

CLERK OF COURT
R. B. SHORE

2010 SEP 23 PM 12:27

**MANATEE COUNTY ORDINANCE
PDMU-06-39(P)(R) – MORGAN'S GLEN DTS #20100076**

CLERK OF COURT
MANATEE CO. FLORIDA

FILED
2010 SEP 20 AM 11:02
DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT, APPROVING A REVISED PRELIMINARY SITE PLAN PERTAINING TO AN EIGHT ACRE PORTION IN THE SOUTHWEST CORNER OF THE 138.18± ACRES TO ADD 80,000 ± SQUARE FEET OF FUTURE RETAIL/COMMERCIAL USE AND DELETE 13 SINGLE-FAMILY RESIDENTIAL UNITS; REVISION OF STIPULATIONS FOR THE OVERALL 138.18 ± ACRES; GENERALLY LOCATED WEST OF PARRISH (APPROXIMATELY 2/3RD OF A MILE WEST OF U.S. 301) BETWEEN MOCCASIN WALLOW ROAD AND ERIE ROAD IN THE PDMU/NCO (PLANNED DEVELOPMENT MIXED USE/NORTH CENTRAL OVERLAY) ZONING DISTRICT; SUBJECT TO STIPULATIONS AS CONDITIONS OF APPROVAL; SETTING FORTH FINDINGS; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Moccasin Wallow, LLC (the "Applicant") filed an application for a revised Preliminary Site Plan for approximately an eight acre portion in the southwest corner of the 138.18 ± acres described in Exhibit "A", attached hereto, (the "Property") to add 80,000 ± square feet of future retail/commercial use and delete 13 single-family residential units; revision of stipulations for the overall 138.18± acres, generally located west of Parrish (approximately 2/3rd of a mile west of U.S.301) between Moccasin Wallow Road and Erie Road in the PDMU/NCO (Planned Development Mixed Use/North Central Overlay) zoning district; and

WHEREAS, the applicant requested Special Approval for a project previously granted Special Approval for: 1) exceeding 30,000 square feet of commercial space in the UF-3 FLUC; 2) for a project adjacent to a perennial stream; and 3) for commercial entitlements at the intersection of Ft. Hamer Road and Erie Road; and

WHEREAS, Planning Department staff recommended approval of the revised Preliminary Site Plan; and Special Approval applications subject to the stipulations contained in the staff report; and

WHEREAS, the Manatee County Planning Commission, after due public notice, held public hearings on August 12, 2010 and September 9, 2010 to consider the revised Preliminary Site Plan, 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 revised Preliminary Site Plan application consistent with the Manatee County Comprehensive Plan, and the Manatee County Land Development Code, recommended approval 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, 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 Preliminary Site Plan as it relates to the real property described in Exhibit "A" of this Ordinance.
- B. The Board of County Commissioners held duly noticed public hearings on September 2 and 14, 2010 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 revised 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.
- D. For the purposes of granting Special Approval, the Board finds that the project, as detailed on the Preliminary Site Plan and as conditioned herein, will have no significant detrimental impacts on natural resources, adjacent land uses, or public facilities.

Section 2. PRELIMINARY SITE PLAN. The revised Preliminary Site Plan is hereby approved subject to the following Stipulations:

STIPULATIONS

NON-RESIDENTIAL

A. The non-residential components of the site shall be limited to the following uses:

- Retail Sales (neighborhood convenience & neighborhood general)
- Eating Establishments, including drive thru
- Food Catering
- Office & Professional Office
- Clinic
- Veterinary Clinic
- Dry Cleaners (pick-up & neighborhood)
- Printing (small and medium)
- Business Service
- Bank, including drive thru
- Personal Service Establishment
- School of Special Education
- Day Care Center (small and medium)
- Post Office

- Police Substation
- Gas Pumps
- Car Wash Incidental

Notwithstanding the specific uses illustrated on the Preliminary Site Plan, any of the above listed uses may be constructed on the non-residential portions of this project. Square footages of individual buildings may be modified; however, this shall not authorize an overall increase in non-residential square footage for the project.

