

FILED FOR RECORD
R. B. SHORE

2008 SEP 22 AM 10:17

CLERK OF THE CIRCUIT COURT
IN AND FOR FLORIDA

MANATEE COUNTY ZONING ORDINANCE

PDEZ-08-20(Z)(G) – Planned Development Encouragement Zone Area #20080250)

2008 SEP 12 AM 9:13
DEPARTMENT OF
TALLAHASSEE

FILED

AN ORDINANCE OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT; AMENDING THE OFFICIAL ZONING ATLAS (ORDINANCE 90-01, THE MANATEE COUNTY LAND DEVELOPMENT CODE), RELATING TO ZONING WITHIN THE UNINCORPORATED AREA; PROVIDING FOR REZONING OF APPROXIMATELY 1,002 ACRES ON THE EAST SIDE OF US 41 AND SOUTH OF THE HILLSBOROUGH COUNTY LINE FROM HM (HEAVY MANUFACTURING), AND A (GENERAL AGRICULTURE) TO THE PDEZ (PLANNED DEVELOPMENT ENCOURAGEMENT ZONE) ZONING DISTRICT; APPROVING A GENERAL DEVELOPMENT PLAN FOR HEAVY INDUSTRIAL USES WITH A MAXIMUM FAR OF .5 IN IH AND USES LIMITED BY THE GENERAL DEVELOPMENT PLAN; SUBJECT TO STIPULATIONS AS CONDITIONS OF APPROVAL; SETTING FORTH FINDINGS; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE (\pm 1,002 ACRE REZONE AND SITE PLAN APPROVAL).

WHEREAS, Manatee County Government (the "Applicant") filed an application to rezone approximately 1,002 acres described in Exhibit "A", attached hereto, (the "property") from HM (Heavy Manufacturing), and A (General Agriculture) to PDEZ (Planned Development Encouragement Zone); and

WHEREAS, the applicant filed a General Development Plan limiting size and uses for 1,002 acres (the "Project") on the property; and

WHEREAS, the applicant filed a request for Specific Approval for an alternative to Section 702.5.2.3 of the Land Development Code, and

WHEREAS, Planning staff recommended approval of the rezone, General Development Plan, and Specific Approval, subject to the stipulations contained in the staff report; and

WHEREAS, the Manatee County Planning Commission, after due public notice, held a public hearing on August 14, 2008 to consider the rezone, General Development Plan, and Specific Approval, received the staff recommendation, and considered the criteria for approval in the Manatee County Comprehensive Plan and the Land Development Code; and

WHEREAS, the Manatee County Planning Commission, as the County's Local Planning Agency, found the 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 of the applications, subject to the stipulations contained 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, application for amendment of the Official Zoning Atlas, 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 adopted Ordinance 08-63 on August 12, 2008 to create a new Zoning District; Planned Development Encouragement Zone (PDEZ). The purpose and intent of the Planned Development Encouragement Zone (PDEZ) District is to provide for the development of land and uses compatible with and supportive of the economic health of Port Manatee and Manatee County. In order to further the purpose and intent of the Planned Development Encouragement Zone (PDEZ) District, Manatee County Government has initiated the rezoning of approximately 1,002 acres generally described as Area B to the Planned Development Encouragement Zone (PDEZ) District.

B. The Board of County Commissioners received and considered the report of the Manatee County Planning Commission concerning the application for Official Zoning Atlas Amendment as it relates to the real property described in Exhibit "A" of this Ordinance from HM (Heavy Manufacturing), A (General Agriculture); to PDEZ (Planned Development Encouragement Zone) zoning district.

C. The Board of County Commissioners held duly noticed public hearings on August 18, 2008, August 26, 2008, September 4, 2008, and September 9, 2008 regarding the proposed Official Zoning Atlas Amendment described herein in accordance with the requirements of Manatee County Ordinance No. 90-01, the Manatee County Land Development Code, and has further considered the information received at the public hearing.

