

FILED FOR RECORD
R. B. SHORE

2004 APR -8 PM 3: 12

MANATEE COUNTY ZONING ORDINANCE
PDMU-04-03(Z)(G) - SCHROEDER-MANATEE
RANCH, INC./BRADENTON-SARASOTA ARENA

CLERK OF THE COUNTY OF MANATEE, FLORIDA
MANATEE CO. FLORIDA
AN ORDINANCE OF THE COUNTY OF MANATEE, FLORIDA, AMENDING
THE OFFICIAL ZONING ATLAS OF MANATEE COUNTY, ORDINANCE NO.
90-01 (THE MANATEE COUNTY LAND DEVELOPMENT CODE) RELATING
TO ZONING WITHIN THE UNINCORPORATED AREA OF MANATEE
COUNTY; PROVIDING FOR THE REZONING OF CERTAIN LAND FROM
AWP-E/ST (GENERAL AGRICULTURE, 1 DWELLING UNIT PER 5
ACRES/EVERS RESERVOIR WATERSHED PROTECTION
OVERLAY/SPECIAL TREATMENT OVERLAY) TO PDMU (PLANNED
DEVELOPMENT MIXED USE) RETAINING THE WATERSHED PROTECTION
AND SPECIAL TREATMENT OVERLAY DISTRICTS; PROVIDING AN
EFFECTIVE DATE; AND APPROVAL OF A GENERAL DEVELOPMENT PLAN
TO ALLOW 230,000 SQUARE FOOT HIGH-INTENSITY RECREATION USE (A
7,400 SEAT MULTI-PURPOSE ARENA WITH 2,467 PARKING SPACES), AND
GRANTING SPECIAL APPROVAL FOR A PROJECT: 1) LOCATED IN THE WP-
E OVERLAY DISTRICT, AND 2) EXCEEDING 50,000 SQUARE FEET IN THE
ROR FUTURE LAND USE CATEGORY.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY,
FLORIDA:

Section 1. FINDINGS OF FACT. The Board of County Commissioners of said County, after considering the testimony, evidence, documentation, application for amendment of the Official Zoning Atlas, the recommendation and findings of the Planning Commission of said County, 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 Official Zoning Atlas Amendment as it relates to the real property described in Section 4 of this Ordinance from AWP-E/ST (General Agriculture, 1 dwelling unit per 5 acres/Evers Reservoir Watershed Protection Overlay/Special Treatment Overlay) to PDMU (Planned Development Mixed Use) retaining the Watershed Protection and Special Treatment Overlay Districts.

B. The Board of County Commissioners held a public hearing on March 23, 2004 regarding said 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.

C. The proposed amendment to the Official Zoning Atlas regarding the property described in Section 4 herein is found to be consistent with the requirements of Manatee County Ordinance No. 89-01, the Manatee County Comprehensive Plan.

Section 2. The General Development Plan is hereby APPROVED to allow a 230,000 square foot high-intensity recreation use (a 7,400 seat multi-purpose arena with 2,467 parking spaces), and GRANTING Special Approval for a project: 1) located in the WP-E Overlay District, and 2) exceeding 50,000 square feet in the ROR Future Land Use Category with the following Stipulations and Specific Approval(s):

