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MANATEE COUNTY, FLORIDA

**MANATEE COUNTY ZONING ORDINANCE
PDMU-05-09(P)(R2) – CENTRAL PARK LIFESTYLES, LLC/CENTRAL PARK**

AN ORDINANCE OF MANATEE COUNTY, FLORIDA, AMENDING AND RESTATING ORDINANCE NO. PDMU-05-09(P)(R) FOR CENTRAL PARK (APPROXIMATELY 372 ACRES) TO AMEND THE PRELIMINARY SITE PLAN (PSP) TO INCREASE THE RESIDENTIAL UNITS FROM 800 TO 826; ALLOW RESIDENTIAL SUPPORT USES; MODIFY BOUNDARIES OF THE COMMERCIAL PARCELS; REALLOCATE COMMERCIAL SQUARE FOOTAGE; MODIFY DIMENSIONAL CRITERIA; ALLOW DESIGN FLEXIBILITY BY REMOVING RESTRICTIONS ON LAND USES AND DESIGN CRITERIA; AND MAKE NECESSARY AMENDMENTS TO THE PSP AND ZONING ORDINANCE TO REFLECT THESE CHANGES AND ANY OTHER REVISIONS DEEMED NECESSARY AND APPROPRIATE DURING THE PUBLIC HEARING PROCESS; AMENDING AND RESTATING THE EXISTING ORDINANCE; PROVIDING FOR SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, Central Park Lifestyles, LLC (the "Applicant") has filed an application to amend the Preliminary Site Plan for approximately 372 acres described in Exhibit "A", attached hereto, (the "Property"); and

WHEREAS, Building and Development Services Department staff recommended approval of the revised Preliminary Site Plan application and revised Ordinance subject to the stipulations contained in the staff report; and

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

Section 1. AMENDMENT AND RESTATEMENT OF ORDINANCE NO. PDMU-05-09(Z)(P). Ordinance PDMU-05-09(Z)(P) (as amended by PDMU-05-09(P)(R)) is hereby amended and restated in entirety below. All prior zoning ordinances (and any site plans approved pursuant thereto) shall be superseded by this ordinance. Any extensions, or rights to extensions, granted by the State Legislature pursuant to general law, or by Manatee County, to any dates contained herein are not intended to be changed or rescinded by the passage of this amended and restated ordinance.

Section 2. 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 Department, 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 and the Manatee County Building and Development Services Department concerning the application for a revised Preliminary Site Plan as it relates to the real property described in Exhibit "A" of this Ordinance.

- B. The Board of County Commissioners held a duly noticed public hearing on November 3, 2011 regarding the proposed revised Preliminary Site Plan 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 Preliminary Site Plan 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.

Section 3. PRELIMINARY SITE PLAN. The revised Preliminary Site Plan is hereby approved to allow 826 residential units, a Residential Support Use parcel and modify the boundaries of the commercial parcels and reallocate commercial square footage subject to the following Stipulations:

STIPULATIONS

- 1. This project shall comply with all restrictions and conditions of the Northwest Sector DRI Development Order and GDP Zoning Ordinance, as may be amended.. The applicant has the option to administratively amend the PSP, provided that such amendments are demonstrated to be consistent and compliant with the Northwest Sector DRI Development Order Ordinance 07-68 and Zoning Ordinance PDMU-05-19(G)(R4) and allowed to be administratively approved pursuant to the Land Development Code and the Comprehensive Plan.
- 2. Commercial Requirements
 - A. The maximum square footage and FAR per commercial parcel shall not exceed what is allowed in the Northwest Sector GDP PDMU-05-19(G)(R4).
 - B. Commercial uses accessory to the park may be located on the central park site administratively.
- 3. Environmental
 - A. Erosion and Sediment Control (ESC) measures are required by Sections 717.3.17 and 717.4.2.7 of the LDC. S&EC drawings, details, or notes have not been included in this submittal. Locations, details or notes for ESC should be submitted to the Building and Development Services Department for approval and be included in the Final Site Plan.
- 4. Transportation and Drainage
 - A. Prior to the first Certificate of Occupancy for the commercial parcel at Pope Road and 44th Avenue, the following roadway improvements shall be completed:
 - 1). The outside 2 lanes of a 4 lane divided design for 44th Avenue (with sidewalks and bike lanes) from Lakewood Ranch Boulevard to Pope Road; **(Completed)**

