

## Manatee County Ordinance

### **PDC-16-20(G)(R2) – RYE ROAD FLC007 – NSA PROPERTY HOLDINGS LLC PLN2104-0012**

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT, AMENDING ZONING ORDINANCE NO. PDC-16-20(G)(R) AND TO REVISE THE GENERAL DEVELOPMENT PLAN TO ALLOW A PWSF (PERSONAL WIRELESS SERVICE FACILITY) IN THE FORM OF A 150-FOOT HIGH MONOPOLE CELL TOWER, IN ADDITION TO THE PREVIOUSLY APPROVED MINI-WAREHOUSE/SELF-STORAGE, OFFICES, OUTDOOR STORAGE USES, PERSONAL SERVICES ESTABLISHMENT, AND CARETAKER RESIDENCE; ON AN APPROXIMATELY 24.73 ACRE SITE ZONED PDC (PLANNED DEVELOPMENT COMMERCIAL) AND GENERALLY LOCATED AT THE SOUTHEAST CORNER OF STATE ROAD 64 EAST AND LORRAINE ROAD, BRADENTON (MANATEE COUNTY); COMMONLY KNOWN AS 14710 SR 64 EAST; AMENDING A SCHEDULE OF USES ATTACHED AS EXHIBIT “B”; SUBJECT TO STIPULATIONS AS CONDITIONS OF APPROVAL; SETTING FORTH FINDINGS; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY; REPEALING ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, NSA Property Holdings, LLC (the “Applicant”) filed an application for a revised General Development Plan for an approximately 24.73-acre site to allow a PWSF (Personal Wireless Service Facility) in the form of a 150-foot-high monopole cell tower, in addition to the previously approved mini-warehouse/self-storage, offices, outdoor storage uses, personal services establishment, and caretaker residence as described in Exhibit “A”, attached hereto, (the “Property”); and

**WHEREAS**, the Applicant also filed a request for Specific Approval for an alternative to Land Development Code Section: 531.37.D.6 to allow the elimination of the required 10-foot wide landscape and screening buffer around the perimeter of the telecommunication tower; and

**WHEREAS**, the Manatee County Planning Commission, after due public notice, held a public hearing on November 10, 2021, to consider the revised General Development Plan and Specific Approval applications, and considered the criteria for approval in the Manatee County Comprehensive Plan and the Land Development Code; and

**WHEREAS**, the Manatee County Planning Commission, as the County’s Local Planning Agency, found the revised General Development Plan and Specific Approval applications consistent with the Manatee County Comprehensive Plan and to satisfy the criteria for approval in the Manatee County Land Development Code and recommended approval subject to the stipulations in the staff report.

**NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA;**

**Section 1. FINDINGS OF FACT.** The recitals set forth above are true and correct and are hereby adopted as findings by the Board of County Commissioners.

The Board of County Commissioners, after considering the testimony, evidence, documentation, the recommendation and findings of the Planning Commission, as well as all other matters presented to the Board at the public hearing hereinafter referenced, hereby makes the following findings of fact:

A. The Board of County Commissioners has received and considered the report of the Manatee County Planning Commission concerning the application for a revised General Development Plan and Specific Approval as it relates to the real property described in Exhibit “A” of this Ordinance.

B. The Board of County Commissioners, after due public notice, held a public hearing on December 2, 2021, regarding the proposed Ordinance described herein in accordance with the requirements of the Manatee County Land Development Code and has further considered the information received at said public hearing.

C. The proposed Ordinance regarding the property described in Exhibit “A” herein is found to be consistent with the requirements of the Manatee County Comprehensive Plan and to satisfy the criteria for approval in the Land Development Code.

D. Notwithstanding the failure of this plan to comply with the requirements of Land Development Section 531.37.D.6, the Board finds that the purpose of the Land Development Code regulation is satisfied to an equivalent degree by the proposed design because the lack of screening will be compensated by vegetation that is already existing on site, and the fact that the wireless facility is proposed to be located in the center of an existing storage facility.