STIPULATIONS

A. DESIGN AND LAND USE CONDITIONS:

1. A 25 ft. roadway buffer shall be provided along the south roadway, Future Road "A" adjacent to the project site, that shall include a double row of canopy trees for every 30 ft. on center, and shrubs centered 3 ft. on center that will reach 80% opacity to a height of 4 feet within 2 years of installation. The applicant may propose with the Final Site Plan clustering of the required trees as a superior alternative to be approved by the Planning Director.
2. An 8 foot wide landscape buffer shall be provided along both sides of all access drive aisles and along all vehicular use areas and shall include plant materials as required in Section 715.
3. Perimeter parking lot landscaping shall be shown on the Final Landscape Plan as required by Code.
4. All landscape islands in those areas with more than 10 spaces in a row shall be a minimum of 12 ft. in width measured from inside of curb to inside of curb and contain 3" caliper canopy trees (number per island to be determined by the Planning Department with the Preliminary/Final Site Plans).
5. The applicant shall clearly show all details of the loading and solid waste disposal area on the Final Site Plan. Full screening of the dumpster and compactor areas from Pope Road and Future Road "A" shall be provided with a six foot solid wall and foundation landscaping.
6. The building elevation shall be in substantial conformance with plans shown to the Board of County Commissioners.
7. In order to ensure that the buildings do not project a massive blank wall, blank walls shall be no longer than 25 feet in length. Design elements including prominently visible architectural details (e.g., bumpouts, reveals and projecting ribs, cornices offset building planes, windows, shutters, areas of contrasting or different finish building materials, etc.). This shall be approved by the Planning Director with the Final Site Plan.
8. Efforts to minimize the visual impact from Pope Road and Future Road "A" of all roof mounted HVAC equipment, loading zones, and dumpsters shall be made. Acceptable techniques shall include but not be limited to screening by materials consistent with the exterior finish materials of the buildings, landscaping, other opaque materials or painting of the equipment.
9. The applicant shall submit complete sign details for approval with the application for the sign permits. The sign plan shall include size, height, type, materials, illumination, and location of each freestanding and wall sign on the site. The sign plan shall also include details and locations of all on and off-site directional signs. This is in addition to requirements of the Building Department for the Sign Permit.

10. The Final Site Plan and Construction Drawings for Pope Road and Future Road "A" shall include landscape and irrigation plans for the medians. Additionally, the Final Site Plan and Construction Drawings for the arena shall include landscape and irrigation plans for the roadway buffers adjacent to the project site, including the outparcels on the north side of Future Road "A". No additional landscaping shall be installed on Future Road "A" or Pope Road until landscaping and irrigation plans have been submitted and approved by appropriate County Departments, including the Planning and Transportation Departments. If there is landscaping proposed in the right-of-way, appropriate permits and maintenance agreements shall be made with the Transportation Department.
11. The applicant shall establish a noise baseline pre and post construction for the arena site. Up to four times in the first two years, Manatee County may request a noise study be prepared by the applicant. The County shall provide at least 10 days written notice prior to the requested commencement of monitoring. Should violations occur, the applicant shall take steps to mitigate the noise exceedence; this shall not preclude separate Code Enforcement action.
12. A photometric lighting plan shall be submitted with the Preliminary and Final Site Plan for review and approval by the Planning Department. All on site lighting shall be directed downward and shall include horizontal cutoffs on each fixture.
13. The pedestrian circulation path shown on the GDP shall be constructed of concrete or asphalt with striping. Appropriate signs identifying the pathway and crosswalks shall be provided. A pedestrian circulation plan shall be submitted with the Preliminary and Final Site Plan for review and approval by the Planning Department.
14. Addition of gates or guardhouses along the driveways to the arena will require a revision to the Final Site Plan to be approved administratively by the Planning, Fire, and Transportation Departments.
15. Proposed wall signs shall be in substantial conformance with the signs shown on the building elevations entered into the public record, but shall be on only two sides of the building. The applicant shall submit sign elevations to the Planning Department for review and approval prior to the applicant making application for sign permits. Staff will review the design in relation to the building elevations, size, scale, color, and lighting of the signs.

B. ENVIRONMENTAL CONDITIONS:

1. No construction activities for Pope Road within 1,500 feet of Eagle Nest MN-15 shall occur during nesting season, between October 1st and May 15th.
2. Any significant historical or archaeological resources discovered during development activities shall be immediately reported to the Florida Division of Historical Resources and treatment of such resources shall be determined in cooperation with the Division of Historical Resources and Manatee County.

Treatment of the resources must be completed before resource-disturbing activities are allowed to continue. If human remains are encountered, the provisions contained in Chapter 872, Florida Statutes (Offenses Concerning Dead Bodies and Graves) shall be followed.