D. The proposed amendment to the Official Zoning Atlas regarding the property described in Exhibit "A" herein is found to be consistent with the

requirements of Manatee County Ordinance No. 89-01, the 2020 Manatee County Comprehensive Plan.

E. Notwithstanding the failure of this plan to comply with the requirements of LDC Section 702.5.2.3, the Board finds that the public purpose and intent of the LDC regulations are satisfied to an equivalent degree because of the location of the project and adjacent land uses.

Section 2. GENERAL DEVELOPMENT PLAN. The General Development Plan is hereby approved for a range of light and heavy industrial uses on approximately 1,002 acres subject to the following Stipulations:

STIPULATIONS

A. DESIGN AND LAND USE CONDITIONS:

1. The height of buildings shall be limited to 55 ft. in the western 200 feet of the Area from US 41 east 200 feet, and limited to 100 ft. in the remainder of the interior of the site.
2. HVAC equipment, loading zones, and dumpsters shall be screened from view from adjacent rights-of-way and nearby residences.

B. STORMWATER CONDITIONS:

1. Any fill within the 25-year or 100-year floodplains of the Curiosity Creek shall be compensated by the creation of an equal or greater storage volume above seasonal high water table. 100-year and 25-year floodplain compensation shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation).
2. Drainage Easements shall be dedicated to Manatee County within the project boundaries for any systems that convey public road water. In addition Drainage-Maintenance Access Easement shall be provided at minimum along one side of each system.
3. Routing and modeling of the existing conditions shall be provided with the Drainage Model and Construction Plan for all natural drainage systems within and surrounding this project taking into consideration all wetland storage and ground depressions.
4. The Drainage Model and Construction Plan shall demonstrate that no adverse impacts will be created to neighboring property surrounding the site in respect to drainage routing, grading, and runoff.

5. Stormwater capacity needs for the Port Connector Road, U.S. 41 and Buckeye Road shall be determined at the time of preliminary and/or final site plan submittal.

C. BUFFERS:

1. A twenty (20) foot wide buffer with enhanced landscaping shall be provided along the US 41 frontages for the length of the property. This buffer shall be planted with three canopy trees (3" caliper, 12-ft. height, 5-foot spread), and 4 understory trees (2 inch caliper, 8 foot height, 3 foot spread) per 100 linear feet.
2. A minimum twenty (20) foot wide buffer with enhanced landscaping shall be provided along Buckeye Road. This buffer shall be planted with an informal arrangement of understory trees containing six (6) evergreen trees (2" caliper as measured six inches from the base of the tree, 8-ft. height, 3-foot spread) and 33 shrubs (30-inches at time of planting) per 100 linear feet. At least two different species for each plant category shall be used.

Section 3. SPECIFIC APPROVALS. Specific Approval is hereby granted for an alternative to Section 702.5.2.3 of the Land Development Code. The Specific Approval shall continue in effect concurrently with the term of the General Development Plan for the project approved pursuant to Section 2 hereof.

Section 4. AMENDMENT OF THE OFFICIAL ZONING ATLAS. The Official Zoning Atlas of Manatee County (Ordinance No. 90-01, the Manatee County Land Development Code) is hereby amended by changing the zoning district classification of the property identified in Exhibit "A" herein from HM (Heavy Manufacturing) and A (General Agriculture) to PDEZ (Planned Development Encouragement Zone) zoning district and the Clerk of the Circuit Court, as Clerk to the Board of County Commissioners, as well as the Planning Department, are hereby instructed to cause such amendment to the said Official Zoning Atlas.

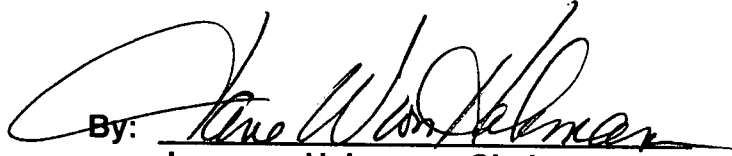
Section 5. SEVERABILITY. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, clause, sentence, or other provision shall be deemed severable, and such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

Section 6. CODIFICATION. Pursuant to § 125.68(1), Florida Statutes, this ordinance is not required to be codified. Therefore, the Clerk shall not transmit the ordinance for codification.