- 2). The outside 2 lanes of a 4 lane divided design for Pope Road (with sidewalks and bike lanes) from 44th Avenue to Malachite Drive; and
 - 3). The outside 2 lanes of a 4 lane divided design for Malachite Drive (with sidewalks and bike lanes) from Lakewood Ranch Boulevard to Pope Road.
- B. The project shall provide 150% water quality treatment for outfall flow directly or indirectly into the Evers Reservoir Water Protection Overlay (WP-E).
- C. Approval of Final Site Plan, Construction Plans and Preliminary Plats, as well as construction of horizontal infrastructure and issuance of building permits for and construction of model homes is authorized prior to substantial completion of the improvements to SR64 between Lena Road and Lakewood Ranch Boulevard, after approval of a Certificate of Level of Service. Approval of Final Plats and issuance of Building Permits for residential units other than model homes is not authorized until the construction of improvements to SR64 between Lena Road and Lakewood Ranch Blvd. is Substantially complete (i.e. all lanes open for travel) as determined by the County Transportation Director, unless and until prior to the first permit for a residential dwelling unit for other than a model unit the County and the Developer have executed a Local Development Agreement providing for:
- (1). Authorization of the construction of up to 50 building permits for residential units (inclusive of model permits), Subject to the County acceptance of the bid for completion of SR64 improvements by FOOT and commencement of construction of said improvements.
 - (2) Contribution by the Developer of \$500,000 to the County, said amount which would be non-impact fee creditable; and
 - (3) Such other terms and conditions as are mutually agreed upon.
- D. The developer shall provide an easement(s) to Manatee County to accept stormwater to accommodate future roadway expansion for Malachite Drive along with the right of access to modify the stormwater system(s) to create additional treatment and attenuation capacity, at the expense of the County if that expense is the County's responsibility.

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 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 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. 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 3rd day of November, 2011.

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

Carol Whitmore, Chairman

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

BY: _____
Deputy Clerk

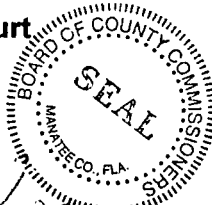


Exhibit "A"

LEGAL DESCRIPTION

A tract of land lying in Section 7 and 8, Township 35 South, Range 19 East, Manatee County, Florida and described as follows:

Commence at the Southwest corner of Section 8, Township 35 South, Range 19 East; thence S.89°34'35"E., a distance of 4,473.76 feet; thence N.00°25'25"E., a distance of 1,865.88 feet to the POINT OF BEGINNING; thence S.82°55'49"W., a distance of 734.17 feet to the point of curvature of a curve to the left having a radius of 2,143.00 feet and a central angle of 34°25'49"; thence southwesterly along the arc of said curve, an arc length of 1,287.78 feet to the point of reverse curvature of a curve to the right having a radius of 2,023.00 feet and a central angle of 44°37'24"; thence westerly along the arc of said curve, an arc length of 1,575.56 feet to the point of tangency of said curve; thence N.86°52'35"W., a distance of 1,131.57 feet to the point of curvature of a curve to the right having a radius of 50.00 feet and a central angle of 91°33'16"; thence northwesterly along the arc of said curve, an arc length of 79.90 feet to the point of tangency of said curve, said point being a point on the east line of Lakewood Ranch Boulevard as recorded in Official Record Book 1443, Page 4980 of the Public Records of Manatee County, Florida; the following 2 calls are along said east line of Lakewood Ranch Boulevard; thence N.04°40'41"E., a distance of 2,619.78 feet to the point of curvature of a curve to the left having a radius of 2,060.00 feet and a central angle of 25°57'27"; thence northerly along the arc of said curve, an arc length of 933.27 feet to the point of reverse curvature of a curve to the right having a radius of 50.00 feet and a central angle of 95°42'23"; thence northeasterly along the arc of said curve, a distance of 83.52 feet to the point of tangency of said curve; thence N.74°25'37"E., a distance of 50.78 feet to the point of curvature of a curve to the right having a radius of 2,777.50 feet and a central angle of 14°53'05"; thence easterly along the arc of said curve, an arc length of 721.56 feet to the end of said curve, thence N.00° 41'18"W. along a line radial to the last described curve, a distance of 12.50 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies S.00°41'18"E., a radial distance of 2,790.00 feet; thence easterly along the arc of said curve, through a central angle of 13°12'59", an arc length of 643.57 feet to the point of reverse curvature of a curve to the left having a radius of 2,940.00 feet and a central angle of 41°16'07"; thence easterly along the arc of said curve, a distance of 2,117.61 feet to the point of reverse curvature of a curve to the right having a radius of 2,790.00 feet and a central angle of 16°32'46"; thence easterly along the arc of said curve, a distance of 805.71 feet to the end of said curve; thence S.12°11'41"E. along a line radial to the last described curve, a distance of 12.50 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies S. 12°11'41"E., a radial distance of 2,777.50 feet; thence easterly along the arc of said curve, through a central angle of 13°04'19", an arc length of 633.68 feet