**Section 2. REVISED GENERAL DEVELOPMENT PLAN.** The revised General Development Plan is hereby approved to allow a PWSF (Personal Wireless Service Facility) in the form of a 150-foot-high monopole cell tower, in addition to the previously approved mini-warehouse/self-storage, offices, outdoor storage uses, personal services establishment, and caretaker residence upon the property, subject to the following Stipulations:

## **STIPULATIONS**

### **A. STORMWATER ENGINEERING STIPULATIONS**

1. This project shall be required to reduce the calculated pre-development flow rate by a full fifty percent (50%) for all stormwater outfall flow directly or indirectly into Mill Creek Watershed. Modeling shall be used to determine pre- and post- development flows.

### **B. INFRASTRUCTURE STIPULATIONS**

1. Connection to the County potable water and wastewater systems is required pursuant to the Manatee County Comprehensive Plan. The cost of connection, including the design, permitting and construction of off-site extensions of lines, shall be the responsibility of the Applicant. Such off-site extension shall be designed and constructed in accordance with the appropriate County Master Plan. 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. The lowest quality water possible shall be used for irrigation. In-ground irrigation using Manatee County public potable water supply shall be prohibited, including on individual lots.

### **C. ENVIRONMENTAL STIPULATIONS**

1. If wells are found during construction, a Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the County for review and approval prior continuing construction activities. 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.
2. Irrigation for landscaping shall use the lowest water quality source available, which shall be identified on the Final Site Plan. Use of Manatee County public potable water supply shall be prohibited.
3. All other applicable state or federal permits shall be obtained prior to commencement of development.
4. Nuisance, exotic plant species removal must be completed in accordance with the approved Final Site Plan and inspected by Planning Department's Environmental Planning Section staff prior to commencement of development.
5. The applicant shall install, implement, and maintain appropriate erosion and sediment controls that minimize soil erosion and offsite sedimentation. Environmental staff shall inspect the BMPs identified in the SWPPP to ensure that they are installed, maintained, and operating correctly and effectively until such time that the stormwater discharges associated with construction activity are eliminated and all disturbed soils at the site have been stabilized, and temporary erosion and sediment control measures have been removed.
6. If wells are encountered, a Well Management Plan for the proper protection and abandonment of existing wells shall be submitted for review.

### **D. LAND USE AND DESIGN STIPULATIONS**

1. The uses approved for this project are limited to those uses voluntarily proffered by the Applicant as listed in the Schedule of Uses attached, a copy of which is attached hereto, labeled Exhibit "B" and made a part hereof by reference.
2. The applicant shall have the burden of demonstrating compliance with all applicable regulations of the Land Development Code at time of Final Site Plan via a subsequent PSP/FSP application process, with exception of those requirements in which the Specific Approval is granted with this request.

**Section 3. SPECIFIC APPROVAL.** Specific Approval is hereby granted for alternatives to Land Development Code Section 531.37.D.6 to allow the elimination of the required 10-foot-wide landscape and screening buffer around the perimeter of the telecommunication tower.

**Section 4. 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 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 5. 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.

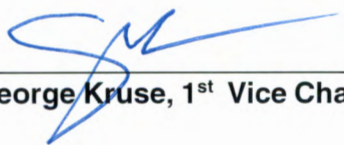
**Section 6. STATE AND FEDERAL PERMITTING.** The issuance of the local development permit by the County shall not create any liability on the part of the County in the event the applicant fails to obtain the required state or federal agency approvals or permits or fails to fulfill the obligations imposed by any state or federal agency or undertakes actions that result in a violation of state or federal law.

**Section 7. EFFECTIVE DATE.** This ordinance shall take effect immediately upon filing with the Office of the Secretary of State, Florida Department of State.

**PASSED AND DULY ADOPTED**, by the Board of County Commissioners of Manatee County, Florida on the 2<sup>nd</sup> day of December 2021.