- If Manatee County amends the Comprehensive Plan to allow community serving retails uses within the UF-3 Future Land Use Category, then such uses shall be permitted within this project provided that the site meets the criteria contained within the Comprehensive Plan to allow such use.
- B. The outdoor sale or display of merchandise shall be identified and approved on the Final Site Plan.
- C. Buildings C and D shall be limited to two-stories in height (35').
- D. Drive-thrus shall not be on the public street side of the buildings. Canopies shall have an integrated design with the main buildings.
- E. The drive-thru circulation for the bank shall be redesigned to provide stacking spaces for each drive-thru lane pursuant to the LDC.
- F. All roof mounted HVAC and mechanical equipment shall be screened from view from surrounding residential property and rights-of-way. Screening shall be provided by materials consistent with the construction of the exterior finish materials of the buildings.
- G. Bicycle parking facilities with the inverted "U" style rack shall be provided for all commercial buildings and recreational areas. These racks shall be placed near the entrances to primary structures and in clear view of the main entries.
- H. Exhaust and other filtering systems in restaurants shall adhere to the Best Available Control Technology to eliminate or reduce the emission of smoke, grease, and odor from cooking facilities. These systems shall be approved by the County with each Final Site Plan for an "eating establishment" or at time of issuance of a Building Permit to establish a restaurant use.
- I. Exterior loud speakers, bells, or similar audio-communication shall not be permitted; however, directed (non broadcast) communication devices and intercoms shall not be restricted. "Directed (non broadcast)" shall mean not plainly audible to a person greater than 10 feet from the source.
- J. Internal cross access easements shall be provided throughout the shopping center. These easements shall be shown on the Final Site Plan or recorded on the Final Plat prior to the first Certificate of Occupancy for non-residential uses on each side of Fort Hamer Road.

- K. The maximum gross building square footage per non-residential project shall not exceed 150,000 square feet. If necessary to comply with this threshold, the applicant may reallocate 7,344 square feet of non-residential square feet from the site on the east side of Fort Hamer Road to the site on the west side. Should Manatee County amend the Comprehensive Plan to allow more than 150,000 square feet within the UF-3 Future Land Use Category this condition shall not apply.
- L. The eight (8) acre commercial site in the southwest corner of the 138 acres shall require submittal of a Preliminary Site Plan for administrative review.

2. RESIDENTIAL

- A. The Notice to Buyers shall be included in the Declaration of Covenants and Restrictions and in the Sales Contract or a separate addendum to the sales contract, and Final Site Plan(s) that includes language informing prospective home owners of:
 - (1) The presence of neighboring agricultural uses, which may possibly include pesticides and herbicides and may have odors and noises associated with such uses.
 - (2) The 20-acre parcel to the west abutting Moccasin Wallow Road will be utilized as a school site.
 - (3) Moccasin Wallow Road is planned as a 6-lane thoroughfare roadway and Fort Hamer Road is planned as a 4-lane thoroughfare roadway and residents may experience increased noise impacts from these roadways.
 - (4) The area at the intersection of Fort Hamer and Moccasin Wallow Roads is approved for commercial use.
 - (5) Manatee County shall conduct conveyance maintenance of Buffalo Canal flowline and its southern embankment on an as needed basis. Manatee County will not be responsible for mowing, beautification, and erosion beyond the southern top-of-bank of Buffalo Canal.
 - (6) The streets, sidewalks, parking lot (adjacent to the school site) and abutting park site in the single-family attached section west of Fort Hamer Road, will be open to the residents of the project depicted on the Preliminary Site Plan (both sides of Fort Hamer Road), for vehicular and pedestrian access during the hours of operation of the school proposed to be constructed immediately to the northwest of this Project, and subject to approval by the Manatee County School Board of an approved school drop-off within this section of the Project.
 - (7) The possibility of a restaurant with a drive-thru on Parcel 2 that is immediately north of the single-family attached component of the project on the west side of Fort Hamer Road.