to the point of tangency of said curve; thence S.89°07'21"E., a distance of 137.85 feet to the point of curvature of a curve to the right having a radius of 50.00 feet and a central angle of 89°22'24"; thence southeasterly along the arc of said curve, an arc length of 77.99 feet to the point of tangency of said curve; thence S.00°15'03"W., a distance of 359.07 feet to the point of curvature of a curve to the right having a radius of 2,780.00 feet and a central angle of 01°37'40"; thence southerly along the arc of said curve, an arc length of 78.98 feet to the end of said curve; thence S.88°07'17"E. along a line radial to the last described curve, a distance of 20.00 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies N.88°07'17"W., a radial distance of 2,800.00 feet; thence southerly along the arc of said curve, through a central angle of 24°46'23", an arc length of 1,210.64 feet to the point of reverse curvature of a curve to the left having a radius of 2,930.00 feet and a central angle of 31°36' 21"; thence southerly along the arc of said curve, an arc length of 1,616.27 feet to the point of reverse curvature of a curve to the right having a radius of 50.00 feet and a central angle of 87°53'04"; thence southwesterly along the arc of said curve, an arc length of 76.69 feet to the POINT OF BEGINNING.

Said tract contains 16,204,397 square feet of 372.0018 acres, more or less.



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 14TH day of

November, 20
R.B. SHORE
Clerk of Circuit Court

By: _____ D.C.

to the point of tangency of said curve; thence S.89°07'21"E., a distance of 137.85 feet to the point of curvature of a curve to the right having a radius of 50.00 feet and a central angle of 89°22'24"; thence southeasterly along the arc of said curve, an arc length of 77.99 feet to the point of tangency of said curve; thence S.00°15'03"W., a distance of 359.07 feet to the point of curvature of a curve to the right having a radius of 2,780.00 feet and a central angle of 01°37'40"; thence southerly along the arc of said curve, an arc length of 78.98 feet to the end of said curve; thence S.88°07'17"E. along a line radial to the last described curve, a distance of 20.00 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies N.88°07'17"W., a radial distance of 2,800.00 feet; thence southerly along the arc of said curve, through a central angle of 24°46'23", an arc length of 1,210.64 feet to the point of reverse curvature of a curve to the left having a radius of 2,930.00 feet and a central angle of 31°36' 21"; thence southerly along the arc of said curve, an arc length of 1,616.27 feet to the point of reverse curvature of a curve to the right having a radius of 50.00 feet and a central angle of 87°53'04"; thence southwesterly along the arc of said curve, an arc length of 76.69 feet to the POINT OF BEGINNING.

Said tract contains 16,204,397 square feet of 372.0018 acres, more or less.



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 27th day of

November 2011

R.B. SHORE
Clerk of Circuit Court

By: Dorothy Harris D.C.