**BOARD OF COUNTY  
COMMISSISONERS OF MANATEE  
COUNTY, FLORIDA.**

BY:   
George Kruse, 1<sup>st</sup> Vice Chairman

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

BY:   
Deputy Clerk

**Exhibit "A"**

**Legal Description**

SITUATED IN THE COUNTY OF MANATEE, STATE OF FLORIDA

A PARCEL OF LAND LYING AND BEING IN SECTION 3, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA

COMMENCE AT A NORTHWEST CORNER OF SECTION 3, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE S.89°18'23"E. ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1,359.34 FEET TO THE INTERSECTION WITH THE EAST MAINTAINED RIGHT OF WAY OF LORRAINE ROAD BY MONUMENTATION; THENCE S.00°01'42"E. ALONG SAID MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 1,335.90 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 3; THENCE S.89°22'29"E. ALONG SAID SOUTH LINE, A DISTANCE OF 678.53 FEET FOR A POINT OF BEGINNING; THENCE N.00°01'42"W., A DISTANCE OF 603.17 FEET; THENCE S.89°18'23"E., A DISTANCE OF 341.73 FEET; THENCE S.00°01'42"E., A DISTANCE OF 602.78 FEET; THENCE N.89°22'16"W., A DISTANCE OF 341.73 FEET TO THE POINT OF BEGINNING.

Tax ID: 576400259

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO NSA PROPERTY HOLDINGS, LLC A DELAWARE LIMITED LIABILITY COMPANY, GRANTEE, FROM MANATEE RIVER GROVES, INC. A FLORIDA CORPORATION, GRANTOR, BY DEED RECORDED 10/17/2016, IN BOOK 2643, PAGE 4679 OF THE COUNTY RECORDS.

PARCEL 2:

A PARCEL OF LAND BEING A PORTION OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE NORTH 1/2 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 IN SECTION 3, TOWNSHIP 35 SOUTH, RANGE 19 EAST, LESS AND EXCEPT THAT PART CONVEYED TO THE STATE OF FLORIDA FOR HIGHWAY PURPOSES, AS SHOWN BY QUIT-CLAIM DEED RECORDED IN DEED BOOK 316, PAGE 137, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

LESS AND EXCEPT:

COMMENCE AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 35 SOUTH, RANGE 19 EAST; THENCE S 00°05'52" E, ALONG THE WEST LINE OF THE EAST 1/2 OF SAID NORTHWEST 1/4, 594.29 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S 00°05'52" E, ALONG SAID WEST LINE, 282.28

FEET; THENCE N 89°54'08" E, PERPENDICULAR TO THE WEST LINE OF SAID EAST 1/2, 465.26 FEET; THENCE N 00°05'52" W, PARALLEL TO SAID WEST LINE AND 465.26 FEET EASTERLY THEREFROM, 282.28 FEET; THENCE S 89°54'08" W, PERPENDICULAR TO SAID WEST LINE, 465.26 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 35 SOUTH, RANGE 19 EAST; THENCE S 00°14'51" W, ALONG THE EAST LINE OF SAID SECTION 3, A DISTANCE OF 50.00 FEET TO THE INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD NO. 64 AS SHOWN ON F.D.O.T. RIGHT-OF-WAY MAP SECTION 1305-250; THENCE N 89°17'37" W, ALONG SAID SOUTHERLY RIGHT-OF-WAY, 241.15 FEET; THENCE N 89°18'23" W, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 115.58 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N 89°18'23" W, ALONG SAID SOUTHERLY RIGHT-OF-WAY, 2887.89 FEET; THENCE S 00°01'42" E, A DISTANCE OF 1285.09 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 3; THENCE S 89°22'16" E, ALONG SAID SOUTH LINE, A DISTANCE OF 610.53 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE S 89°14'05" E, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 3, A DISTANCE OF 2262.24 FEET; THENCE N 00°38'47" E, A DISTANCE OF 1287.13 FEET TO THE POINT OF BEGINNING AND LYING IN SECTION 3, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:

(PARCEL 2)