Section 7. 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 9th day of September, 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"

LEGAL DESCRIPTION

ALL OF SEC 5 S OF TAMPA SOU RR R/W & LESS THE R/W OF ST RD 45 & LESS SW1/4 OF SW1/4, LESS 80 AC DESC IN ORB 818 P 960, ALSO LESS SE1/4 OF SW1/4 & SW1/4 OF SE1/4; SUBJ TO FPL EASMT DESC IN ORB 893 P 586; ALSO EASMT DESC ON ORB 891 P 772; LESS NW1/4 OF SE1/4 AS DESC IN OR 986 P 1137, ALSO LESS OR 1683 PG 7713 DESC AS FOLLOWS: COM AT THE NE COR OF SD SEC 5, TWN 33S, RNG 18E, TH S 00 DEG 36 MIN 49 SEC W A DIST OF 1946.97 FT AND THE POB; TH S 66 DEG 04 MIN 42 SEC W A DIST OF 433.16 FT TO AN IRON PIN; TH S 62 DEG 41 MIN 37 SEC W A DIST OF 1125.02 FT TO AN IRON PIN; TH S 00 DEG 22 MIN 35 SEC W A DIST OF 286.03 FT TO A PT; TH S 89 DEG 11 MIN 24 SEC E A DIST OF 1386.86 FT TO A PT ON THE E LN OF SD SEC 5; TH N 00 DEG 36 MIN 49 SEC E A DIST OF 997.52 FT TO THE POB, ALSO LESS OR 1683 PG 7729 CORRECTED IN OR 1917/1529 DESC AS FOLLOWS: COM AT THE SE COR OF SEC 5, TWN 33S, RNG 18E; TH N 89 DEG 14 MIN 55 SEC W ALONG THE S LN OF SD SEC 5, A DIST OF 1377.47 FT TO THE SW COR OF THE SE1/4 OF THE SE1/4 OF SD SEC 5; TH N 02 DEG 07 MIN 21 SEC E ALONG THE W BDRY OF SD SE1/4 OF THE SE1/4, A DIST OF 1333.16 FT TO THE NW COR OF THE SD SE1/4 OF THE SE1/4; TH N 89 DEG 11 MIN 24 SEC W ALONG THE S BDRY OF THE NW1/4 OF THE SE1/4, A DIST OF 1378.72 FT TO THE SW COR OF SD NW1/4 OF THE SE1/4 OF SEC 5, AND THE POB OF PARCEL C; TH CONT N 89 DEG 11 MIN 24 SEC W ALONG THE S LN OF THE N1/2 OF THE SW1/4 OF SD SEC 5, A DIST OF 2669.62 FT TO THE W LN OF SD SEC 5; TH N 01 DEG 59 MIN 34 SEC E ALONG THE SD W LN OF SEC 5, A DIST OF 1336.21 FT TO THE SW COR OF THE NW1/4 OF SEC 5; TH CONT N 01 DEG 59 MIN 34 SEC E ALONG THE SD W BDRY OF SEC 5, A DIST OF 955.22 FT TO THE SELY R/W LN OF US HWY 41; TH N 53 DEG 43 MIN 35 SEC E ALONG THE SD SELY R/W OF US HWY 41, A DIST OF 63.68 FT; TH S 01 DEG 59 MIN 34 SEC W 50.00 FT E OF AND PARALLEL TO THE AFOREMENTIONED W LN OF SEC 5, A DIST OF 993.63 FT TO THE S LN OF THE NW1/4 OF SD SEC 5, TH CONT ALONG SD LN S 01 DEG 59 MIN 34 SEC W A DIST OF 1286.20 FT; TH S 89 DEG 11 MIN 24 SEC E 50.00 FT NORTH OF AND PARALLEL TO THE SD S LN OF THE N1/2 OF THE SW1/4 OF SD SEC 5, A IDST OF 2619.66 FT TO THE E LN OF THE SD SW1/4 OF SEC 5; TH S 02 DEG 02 MIN 56 SEC W ALONG THE SD E LN OF THE SW1/4 OF SEC 5, A DIST OF 50.01 FT TO THE SD S LN OF THE N1/2 OF THE SW1/4 OF SEC 5, AND THE POB PI#5906.0005/9