3. The applicant shall demonstrate minimization and avoidance of wetland impacts for the transportation network to this facility with the Preliminary Site Plan.
4. Documentation demonstrating additional treatment of stormwater or compliance with OFW criteria must be submitted to EMD for review prior to Final Site Plan approval. A note must be added to the plan indicating that the 150% treatment is being provided.

C. PUBLIC SAFETY AND TRANSPORTATION CONDITIONS:

1. The applicant shall provide emergency treatment facilities within the arena structure. The applicant shall provide an Emergency Services Plan to be approved by the Public Safety and Fire Departments and reviewed also by the Manatee Sheriff's Office prior to December 31, 2004.
2. Pope Road shall be constructed as a four lane divided roadway, with sidewalks and bicycle lanes, in accordance with Manatee County standards from SR 70 to the northernmost access roadway to the arena prior to Certificate of Occupancy.
3. SR 70 at the intersection with Pope Road shall have provisions for dual eastbound left-turn lanes with a queue length of at least 500 feet for both lanes, a westbound right-turn lane with a queue length of at least 250 feet prior to Certificate of Occupancy. Design of improvement is subject to FDOT approval.
4. The intersection of Pope Road and SR 70 shall be signalized subject to FDOT approval. The signal shall only be operational to support arena event opening and closing traffic demands. The signal shall operate in flash mode when not supporting event traffic demands. Modification of the signal from flash/control mode to full time operational shall be based upon FDOT approval. If FDOT does not permit the signal, then the applicant shall participate in signalization costs when it is warranted.
5. Control of the intersection of SR 70 and Pope Road or signal operation for event demands shall be by the proper authorities as approved in the Arena Traffic Control Plan by Manatee County Transportation.
6. No events shall be held at the arena until all road improvements or transportation conditions have been certified substantially complete and serviceable by the Engineer of Record and accepted by the Planning Director as appropriate for events.
7. Future Road "A" shall be constructed as a four lane divided roadway, with sidewalks and bicycle lanes, in accordance with Manatee County standards from

Lakewood Ranch Boulevard to the intersection with Pope Road prior to Certificate of Occupancy.

8. The intersection of Lakewood Ranch Boulevard and Future Road "A" shall be signalized and shall have dual southbound left-turn lanes with a queue length of at least 300 feet, a northbound right-turn lane and dual westbound left-turn lanes with queue lengths of at least 400 feet prior to issuance of Certificate of Occupancy. Design of improvements are subject to Manatee County Transportation approval.
9. The intersection of Future Road "A" and Pope Road shall have a northbound left-turn lane with a queue length of at least 250 feet, an eastbound left-turn lane with a queue length of at least 250 feet, and an eastbound right-turn lane with a queue length of at least 100 feet prior to issuance of Certificate of Occupancy. Design of improvements are subject to Manatee County Transportation approval.
10. Lakewood Ranch Boulevard shall be improved to a six lane facility from approximately 1,000 ft. south of SR 70 to Future Road A where it will reduce to a four lane roadway and merge down to the existing two lane divided roadway. The roadway will provide dual northbound and southbound left-turn lanes with 450 foot queue northbound and 250 foot queue southbound minimal lengths at SR 70 prior to issuance of Certificate of Occupancy. Design of improvements are subject to Manatee County Transportation approval. All intersection improvements on Lakewood Ranch Boulevard shall be in place prior to a Certificate of Occupancy. Additionally, the applicant shall work diligently with Manatee County and the Florida Department of Transportation to facilitate the completion of the SR 70 portion of the improvements prior to opening of the arena.
11. An updated Traffic Control Plan (TCP) shall be submitted to and approved by the Transportation Department in consultation with the Planning and Public Safety Departments, appropriate law enforcement agencies, and FDOT prior to an arena opening event.

The updated TCP shall include, but not be limited to, plans for appropriate uniformed traffic control, signage to direct traffic away from SR70 during construction, and education for attendees regarding appropriate traffic routes after communication with FDOT as to the status of construction traffic flow.