FLORIDA DEPARTMENT of STATE

RICK SCOTT
Governor

DIVISION OF LIBRARY AND INFORMATION SERVICES

KURT S. BROWNING
Secretary of State

November 14, 2011

RECEIVED

NOV 18 2011

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

BOARD RECORDS

Attention: Nancy Harris, Deputy Clerk

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letters dated November 7, 2011 and certified copies of Manatee County Ordinance Nos. 11-29, PDMU-05-19(G)(R4), PDMU-05-09(P)(R2) and PDR-04-01(P)(R), which were filed in this office on November 10, 2011.

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

Sincerely,

Liz Cloud
Program Administrator

LC/srd

Enclosure



R. A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250
Telephone: 850.245.6600 • Facsimile: 850.245.6282 • <http://info.florida.gov>
Commemorating 500 years of Florida history www.fl500.com



**MANATEE COUNTY ZONING ORDINANCE
PDMU-05-09(P)(R2) – CENTRAL PARK LIFESTYLES, LLC/CENTRAL PARK**

AN ORDINANCE OF MANATEE COUNTY, FLORIDA, AMENDING AND RESTATING ORDINANCE NO. PDMU-05-09(P)(R) FOR CENTRAL PARK (APPROXIMATELY 372 ACRES) TO AMEND THE PRELIMINARY SITE PLAN (PSP) TO INCREASE THE RESIDENTIAL UNITS FROM 800 TO 826; ALLOW RESIDENTIAL SUPPORT USES; MODIFY BOUNDARIES OF THE COMMERCIAL PARCELS; REALLOCATE COMMERCIAL SQUARE FOOTAGE; MODIFY DIMENSIONAL CRITERIA; ALLOW DESIGN FLEXIBILITY BY REMOVING RESTRICTIONS ON LAND USES AND DESIGN CRITERIA; AND MAKE NECESSARY AMENDMENTS TO THE PSP AND ZONING ORDINANCE TO REFLECT THESE CHANGES AND ANY OTHER REVISIONS DEEMED NECESSARY AND APPROPRIATE DURING THE PUBLIC HEARING PROCESS; AMENDING AND RESTATING THE EXISTING ORDINANCE; PROVIDING FOR SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, Central Park Lifestyles, LLC (the "Applicant") has filed an application to amend the Preliminary Site Plan for approximately 372 acres described in Exhibit "A", attached hereto, (the "Property"); and

WHEREAS, Building and Development Services Department staff recommended approval of the revised Preliminary Site Plan application and revised Ordinance subject to the stipulations contained in the staff report; and

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

Section 1. AMENDMENT AND RESTATEMENT OF ORDINANCE NO. PDMU-05-09(Z)(P). Ordinance PDMU-05-09(Z)(P) (as amended by PDMU-05-09(P)(R)) is hereby amended and restated in entirety below. All prior zoning ordinances (and any site plans approved pursuant thereto) shall be superseded by this ordinance. Any extensions, or rights to extensions, granted by the State Legislature pursuant to general law, or by Manatee County, to any dates contained herein are not intended to be changed or rescinded by the passage of this amended and restated ordinance.

Section 2. 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 Department, 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 and the Manatee County Building and Development Services Department concerning the application for a revised Preliminary Site Plan as it relates to the real property described in Exhibit "A" of this Ordinance.

- B. The Board of County Commissioners held a duly noticed public hearing on November 3, 2011 regarding the proposed revised Preliminary Site Plan 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 Preliminary Site Plan 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.