NW1/4 OF SE1/4 OF SEC 5 AS DESC IN OR 986 P 1137, LESS THAT PART INCLUDED IN OR 1683 PG 7725 DESC AS FOLLOWS: BEG AT THE NE COR OF SEC 8, TWN 33S, RNG 18E; TH N 89 DEG 14 MIN 55 SEC W ALONG THE N LN OF SD SEC 8 A DIST OF 1377.47 FT TO THE NW COR OF E1/2 OF THE NE1/4; TH S 01

DEG 10 MIN 17 SEC W ALONG THE W LN OF SD E1/2 OF THE NE1/4 A DIST OF 2655.05 FT TO THE N R/W OF BUCKEYE RD; TH S 88 DEG 58 MIN 56 SEC E ALONG SD R/W A DIST OF 210.00 FT; TH CONT ALONG SD R/W N 89 DEG 52 MIN 52 SEC E A DIST OF 1124.63 FT TO THE E LN OF SD SEC 8; TH N 02 DEG 06 MIN 27 SEC E ALONG THE E LN OF SD SEC 8 A DIST OF 2639.61 FT TO THE POB, LESS AND EXCEPT A PORTION OF SD TRACT DESC AS FOLLOWS: FROM THE ORIGINAL POB, TH N 89 DEG 14 MIN 55 SEC W ALONG THE N LN OF SD SEC 8 A DIST OF 150.00 FT; TH S 43 DEG 34 MIN 14 SEC E A DIST OF 209.61 FT TO A PT ON THE E LN OF SD SEC 8, TH N 02 DEG 06 MIN 27 SEC E ALONG THE E LN OF SD SEC 8, A DIST OF 149.46 FT TO THE POB. TOGETHER WITH: COM AT THE SE COR OF SD SEC 5, TH N 89 DEG 14 MIN 55 SEC W ALONG THE S LN OF SD SEC 5, A DIST OF 1327.46 FT TO THE POB; TH CONT N 89 DEG 14 MIN 55 SEC W ALONG SD S LN OF SEC 5, A DIST OF 50.01 FT TO THE SW COR OF THE SE1/4 OF THE SE1/4 OF SD SEC 5; TH N 02 DEG 07 MIN 21 SEC E ALONG THE W BDRY OF SD SE1/4 OF THE SE1/4, A DIST OF 1333.16 FT TO THE NW COR OF THE SD SE1/4 OF THE SE1/4; TH N 89 DEG 11 MIN 24 SEC W ALONG THE S BDRY OF THE NW1/4 OF THE SE1/4 A DIST OF 1378.72 FT TO THE SW COR OF SD NW1/4 OF THE SE1/4 OF SEC 5; TH N 02 DEG 02 MIN 56 SEC E ALONG THE W LN OF THE SD SE1/4 OF SEC 5, A DIST OF 50.01 FT; TH S 89 DEG 11 MIN 24 SEC E 50.00 FT NORTH OF AND PARALLEL TO THE SD S LN OF THE NW1/4 OF THE SE 1/4, A DIST OF 1428.80 FT; TH S 02 DEG 07 MIN 21 SEC W, 50 FT E OF AND PARALLEL TO THE SD W BDRY OF THE SE1/4 OF THE SE1/4, A DIST OF 1383.12 FT TO THE SD S LN OF SEC 5, AND THE POB. LESS THAT PART INCLUDED IN OR 1915/762 DESC AS FOLLOWS: COM AT SE COR OF SEC 5, TWN 33S, RNG 18E; TH RUN N 89 DEG 32 MIN 14 SEC W ALG S LN OF SD SEC 5, A DIST OF 1327.98 FT; TH N 01 DEG 38 MIN 48 SEC E, A DIST OF 1381.30 FT TO POB; TH N 89 DEG 40 MIN 00 SEC W, A DIST OF 1385.56 FT; TH N 01 DEG 35 MIN 46 SEC E, A DIST OF 1218.43 FT; TH S 89 DEG 21 MIN 49 SEC E, A DIST OF 1267.35 FT; TH S 00 DEG 05 MIN 22 SEC E, A DIST OF 262.39 FT; TH S 89 DEG 39 MIN 52 SEC E, A DIST OF 260.46 FT; TH S 01 DEG 01 MIN 55 SEC W, A DIST OF 517.53 FT; TH N 85 DEG 31 MIN 12 SEC E, A DIST OF 78.17 FT; TH S 29 DEG 18 MIN 33 SEC W, A DIST OF ["600.79"