The TCP shall be updated by the arena operator at least annually on or before March 31st of each year until two full years of operation after the completion of SR 70 improvements. When submitted for review at the annual update, the TCP shall be accompanied by a transportation monitoring report (Report). The Report shall enumerate the attendance history during the past year in summary fashion in a manner agreed to by the arena operator and the Planning Director. The Report shall include traffic monitoring for a minimum of four events including two sell-out events - one hockey and one non-hockey event. The Report shall identify the successes of the TCP and identify needed improvements, if any. If operational improvements are needed, the TCP shall identify measures for

achieving those improvements. If additional infrastructure improvements are needed due to unanticipated Arena traffic impacts, additional mitigation shall be provided by the applicant (SMR) with future development approvals in the area.

12. The applicant shall enter into an agreement with the appropriate law enforcement agencies regarding traffic control as approved in the updated Traffic Control Plan. Costs of control operations shall be paid by the applicant. A copy shall be submitted to the Planning Department prior to December 31, 2004.
13. Five foot sidewalks and standard bike lanes shall be provided on both sides of Pope Road and Future Road "A" and a five foot sidewalk shall be provided on one side of all driveways and shall be shown on the Final Site Plan and Construction Drawings.
14. Prior to or in conjunction with the issuance of a Certificate of Occupancy, the rights-of-way for Future Road "A" and Pope Road shall be dedicated to Manatee County.
15. The applicant shall provide access from the proposed arena driveways to the outparcels along Pope Road and Future Road "A".
16. No cans or glass bottles shall be dispensed to the public in the sale of beverages within the arena bowl exclusive of the restaurant and luxury box level. The applicant shall work with Manatee County Planning and Public Safety to insure the beverage sales are consistent with sales in similar facilities.
17. The intersection of Future Road "A" and Lakewood Ranch Boulevard must be at least 1,200 feet north of SR 70 to permit signalization. Future Road "A" shall also be aligned with any future roads proposed on the west side of Lakewood Ranch Blvd.
18. Additional traffic conditions may be added to the Certificate of Level of Service when the traffic study is reviewed.
19. The Land Development Code requires one parking space for every three seats in the arena. If this proves to be inadequate, the applicant shall provide remote parking lots and access to the facility, for events as appropriate.
20. Time restrictions during the state road construction period for SR 70 between Tara and Lorraine Road shall be as follows:

Weekday Events:	End by 3:00 PM
Weeknight Events:	Start no earlier than 7:30 PM

This restriction shall not apply to the following holidays:

Christmas, Christmas Eve, New Years, New Years Eve, Memorial Day, 4th of July, Labor Day, Thanksgiving, and the day after Thanksgiving.

A Temporary Use Permit may be obtained to gain approvals for other starting or ending times. A Temporary Use Permit may be used as a mechanism to gain approval for event times not listed above.

If the road is not completed by FDOT within two (2) years of the Final Certificate of Occupancy, the applicant may request reconsideration of this stipulation with submittal of additional information regarding traffic operations and facility utilization.

21. The applicant shall mitigate all public safety 800 MHz radio communications issues to allow the functioning of the 800 MHz system within the arena for communication by emergency responders. This may be done either through design of the arena structure or by positioning an antenna on site which accomplishes the same goal. The mitigation shall be approved by Manatee County Information Services prior to building permit issuance.
22. Until the completion of SR70, the applicant shall have appropriate message signs on I-75 to direct traffic away from construction areas during events, subject to FDOT approval.
23. The applicant shall work diligently with Manatee County and FDOT to facilitate the improvements of SR 70 from Tara Boulevard to Lakewood Ranch Boulevard. The applicant shall meet with FDOT and Manatee County to discuss this issue as soon as practicable. A report shall be presented to the Board of County Commissioners regarding the status of these discussions within 45 days to update the Commission.
24. All necessary right-of-way for scheduled FDOT improvements to SR 70 under the control of the applicant shall be dedicated to FDOT.

D. INFRASTRUCTURE CONDITIONS:

1. Prior to Final Site Plan approval, the architect/engineer of record shall provide documentation that concurrency has been met relative to fire flow per Policy 9.6.1.4 of the Comprehensive Plan. Final engineering drainage design must be approved by the Growth Management Division of the Planning Department prior to Final Site Plan approval.