COMMENCING AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 35 SOUTH, RANGE 19 EAST; THENCE S 89°18'23" E, ALONG THE NORTH LINE OF SECTION 3, A DISTANCE OF 1359.34 FEET TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF EASTERLY MAINTAINED RIGHT-OF-WAY OF "LORRAINE ROAD" ; THENCE S 0°01'42" E, ALONG SAID NORTHERLY EXTENSION, A DISTANCE OF 50.00 FEET TO THE INTERSECTION OF THE EASTERLY MAINTAINED RIGHT-OF-WAY OF SAID LORRAINE ROAD AND THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD NO. 84 AS SHOWN ON F.D.O.T. RIGHT-OF-WAY MAP SECTION 1305-250; THENCE CONTINUE S 00°01'42" E, ALONG SAID EASTERLY MAINTAINED RIGHT-OF-WAY OF LORRAINE ROAD, A DISTANCE OF 310.25 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S 00°01'42" E, ALONG SAID EASTERLY MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 233.59 FEET; THENCE N 89°59'38" E, 428.35 FEET; THENCE N 00°00'22" W, 233.59 FEET; THENCE S 89°59'38" W, A DISTANCE OF 428.44 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 3, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:

(PARCEL 4)

COMMENCING AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 35 SOUTH,

RANGE 19 EAST; THENCE S 89°18'23" E, ALONG THE NORTH LINE OF SECTION 3, A DISTANCE OF 1359.34 FEET TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF EASTERLY MAINTAINED RIGHT-OF-WAY OF " LORRAINE ROAD" ; THENCE S 0°01'42" E, ALONG SAID NORTHERLY EXTENSION, A DISTANCE OF 50.00 FEET TO THE INTERSECTION OF THE EASTERLY MAINTAINED RIGHT-OF-WAY OF SAID LORRAINE ROAD AND THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD NO. 64 AS SHOWN ON F.D.O.T. RIGHT-OF-WAY MAP SECTION 1305-250; THENCE CONTINUE S 00°01'42" E, ALONG SAID EASTERLY MAINTAINED RIGHT-OF-WAY OF LORRAINE ROAD, A DISTANCE OF 826.16 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S 00°01'42" E, ALONG SAID EASTERLY MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 459.74 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 3; THENCE S 89°22'16" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 428.09 FEET; THENCE N 00°00'22" W, 464.48 FEET; THENCE S 89°59'38" W, A DISTANCE OF 428.24 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 3, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:

ADDITIONAL RIGHT-OF-WAY DEDICATED TO MANATEE COUNTY ALONG THE EASTERLY SIDE OF LORRAINE ROAD, MORE COMPLETELY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 35 SOUTH, RANGE 19 EAST; THENCE S 89°18'23" E, ALONG THE NORTH LINE OF SECTION 3, A DISTANCE OF 1359.34 FEET TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF EASTERLY MAINTAINED RIGHT-OF-WAY OF LORRAINE ROAD; THENCE S 0°01'42" E, ALONG SAID NORTHERLY EXTENSION, A DISTANCE OF 50.00 FEET TO THE INTERSECTION OF THE EASTERLY MAINTAINED RIGHT-OF-WAY OF SAID LORRAINE ROAD AND THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD NO. 64 AS SHOWN ON F.D.O.T. RIGHT-OF-WAY MAP SECTION 1305-250; THENCE CONTINUE S 00°01'42" E, ALONG SAID EASTERLY MAINTAINED RIGHT-OF-WAY OF LORRAINE ROAD, A DISTANCE OF 543.79 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S 00°01'42" E, ALONG SAID EASTERLY MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 362.39 FEET; THENCE N 89°59'38" E, LEAVING SAID MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 23.00 FEET; THENCE N 00°01'42" W, PARALLEL WITH SAID MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 362.39 FEET THENCE SOUTH 89°59'38" W, A DISTANCE OF 23.00 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT:

(PARCEL 6)