Section 3. PRELIMINARY SITE PLAN. The revised Preliminary Site Plan is hereby approved to allow 826 residential units, a Residential Support Use parcel and modify the boundaries of the commercial parcels and reallocate commercial square footage subject to the following Stipulations:

STIPULATIONS

- 1. This project shall comply with all restrictions and conditions of the Northwest Sector DRI Development Order and GDP Zoning Ordinance, as may be amended.. The applicant has the option to administratively amend the PSP, provided that such amendments are demonstrated to be consistent and compliant with the Northwest Sector DRI Development Order Ordinance 07-68 and Zoning Ordinance PDMU-05-19(G)(R4) and allowed to be administratively approved pursuant to the Land Development Code and the Comprehensive Plan.
- 2. Commercial Requirements
 - A. The maximum square footage and FAR per commercial parcel shall not exceed what is allowed in the Northwest Sector GDP PDMU-05-19(G)(R4).
 - B. Commercial uses accessory to the park may be located on the central park site administratively.
- 3. Environmental
 - A. Erosion and Sediment Control (ESC) measures are required by Sections 717.3.17 and 717.4.2.7 of the LDC. S&EC drawings, details, or notes have not been included in this submittal. Locations, details or notes for ESC should be submitted to the Building and Development Services Department for approval and be included in the Final Site Plan.
- 4. Transportation and Drainage
 - A. Prior to the first Certificate of Occupancy for the commercial parcel at Pope Road and 44th Avenue, the following roadway improvements shall be completed:
 - 1). The outside 2 lanes of a 4 lane divided design for 44th Avenue (with sidewalks and bike lanes) from Lakewood Ranch Boulevard to Pope Road; **(Completed)**


- 2). The outside 2 lanes of a 4 lane divided design for Pope Road (with sidewalks and bike lanes) from 44th Avenue to Malachite Drive; and
 - 3). The outside 2 lanes of a 4 lane divided design for Malachite Drive (with sidewalks and bike lanes) from Lakewood Ranch Boulevard to Pope Road.
- B. The project shall provide 150% water quality treatment for outfall flow directly or indirectly into the Evers Reservoir Water Protection Overlay (WP-E).
- C. Approval of Final Site Plan, Construction Plans and Preliminary Plats, as well as construction of horizontal infrastructure and issuance of building permits for and construction of model homes is authorized prior to substantial completion of the improvements to SR64 between Lena Road and Lakewood Ranch Boulevard, after approval of a Certificate of Level of Service. Approval of Final Plats and issuance of Building Permits for residential units other than model homes is not authorized until the construction of improvements to SR64 between Lena Road and Lakewood Ranch Blvd. is Substantially complete (i.e. all lanes open for travel) as determined by the County Transportation Director, unless and until prior to the first permit for a residential dwelling unit for other than a model unit the County and the Developer have executed a Local Development Agreement providing for:
- (1). Authorization of the construction of up to 50 building permits for residential units (inclusive of model permits), Subject to the County acceptance of the bid for completion of SR64 improvements by FOOT and commencement of construction of said improvements.
 - (2) Contribution by the Developer of \$500,000 to the County, said amount which would be non-impact fee creditable; and
 - (3) Such other terms and conditions as are mutually agreed upon.
- D. The developer shall provide an easement(s) to Manatee County to accept stormwater to accommodate future roadway expansion for Malachite Drive along with the right of access to modify the stormwater system(s) to create additional treatment and attenuation capacity, at the expense of the County if that expense is the County's responsibility.

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 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 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. 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 3rd day of November, 2011.

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

Carol Whitmore, Chairman

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

BY: 
Deputy Clerk

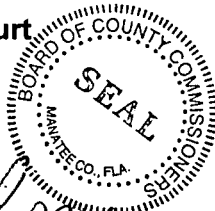


Exhibit "A"

LEGAL DESCRIPTION

A tract of land lying in Section 7 and 8, Township 35 South, Range 19 East, Manatee County, Florida and described as follows:

Commence at the Southwest corner of Section 8, Township 35 South, Range 19 East; thence S.89°34'35"E., a distance of 4,473.76 feet; thence N.00°25'25"E., a distance of 1,865.88 feet to the POINT OF BEGINNING; thence S.82°55'49"W., a distance of 734.17 feet to the point of curvature of a curve to the left having a radius of 2,143.00 feet and a central angle of 34°25'49"; thence southwesterly along the arc of said curve, an arc length of 1,287.78 feet to the point of reverse curvature of a curve to the right having a radius of 2,023.00 feet and a central angle of 44°37'24"; thence westerly along the arc of said curve, an arc length of 1,575.56 feet to the point of tangency of said curve; thence N.86°52'35"W., a distance of 1,131.57 feet to the point of curvature of a curve to the right having a radius of 50.00 feet and a central angle of 91°33'16"; thence northwesterly along the arc of said curve, an arc length of 79.90 feet to the point of tangency of said curve, said point being a point on the east line of Lakewood Ranch Boulevard as recorded in Official Record Book 1443, Page 4980 of the Public Records of Manatee County, Florida; the following 2 calls are along said east line of Lakewood Ranch Boulevard; thence N.04°40'41"E., a distance of 2,619.78 feet to the point of curvature of a curve to the left having a radius of 2,060.00 feet and a central angle of 25°57'27"; thence northerly along the arc of said curve, an arc length of 933.27 feet to the point of reverse curvature of a curve to the right having a radius of 50.00 feet and a central angle of 95°42'23"; thence northeasterly along the arc of said curve, a distance of 83.52 feet to the point of tangency of said curve; thence N.74°25'37"E., a distance of 50.78 feet to the point of curvature of a curve to the right having a radius of 2,777.50 feet and a central angle of 14°53'05"; thence easterly along the arc of said curve, an arc length of 721.56 feet to the end of said curve, thence N.00° 41'18"W. along a line radial to the last described curve, a distance of 12.50 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies S.00°41'18"E., a radial distance of 2,790.00 feet; thence easterly along the arc of said curve, through a central angle of 13°12'59", an arc length of 643.57 feet to the point of reverse curvature of a curve to the left having a radius of 2,940.00 feet and a central angle of 41°16'07"; thence easterly along the arc of said curve, a distance of 2,117.61 feet to the point of reverse curvature of a curve to the right having a radius of 2,790.00 feet and a central angle of 16°32'46"; thence easterly along the arc of said curve, a distance of 805.71 feet to the end of said curve; thence S.12°11'41"E. along a line radial to the last described curve, a distance of 12.50 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies S. 12°11'41"E., a radial distance of 2,777.50 feet; thence easterly along the arc of said curve, through a central angle of 13°04'19", an arc length of 633.68 feet

to the point of tangency of said curve; thence S.89°07'21"E., a distance of 137.85 feet to the point of curvature of a curve to the right having a radius of 50.00 feet and a central angle of 89°22'24"; thence southeasterly along the arc of said curve, an arc length of 77.99 feet to the point of tangency of said curve; thence S.00°15'03"W., a distance of 359.07 feet to the point of curvature of a curve to the right having a radius of 2,780.00 feet and a central angle of 01°37'40"; thence southerly along the arc of said curve, an arc length of 78.98 feet to the end of said curve; thence S.88°07'17"E. along a line radial to the last described curve, a distance of 20.00 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies N.88°07'17"W., a radial distance of 2,800.00 feet; thence southerly along the arc of said curve, through a central angle of 24°46'23", an arc length of 1,210.64 feet to the point of reverse curvature of a curve to the left having a radius of 2,930.00 feet and a central angle of 31°36' 21"; thence southerly along the arc of said curve, an arc length of 1,616.27 feet to the point of reverse curvature of a curve to the right having a radius of 50.00 feet and a central angle of 87°53'04"; thence southwesterly along the arc of said curve, an arc length of 76.69 feet to the POINT OF BEGINNING.

Said tract contains 16,204,397 square feet of 372.0018 acres, more or less.



Manatee County

R.B. "Chips" Shore

Clerk of the Circuit Court and Comptroller

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

November 7, 2011

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 Ordinances **PDMU-05-19(G)(R4)**, **PDMU-05-09(P)(R2)**, **PDR-04-01(P)(R)** adopted by the Board of County Commissioners, Manatee County, Florida, in open session on November 3, 2011.

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: Nancy Harris

RBS/njh
Enclosures (2)
cc: Board Records

"Pride in Service with a Vision to the Future"

Clerk of Circuit and County Court - Clerk of Board of County Commissioners - County Comptroller Auditor and Recorder