E. FLOODPLAIN MANAGEMENT AND DRAINAGE CONDITIONS:

1. The site and various road improvements lie within the Braden River/ Evers Reservoir Watershed, an area prone to flooding and are, therefore, subject to a 25 percent reduction in allowable peak discharge and 150 percent water treatment. This shall be shown on the Final Site Plan and Construction Drawings for the arena, Future Road A and Pope Rd.
2. All proposed grass parking areas shall be modeled for drainage as impervious area. Grass parking may be converted to paved parking with a revision to the

Final Site Plan. Stormwater facilities shall be provided for attenuation and treatment of drainage from grass parking areas.

SPECIFIC APPROVALS:

1. Specific Approval of an alternative to Section 715.3.1(d) of the Land Development Code to increase the number of parking spaces between landscape islands from 10 spaces to 15 spaces.
2. Specific Approval of an alternative to Section 704.44.2 of the Land Development Code to delete the 4 year limit on approval of a High Intensity Reaction Use.
3. Specific Approval of an alternative to Section 728.5.1.2 of the Land Development Code to allow the loading area and dumpsters to be located on the southeast corner of the arena.
4. Specific Approval of an alternative to Section 724.6.4.2 of the Land Development Code to allow signs on 2 sides of the building totaling 3, 063 square feet.

Section 3. 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 Section 4 herein from A/WP-E/ST (General Agriculture, 1 dwelling unit per 5 acres/Evers Reservoir Watershed Protection Overlay/Special Treatment Overlay) to PDMU (Planned Development Mixed Use) retaining the Watershed Protection and Special Treatment Overlay Districts, 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 4. LEGAL DESCRIPTION.

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

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

Commence at the Southeast corner of Section 7, Township 35 South, Range 19 East, also being the Northwest corner of the above mentioned Section 17; thence S.89°34'35"E. along the north line of said Section 17, a distance of 2,500.40 feet; thence S.00°25'25"W., a distance of 1,021.22 feet to the POINT OF BEGINNING; thence N.62°55'06"E., a distance of 1,380.03 feet; thence N.09°55'50"W., a distance of 134.52 feet; thence N.44°37'12"E., a distance of 156.78 feet; thence N.72°32'40"E., a distance of 111.84 feet; thence N.80°31'46"E., a distance of 456.04 feet; thence N.79°58'16"E., a distance of 237.81 feet; thence N.89°29'41"E., a distance of 130.34 feet; thence N.88°39'24"E., a distance of 123.24 feet; thence N.83°51'52"E., a distance of 300.21 feet; thence N.68°29'59"E., a distance of 104.02 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies S.68°29'59"W., a radial distance of 2,805.00 feet; thence southerly along the arc of said curve, through a central angle of 03°49'32", an arc length of 187.28 feet to the end of said curve; thence S.71°18'14"W. along a line non-tangent to the last described curve, a distance of 49.55 feet to the point of curvature of a curve to the right having a radius of 350.00 feet and a central angle of 35°38'11"; thence