COMMENCING AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 35 SOUTH, RANGE 19 EAST; THENCE S 89°18'23" E, ALONG THE NORTH LINE OF SECTION 3, A DISTANCE OF 1359.34 FEET TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF EASTERLY MAINTAINED RIGHT-OF-WAY OF LORRAINE ROAD; THENCE S 0°01'42" E, ALONG SAID NORTHERLY EXTENSION, A DISTANCE OF 50.00 FEET TO THE INTERSECTION OF THE EASTERLY MAINTAINED RIGHT-OF-WAY OF SAID LORRAINE ROAD AND THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD NO. 64 AS SHOWN ON F.D.O.T. RIGHT-OF-WAY MAP SECTION 1305-250; THENCE CONTINUE S 00°01'42" E, ALONG SAID EASTERLY MAINTAINED RIGHT-OF-WAY OF LORRAINE ROAD,

A DISTANCE OF 310.25 FEET; THENCE N 89°59'38" E, A DISTANCE OF 428.44 FEET FOR A POINT OF BEGINNING; THENCE S 00°00'22" EAST, A DISTANCE OF 980.35 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 3; THENCE S 89°22'15" E, ALONG SAID SOUTH LINE, A DISTANCE OF 250.45 FEET; THENCE N 00°01' 42" W, PARALLEL WITH AFORESAID EASTERLY MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 983.13 FEET; THENCE 589°59'38" W, A DISTANCE OF 250.05 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 3, TOWNSHIP 35 SOUTH RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:

THAT PORTION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 3; THENCE ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4, SOUTH 00°01'31" EAST A DISTANCE OF 0.35 FEET TO THE SURVEY BASE LINE OF STATE ROAD 64; THENCE ALONG SAID SURVEY BASE LINE SOUTH 89°18'25" EAST A DISTANCE OF 33.01 FEET; THENCE SOUTH 00°01'31" EAST A DISTANCE OF 50.00 FEET TO THE INTERSECTION OF THE SOUTH EXISTING RIGHT OF WAY LINE OF SAID STATE ROAD 64 (PER SECTION 1305-250) AND THE EAST MAINTAINED RIGHT OF WAY LINE OF LORRAINE ROAD (PER ROAD PLAT BOOK 5, PAGE 190, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA) FOR A POINT OF BEGINNING; THENCE ALONG SAID SOUTH EXISTING RIGHT OF WAY LINE SOUTH 89°18'25" EAST A DISTANCE OF 681.92 FEET; THENCE SOUTH 00°01'44" EAST, A DISTANCE OF 108.01 FEET; THENCE NORTH 89°18'25" WEST A DISTANCE OF 681.93 FEET TO SAID EAST MAINTAINED RIGHT OF WAY LINE OF LORRAINE ROAD; THENCE ALONG SAID EAST MAINTAINED RIGHT OF WAY LINE NORTH 00°01'31" WEST A DISTANCE OF 108.01 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT:

(PARCEL 10)

A PARCEL OF LAND LYING AND BEING IN SECTION 3, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE S 89°17' 23" E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1,359.34 FEET TO THE INTERSECTION WITH THE EAST MAINTAINED RIGHT-OF-WAY OF LORRAINE ROAD BY MONUMENTATION; THENCE S 00°01'42" E, ALONG SAID MAINTAINED RIGHT-OF-WAY LINE, A DISTANCE OF 1,335.90 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 3; THENCE SOUTH 89°22'29" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 678.53 FEET FOR A POINT OF BEGINNING; THENCE N 00°01'42" W, A DISTANCE OF 603.17 FEET; THENCE S 89°18'23" E, A DISTANCE OF 341.73 FEET; THENCE S 00°01'42" E, A DISTANCE OF 602.78 FEET; THENCE N 89°22'16" W, A DISTANCE OF 341.73 FEET TO THE POINT OF BEGINNING.



ALSO LESS AND EXCEPT:

A PORTION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA LYING SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 64, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 3; THENCE S 00°14'51" W, ALONG THE EAST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 64; THENCE N 89°17'37" W, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 26.62 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N 89°17'37" W, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 214.53 FEET; THENCE N 89°18'23" W, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 124.72 FEET; THENCE S 00°38'47" W, 1287.13 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 3; THENCE S 89°14'05" E, ALONG SAID SOUTH LINE, A DISTANCE OF 339.25 FEET; THENCE N 00°38'47" E, 1283.94 FEET TO THE POINT OF BEGINNING.

SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING AND BEING IN SECTION 3, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA;

COMMENCE AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 35 SOUTH, RANGE 19 EAST; THENCE S 89°18'23" E, ALONG THE NORTH LINE OF SECTION 3, A DISTANCE OF 1359.34 FEET TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF EASTERLY MAINTAINED RIGHT OF WAY OF LORRAINE ROAD; THENCE S 00°01'36" E., ALONG SAID NORTHERLY EXTENSION, A DISTANCE OF 50.00 FEET TO THE INTERSECTION OF THE EASTERLY MAINTAINED RIGHT OF WAY OF SAID LORRAINE ROAD AND THE SOUTHERLY RIGHT OF WAY OF STATE ROAD NO. 64 AS SHOWN ON F.D.O.T. RIGHT OF WAY MAP SECTION 1305-250; THENCE CONTINUE S 00°01'36" E., ALONG SAID EASTERLY MAINTAINED RIGHT OF WAY OF LORRAINE ROAD, A DISTANCE OF 108.02 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S.00°01'36" E., ALONG SAID EASTERLY MAINTAINED RIGHT OF WAY A DISTANCE OF 202.32 FEET TO THE INTERSECTION WITH THE NORTH LINE OF PARCEL 2, AS RECORDED IN OFFICIAL RECORDS BOOK 1705 PAGE 1505, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N 89°59'38" E, ALONG THE NORTH LINE OF SAID PARCEL 2 AND THE NORTH LINE OF PARCEL 5 AS RECORDED IN OFFICIAL RECORDS BOOK 1834, PAGE 5758 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, A DISTANCE OF 678.49 FEET; THENCE N 00°01'42" W, A DISTANCE OF 194.04 FEET TO A POINT LYING 108.01 FEET SOUTH OF SAID SOUTHERLY RIGHT OF WAY OF STATE ROAD NO. 64, SECTION 1305-250; THENCE N 89°18'23" W, PARALLEL TO AND 108.01 FEET SOUTH OF SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 678.53 FEET TO THE POINT OF BEGINNING.

Tax ID: 576400209

BEING THE SAME PROPERTY CONVEYED TO NSA PROPERTY HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, GRANTEE, FROM STEPHEN A. WILSON; MAUREEN B. WILSON; MAUREEN WILSON, MEISHA WILSON AND LAURIE FEIKEMA, AS CO-TRUSTEES OF THE WILSON HOLDINGS TRUST; J. HAROLD CHASTAIN, TRUSTEE OF THE JHC 2003 TRUST; J. HAROLD CHASTAIN; ROBERT PROGNER; MARGARET O. BARNES, AS TRUSTEE OF THE MARGARET O. BARNES TRUST DATED JANUARY 5, 2001, AS AMENDED;

BARBARA M. CHASTAIN; GARRET T. BARNES, AS TRUSTEE OF THE GARRET T. BARNES REVOCABLE LIVING TRUST U/A/I) 12/3/97; MACK N. BARNES, III; JAMES W. GARDNER; PATRICIA K. GARDNER; DEBORAH L. CHASTAIN BLANKENSHIP; RUTH ANN CHASTAIN; ENGLISH S. DESCHAMPS, III; BETTE S. DESCHAMPS;

U.S. TRUST COMPANY OF DELAWARE AS TRUSTEE FOR THE ENGLISH DESCHAMPS IV IRREVOCABLE TRUST;

LINDA M. WILSON, TRUSTEE OF THE LINDA M. WILSON LIVING TRUST; PAUL FEIKEMA; LAURIE FEIKEMA;

MEISHA WILSON, GRANTOR, BY DEED RECORDED 05/31/2018, AS BOOK 2730, PAGE 7493 OF THE COUNTY RECORDS.



## FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**LAUREL M. LEE**  
Secretary of State

December 6, 2021

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

Attention: Quantana Acevedo

Dear Ms. Colonnese:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Manatee County Ordinance No. PDC-16-20(G)(R2), which was filed in this office on December 6, 2021.

Sincerely,

Anya Owens  
Program Administrator

AO/lb