REPLACE WITH "500.79"] FT TO POB. PI#5906.1020/9

COM AT SE COR OF SEC 5, TWN 33S, RNG 18E; TH RUN N 89 DEG 32 MIN 14 SEC W ALG S LN OF SD SEC 5, A DIST OF 1327.98 FT; TH N 01 DEG 38 MIN 48 SEC E, A DIST OF 1381.30 FT TO POB; TH N 89 DEG 40 MIN 00 SEC W, A DIST OF 1385.56 FT; TH N 01 DEG 35 MIN 46 SEC E, A DIST OF 1218.43 FT; TH S 89 DEG 21 MIN 49 SEC E, A DIST OF 1267.35 FT; TH S 00 DEG 05 MIN 22 SEC E, A DIST OF 262.39 FT; TH S 89 DEG 39 MIN 52 SEC E, A DIST OF 260.46 FT; TH S 01 DEG 01 MIN 55 SEC W, A DIST OF 517.53 FT; TH N 85 DEG 31 MIN 12 SEC E, A DIST OF 78.17 FT; TH S 29 DEG 18 MIN 33 SEC W, A DIST OF 500.79 FT TO POB, TOGETHER WITH EASMT FOR INGRESS AND EGRESS AS DESC IN OR 1915/762 PI#5906.1050/9