westerly along the arc of said curve, an arc length of 217.69 feet to the point of reverse curvature of a curve to the left having a radius of 250.00 feet and a central angle of $21^{\circ}59'52''$; thence westerly along the arc of said curve, a distance of 95.98 feet to the point of tangency of said curve; thence $S.84^{\circ}56'33''W.$, a distance of 390.73 feet to the point of curvature of a curve to the left having a radius of 250.00 feet and a central angle of $31^{\circ}14'57''$; thence westerly along the arc of said curve, an arc length of 136.35 feet to the point of tangency of said curve; thence $S.53^{\circ}41'36''W.$, a distance of 357.86 feet to the point of curvature of a curve to the left having a radius of 250.00 feet and a central angle of $15^{\circ}25'07''$; thence southwesterly along the arc of said curve, an arc length of 67.28 feet to the point of reverse curvature of a curve to the right having a radius of 350.00 feet and a central angle of $15^{\circ}42'00''$; thence southwesterly along the arc of said curve, a distance of 95.91 feet to the end of said curve; thence $S.60^{\circ}04'23''E.$ along a line non-tangent to the last described curve, a distance of 294.20 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies $S.49^{\circ}40'08''E.$, a radial distance of 350.00 feet; thence easterly along the arc of said curve, through a central angle of $114^{\circ}59'43''$, an arc length of 702.47 feet to the point of reverse curvature of a curve to the left having a radius of 250.00 feet and a central angle of $84^{\circ}57'33''$; thence southeasterly along the arc of said curve, a distance of 370.70 feet to the point of tangency of said curve; thence $N.70^{\circ}22'02''E.$, a distance of 319.80 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies $N.71^{\circ}20'48''E.$, a radial distance of 2,925.00 feet; thence southerly along the arc of said curve, through a central angle of $01^{\circ}57'32''$, an arc length of 100.00 feet to the end of said curve; thence $S.70^{\circ}22'02''W.$, a distance of 319.80 feet to the point of curvature of a curve to the right having a radius of 350.00 feet and a central angle of $84^{\circ}57'33''$; thence northwesterly along the arc of said curve, an arc length of 518.99 feet to the point of reverse curvature of a curve to the left having a radius of 250.00 feet and a central angle of $110^{\circ}45'16''$; thence westerly along the arc of said curve, a distance of 483.26 feet to the end of said curve; thence $S.60^{\circ}04'23''E.$ along a line non-tangent to the last described curve, a distance of 256.34 feet; thence $S.16^{\circ}53'10''W.$, a distance of 189.67 feet; thence $S.15^{\circ}34'36''W.$, a distance of 78.58 feet; thence $S.27^{\circ}58'16''E.$, a distance of 57.99 feet; thence $S.32^{\circ}04'19''E.$, a distance of 73.62 feet; thence $S.62^{\circ}23'58''E.$, a distance of 121.36 feet; thence $N.74^{\circ}55'37''E.$, a distance of 132.27 feet; thence $N.24^{\circ}57'36''E.$, a distance of 72.41 feet; thence $N.16^{\circ}10'06''E.$, a distance of 135.88 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies $N.27^{\circ}26'35''E.$, a radial distance of 450.00 feet; thence easterly along the arc of said curve, through a central angle of $30^{\circ}32'28''$, an arc length of 239.87 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies $N.68^{\circ}08'10''E.$, a radial distance of 3,375.00 feet; thence southeasterly along the arc of said curve, through a central angle of $05^{\circ}07'25''$, an arc length of 301.81 feet to the point of tangency of said curve; thence $S.26^{\circ}59'15''E.$, a distance of 36.06 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies $N.17^{\circ}10'14''W.$, a radial distance of 1,723.00 feet; thence westerly along the arc of said curve, through a central angle of $11^{\circ}12'26''$, an arc length of 337.02 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies $S.29^{\circ}20'13''W.$, a radial distance of 235.00 feet; thence southeasterly along the arc of said curve, through a central angle of $52^{\circ}46'33''$, an arc length of 216.46 feet to the point of tangency of said curve; thence $S.07^{\circ}53'14''E.$, a distance of 33.53 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies $N.08^{\circ}55'09''W.$, a radial distance of 1,943.00 feet; thence easterly along the arc of said curve, through a central angle of $18^{\circ}04'06''$, an arc length of 612.73 feet to the point of tangency of said curve; thence $N.63^{\circ}00'45''E.$, a distance of 156.22 feet; thence $S.26^{\circ}59'15''E.$, a distance of 30.00 feet to the point of curvature of a curve to the right having a radius of 50.00 feet and a central angle of $90^{\circ}00'00''$; thence southerly along the arc of said curve, an arc length of 78.54 feet to the point of tangency of said

