLE OF $08^{\circ}32'33''$ (CHORD BEARING $S.82^{\circ}16'17''W.$, 142.70 FEET); THENCE $N.03^{\circ}27'27''W.$, 37.62 FEET; THENCE $N.27^{\circ} 26'28''E.$, 76.25 FEET; THENCE $N.08^{\circ} 18'51''W.$, 73.08 FEET; THENCE $N.61^{\circ} 17'30''W.$, 43.38 FEET; THENCE $N.00^{\circ} 53'48''W.$, 24.43 FEET; THENCE $N.10^{\circ} 56'36''E.$, 51.19 FEET; THENCE $N.18^{\circ} 43'00''W.$, 65.69 FEET; THENCE $N.31^{\circ} 25'11''W.$, 63.53 FEET; THENCE $S.87^{\circ} 32'38''W.$, 46.18 FEET; THENCE $N.70^{\circ} 48'09''W.$, 23.45 FEET; THENCE $N.70^{\circ} 13'37''E.$, 23.07 FEET; THENCE $N.40^{\circ}29'00''E.$, 27.73 FEET; THENCE $N.20^{\circ} 11'23''E.$, 52.12 FEET; THENCE $N.20^{\circ} 50'42''W.$, 51.06 FEET; THENCE $N.36^{\circ} 27'14''W.$, 70.41 FEET; THENCE $N.19^{\circ} 10'00''E.$, 51.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 30.0 ACRES, MORE OR LESS.