SW1/4 OF SW1/4 OF SEC 5, ALSO ALL THAT PART OF SEC 6 LY S & E OF U S 41

LESS A PARCEL DESC ORB 279 P 270, BEING DESC AS: A TRIANGULAR PARCEL OF LAND LYING IN SEC 6 DESC AS FOLLOWS: BEG AT THE NW COR OF LOT 1, JOHN PIPLACKS SUB; TH S 89 DEG 14 MIN 54 SEC E, ALG THE S LN ALSO BEING THE N LN OF SD LOT 1, A DIST OF 1334.54 FT; TH N 1 DEG 52 MIN 15 SEC W, ALG A LN OF OCCUPATION, 33.0 FT; TH S 89 DEG 20 MIN 35 SEC W, ALG A LN OF OCCUPATION, 1333.43 FT TO THE POB ; ALSO BEG AT SW COR OF S1/2 OF LOT 1 PIPLACK SUB PB 2 P 145; S 0 DEG 14 MIN 13 SEC E 2005.47 FT TO SW COR OF NE1/4 OF SEC 7; S 89 DEG 18 MIN 03 SEC E 2686.17 FT TO SE COR OF NE1/4 OF SEC 7 ; N 0 DEG 14 MIN 13 SEC W 2646.49 FT TO NE COR OF SEC 7; W ALG N LN OF SD SEC 1343.12 FT TO NE COR OF LOT 1, PIPLACK SUB; N 89 DEG 1 4 MIN 54 SEC W 8.59 FT; S 1 DEG 52 MIN 15 SEC E 301.17 FT; CONT S ALG E LN OF LOT 1 TO A PT 33 FT N OF SE COR OF S1/2 OF LOT 1; WLY 1343.5 FT TO POB; ALSO NW1/4 OF SEC 8 LESS RD RWS OFF W & S ALSO IN SEC 6,7,8 33 18; SUBJ TO EASMT DESC IN ORB 891 P 772, SD PROPERTY BEING FURTHER DESC IN OR 1117 PGS 2957 & 2961 PRMCF P-4 ALSO: SE1/4 OF SW1/4 & SW1/4 OF SE1/4; ALSO: A TRIANGULAR PARCEL OF LAND DESC AS FOLLOWS: BEG AT THE SW COR OF N1/2 OF LOT 1, JOHN PIPLACKS SUB, SD POB BEING FURTHER DESC AS BEING ON THE W LN OF SEC 7, 334.24 FT S OF NW COR OF LOT 1; TH ELY A DIST OF 1343.11 FT TO THE SE COR OF SD N1/2 OF LOT 1; NLY ALG E LN OF LOT 1 A DIST OF 33 FT; TH WLY 1343.53 FT TO THE POB, ALSO S1/2 OF LOT 1, LESS LAND DESC OR 279 P 275 & LESS HWY R/W FOR S.R. 45 , ALSO: W1/2 OF NE1/4 SUBJ TO BUCKEYE RD ON THE S AS DESC IN OR 889 P 9 PRMCF; ABOVE PROPERTY ALSO DESC IN OR 2148 P 3143 AS FOLLOWS: PARCEL 1 IN TWN 33S RNG 18 E FURTHER DESC AS: THE SW1/4 OF SE1/4 AND THE S1/2 OF SW1/4 OF SEC 5; ALSO, ALL THAT PART OF SEC 6 LYING S & E OF US HWY 41, LESS A TRIANGULAR PARCEL QUIT-CLAIMED BY R.B. WHISENANT & WIFE & THE BORDEN COMPANY TO HARRY E HENDERSON & WIFE UNDER DEED DTD 2/18/1966, FILED 4/8/1966 IN OR 279 P 270 DESCRIBED AS: BEG ON S BDRY OF SE1/4 OF SD SEC 6 AT NW COR OF LOT 1 OF JOHN PIPLACK'S SUBD, ACCORDING TO THE PLAT THEREOF REC IN PLAT BK 2 P 145 MANATEE CNTY FL, AND RUN S 89 DEG 14 MIN 54 SEC E ALG SD S BDRY 1334.54 FT, TH N 1 DEG 52 MIN 15 SEC W 33 FT, TH S 89 DEG 20 MIN 35 SEC W 1333.43 FT TO POB; ALSO, THE NE1/4 OF NE 1/4 SEC 7; ALSO, PART OF THE N1/2 OF LOT 1 OF JOHN PIPLACK'S SUBD DESC AS: FROM THE NW COR OF SD LOT 1 RUN S 89 DEG 14 MIN 54 SEC E ALG N BDRY OF SD LOT 1 A DIST OF 1334.54 FT TO POB, FROM POB CONT S 89 DEG 14 MIN 54 SEC E 8.59 FT TO NE COR OF SD LOT 1, TH S 0 DEG 14 MIN 14 SEC E ALG E BDRY OF SD LOT 1 A DIST OF 301.09 FT TO PT 33 FT N OF SE COR OF SD N1/2 OF LOT 1, TH N 1 DEG 52 MIN 15 SEC W 301.17 FT TO POB; ALSO, PART OF N1/2 OF LOT 1 OF JOHN PIPLACK'S SUBD DESC AS: BEG AT SW COR OF SD N1/2 OF LOT 1 (WHICH BEG PT IS 334.24 FT S OF NW COR OF SD LOT 1), TH ELY 1343.11 FT TO SE COR OF SD N1/2 OF LOT 1, TH NLY ALG E LN OF SD LOT 1 A DIST OF 33 FT, TH WLY 1343.53 FT M/L TO POB; ALSO, THE S1/2 OF LOT 1 OF JOHN PIPLACK'S SUBD; ALSO, LOTS 6, 7, 8, 12 & 13 OF JOHN PIPLACK'S SUBD; ALSO, THE W1/2 OF NE1/4 & THE NW1/4 OF SEC 8;