curve; thence S.63°00'45"W., a distance of 106.22 feet to the point of curvature of a curve to the right having a radius of 2,023.00 feet and a central angle of 20°05'30"; thence westerly along the arc of said curve, an arc length of 709.40 feet to the end of said curve; thence N.07°53'14"W. along a line non-tangent to the last described curve, a distance of 113.54 feet to the point of curvature of a curve to the left having a radius of 165.00 feet and a central angle of 52°11'10"; thence northwesterly along the arc of said curve, an arc length of 150.28 feet to the point of tangency of said curve; thence N.60°04'23"W., a distance of 257.65 feet; thence S.29°55'37"W., a distance of 235.00 feet; thence S.60°04'23"E., a distance of 86.00 feet; thence S.02°08'00"E., a distance of 130.86 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies S.02°08'00"E., a radial distance of 2,143.00 feet; thence westerly along the arc of said curve, through a central angle of 06°23'57", an arc length of 239.35 feet to the end of said curve; thence N.60°04'23"W. along a line non-tangent to the last described curve, a distance of 348.09 feet; thence S.70°09'10"W., a distance of 233.45 feet; thence S.21°49'37"E., a distance of 224.46 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies S.20°39'02"E., a radial distance of 2,143.00 feet; thence westerly along the arc of said curve, through a central angle of 02°21'11", an arc length of 88.01 feet to the end of said curve; thence N.21°49'37"W. along a line non-tangent to the last described curve, a distance of 227.50 feet; thence S.70°09'10"W., a distance of 306.69 feet; thence S.19°50'50"E., a distance of 117.16 feet to the point of curvature of a curve to the left having a radius of 465.00 feet and a central angle of 12°00'42"; thence southeasterly along the arc of said curve, an arc length of 97.48 feet to the point of tangency of said curve; thence S.31°51'33"E., a distance of 51.23 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies S.30°55'24"E., a radial distance of 2,143.00 feet; thence southwesterly along the arc of said curve, through a central angle of 13°06'58", an arc length of 490.57 feet to the end of said curve; thence N.44°02'21"W. along a line radial to the last described curve, a distance of 357.38 feet; thence N.20°45'27"E., a distance of 105.79 feet; thence N.41°36'11"E., a distance of 115.06 feet; thence N.00°58'17"E., a distance of 160.48 feet; thence N.01°36'50"W., a distance of 131.72 feet; thence N.60°24'16"W., a distance of 241.54 feet; thence N.38°14'11"W., a distance of 637.46 feet to the POINT OF BEGINNING.

Said tract contains 3,048,229 square feet or 69.9777 acres, more or less.

Section 5. EFFECTIVE DATE. This ordinance shall take effect immediately upon filing with the Office of the Secretary of State, Florida Department of State.

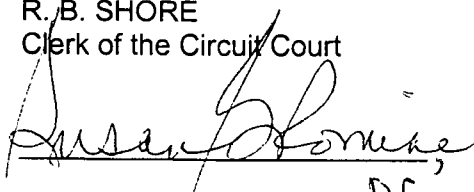
PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida on the 23rd day of March, 2004.

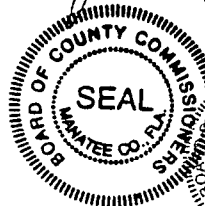
BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY: 

Chairman

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

By: 
D.C.

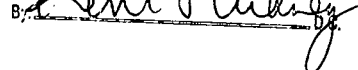


STATE OF FLORIDA COUNTY OF MANATEE
This is to certify that the foregoing is a true and correct copy of the documents on file in my office.

Witness my hand and official seal this 31st day of

March 2004

R.B. SHORE
Clerk of Circuit Court

By: 



FILED FOR RECORD
R. B. SHORE

2004 APR -8 PM 3:11

FLORIDA DEPARTMENT OF STATE
Glenda E. Hood
Secretary of State
DIVISION OF LIBRARY AND INFORMATION SERVICES

CLERK OF THE CIRCUIT COURT
MANATEE CO. FLORIDA

April 5, 2004

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

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letters dated March 30, 2004 and certified copies of Manatee County Ordinance Nos. PDR-03-25(Z)(P), PDR-03-29(Z)(P) and PDMU-04-03(Z)(G), which were filed in this office on April 5, 2004.

As requested, the date stamped copies are being returned for your records.

Sincerely,

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

Liz Cloud
Program Administrator

LC/mp

Enclosures

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