ALSO, [INSERT: "LESS RW FOR US HWY 41 & SUBJ TO RW FOR BUCKEYE RD."]
PI#5914.0000/7

THE N1/2 OF LOT 1, JOHN PIPLACKS SUB (PB 2 P 145); TOGETHER WITH A TRIANGULAR PARCEL OF LAND LYING IN SEC 6, DESC AS FOL: BEG AT THE NW COR OF LOT 1, JOHN PIPLACK SUB; TH S 89 DEG 14 MIN 54 SEC E ALG THE S LN OF SD SEC, SD S LN ALSO BEING THE N LN OF SD LOT 1, A DIST OF 1334.54 FT; TH N 1 DEG 52 MIN 15 SEC W, ALG A LN OF OCCUPATION, 33.0 FT; TH S 89 DEG 20 MIN 35 SEC W, ALG A LN OF OCCUPATION, 1333.43 FT TO THE POB. LESS A TRIANGULAR PARCEL OF LAND LYING IN THE SD N1/2 OF LOT 1 DESC AS FOL: BEG AT THE SW COR OF SD N1/2 OF LOT 1; TH ELY ALG THE S LN OF SD N1/2 OF LOT 1 A DIST OF 1343.11 FT TO THE SE COR OF SD N1/2 OF LOT 1; TH NLY ALG THE E LN OF SD LOT 1, A DIST OF 33.0 FT; TH WLY 1343.52 FT TO THE POB. ALSO LESS A TRIANGULAR PARCEL OF LAND DESC AS FOL: COM AT THE NW COR OF LOT 1, JOHN PIPLACKS SUB; TH S 89 DEG 14 MIN 54 SEC E ALG THE N LN OF SD LOT 1 A DIST OF 1334.54 FT FOR POB; TH CONT S 89 DEG 14 MIN 54 SEC E 8.59 FT TO THE NE COR OF SD LOT 1; TH S 0 DEG 14 MIN 14 SEC E ALG THE E LN OF SD LOT 1, A DIST OF 301.09 FT TO A PT 33.0 FT N OF THE SE COR OF THE N1/2 OF SD LOT 1; TH N 1 DEG 52 MIN 15 SEC W ALG A LN OF OCCUPATION 301.17 FT TO THE POB (1414/2201). [INSERT: "LESS RW FOR US HWY 41"] PI#5959.0000/2



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 10TH day of

SEPTEMBER, 20 08

R.B. SHORE
Clerk of Circuit Court

By: Nancy Harris D.C.

FILED FOR RECORD
R. B. SHORE

2008 SEP 22 AM 10:16



CLERK OF THE CIRCUIT COURT
MANATEE CO. FLORIDA

FLORIDA DEPARTMENT of STATE

CHARLIE CRIST
Governor

STATE LIBRARY AND ARCHIVES OF FLORIDA

KURT S. BROWNING
Secretary of State

September 16, 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 September 10, 2008 and certified copies of Manatee County Ordinance Nos. 08-74, 080-73, PDEZ-08-19 (Z)(G), PDEZ-08-20 (Z)(P), PDEZ-08-21 (Z)(G) and PDEZ-08-22 (Z)(G), which were filed in this office on September 16, 2008.

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

Sincerely,

A handwritten signature in cursive script that reads "Liz Cloud".

Liz Cloud
Program Administrator

LC/srd
Enclosure

DIRECTOR'S OFFICE

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850.245.6600 • FAX: 850.245.6735 • TDD: 850.922.4085 • <http://dlis.dos.state.fl.us>

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