- B. In that portion of the project limited to single-family attached units west of Fort Hamer Road, if the applicant elects to have private streets, upon obtaining all necessary regulatory approvals, the applicant shall cause such private streets, sidewalks, and parking lot (adjacent to the planned school site) to be open to the residents of the project (i.e., both sides of Fort Hamer Road), for vehicular and pedestrian access during the hours of operation of the school (generally, weekdays from 7:00 to 9:00 a.m. and 2:00 to 5:30 p.m.) proposed to be constructed immediately to the northwest of this project, and subject to approval by the Manatee County School Board of the approved school drop-off. In addition, an exclusive pedestrian easement for the benefit of the project residents shall be provided for access for students from proposed Fort Hamer Road to the proposed school site, subject to approval of the Manatee County School Board. Prior to the first Final Plat approval for any residential portion of the project, the applicant shall provide assurance to Manatee County that such access will be provided through the recording of covenants with such subdivision plats.
- C. Prior to Final Plat approval the applicant shall post a sign at the inter-neighborhood tie on Street "J" to inform perspective purchasers and residents of the future inter-neighborhood tie. The size, placement, and materials for the sign shall be determined with the Final Site Plan.
- D. All recreational areas, including pocket parks, shall include commercial grade park benches and shade trees. The number and location shall be determined at time of Final Site Plan approval.
- E. The park adjacent to the school drop off area in the single-family attached section shall also be open to residents in this project on the east side of Fort Hamer Road. Prior to the first Final Plat approval for any residential portion of the project, the applicant shall provide assurance to Manatee County that such access will be provided through the recording of covenants with such subdivision plats.

3. TRANSPORTATION

- A. Prior to approval of Construction Drawings for Ft. Hamer Road extension that include the connection to Erie Road, the developer and the County shall jointly apply for any necessary permits for approval of the railroad crossing as required under the F.A.C. or other regulations. The developer shall be responsible for any engineering costs and preparation of plans for such applications or permits. In the event that such permits are not obtained prior to approval of any Final Plat which would require a second means of access, then an alternative to the connection shall be constructed by the developer in order to satisfy Section 712.2.8 of the LDC.
- B. Prior to the first Final Plat approval south of Buffalo Canal, the applicant shall construct or bond with the associated plat a five foot wide sidewalk along Erie Road that is contiguous to this project or contribute the equivalent cost of a 5' concrete sidewalk to the sidewalk fund.
- C. Fort Hamer Road shall be constructed as a 2-lane roadway from Erie Road to Moccasin Wallow Road as shown on the Preliminary Site Plan prior to the first Certificate of

Occupancy for any development in the second phase. However, if necessary to meet the requirements for a second means of access pursuant to Section 712.2.8 of the LDC, the connection to Erie Road will be completed with construction of the associated residential Final Plat.

- D. The County shall partition the application for CLOS submitted by the applicant on June 14, 2006, into two phases. Phase I of the project may include a combination of the approved uses where the gross P.M. peak hour trips generated do not exceed an aggregate of 437 (e.g., up to 116,500 square feet of general retail/shopping center uses). Phase II shall include the remaining components of the project.

Upon the effective date of this ordinance, the County shall issue a CLOS for Phase I (complete), allowing the development of the uses indicated above and conditioning such development on the following improvements which shall be completed prior to the first Certificate of Occupancy for the project:

1. Construct Fort Hamer Road as a four-lane divided roadway from Moccasin Wallow Road to the first project driveway (approximately 425 feet)
2. Construct an eastbound-to-southbound right turn lane at Moccasin Wallow Road and Fort Hamer Road with 100 feet for storage and 290 feet for deceleration/taper
3. Construct a westbound-to-southbound left turn lane at Moccasin Wallow Road and Fort Hamer Road with 100 feet for storage and 290 feet for deceleration/taper

The County and applicant shall abate any further review of the CLOS for Phase II but shall hold such application open with the same submittal date and consider it active until the expiration of the CLOS for Phase I. At any time prior to said expiration, the applicant may request the issuance of a separate CLOS for all or any portion of Phase II without regard to any CLOS applied for by any third party for any other development project after June 14, 2006. The County shall issue such separate CLOS and may impose such conditions as are necessary to ensure no degradation of the adopted levels of service for the public facilities for which it is being issued. For purposes of such separate CLOS, the applicant may rely upon the existing traffic study, dated August 2008 and completed by King Engineering, may revise said study, or may complete a new study. As to Phase II of the development or later phases, prior to approval of a Final Site Plan, or if no Final Site Plan is required, Construction Plans, the applicant shall satisfy transportation concurrency requirements by complying with any one of the following agreed upon options:

- (1) The capacity related transportation improvements (the "Transportation Improvements") required pursuant to an approved traffic study for this project shall be constructed, bonded, or funded in accordance with Manatee County requirements; or
- (2) Subject to the discretion of the County to schedule and fund one or more of the transportation improvements in the County's C.I.E., the applicant and the County may enter into a binding proportionate fair-share mitigation agreement ("PFSMA") pursuant to Section 511 of the LDC and Section 163.3180, Florida Statutes, or a binding local government development agreement ("LDA") pursuant to Chapter 10

of the LDC and Section 163.3220, et seq., Florida Statutes, wherein the applicant shall agree to pay the project's calculated proportionate fair-share amount for one or more of the transportation improvements, which will be deemed to significantly benefit the impacted transportation system and thereby satisfy the project's transportation concurrency requirement; or

- (3) The applicant may participate in a broader solution to the transportation concurrency needs in the area, which will require agreed-upon mechanisms for the finance and construction of such improvements. Under this option, transportation concurrency shall be satisfied only when the County and the applicant have, in the context of discussion with other developers in the area, determined the improvements necessary to support the impacts of the project, and the method of financing and constructing such improvements. Such required improvements, and the mechanisms for financing and constructing them, may be established pursuant to a LDA or other appropriate instrument, an amendment to this development order, amendments to the Land Development Code or Comprehensive Plan, or through the scheduling and funding of such improvements by the County in accordance with applicable law.
- E. The Developer shall give written notice to the Manatee County Public Works Department, the Manatee County Planning Department, and the adjacent property owner(s) to the west that the developer intends to commence design for the southern extension of Ft. Hamer Road. Such notice shall not be given any sooner than 6 months following approval of this zoning ordinance. Within 30 days of receipt of such notice, the County shall advise the developer as to whether or not the County has acquired the right-of-way for the missing western portion of the planned extension of Ft. Hamer Road, together with one acre of land adjacent to Ft. Hamer Road for stormwater treatment and attenuation (drainage). If the County has acquired this right-of-way and drainage, the developer shall modify the planned improvements to be the construction of the two outside lanes. Such changes may be reflected on the Final Site Plan and Construction Drawings for the project and shall not require an amendment to this Preliminary Site Plan. If the County has not responded within the 30 day response period that they have acquired the right-of-way and drainage, the developer may construct the roadway as shown on the approved Preliminary Site Plan.
- F. A median cut in that portion of the extension of Ft. Hamer Road, between Erie Road and Buffalo Canal, to serve the adjacent property to the west shall be permitted for installation with development of property at the expense of the adjacent property owner.

4. STORMWATER CONDITIONS:

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

- B. A Drainage Easement shall be dedicated to Manatee County and be shown on the Final Site Plan and Final Plat along Buffalo Canal within the project boundaries. In addition, a Drainage-Maintenance Access Easement shall be provided along Buffalo Canal. Drainage-Maintenance Access Easements shall be on clear and level ground, free of obstructions including landscaping. Manatee County is only responsible for maintaining the free flow of drainage through these systems. The developer shall include in the homeowner's documents that Manatee County has no obligation relative to Buffalo Canal to maintain, change, improve, clean, repair natural erosion, restore the natural changes in the course of the stream bed, or correct any other condition not caused by the County.
- C. There shall be full 25-year attenuation on all stormwater ponds within the development.
- D. 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.
- E. The Drainage Model and Construction Plan shall demonstrate that no adverse impacts will be created to neighboring residents surrounding the site in respect to drainage routing, grading, and runoff.
- F. Existing storage volume in existing wetlands and drainage ditches shall be compensated with equal or greater volume in the proposed stormwater retention pond.
- G. The developer shall provide an easement to Manatee County to accept stormwater for one-half of that portion of the Moccasin Wallow Road that is immediately adjacent to the project and for Ft. Hamer Road at built-out conditions within the project boundaries, including intersection improvements at Erie Road, to accommodate the proposed improvements for Morgan's Glen. The developer shall design and construct the on-site stormwater facilities so that stormwater capacity for that portion of the future divided roadway is available within the project site and such demonstration shall be reflected on SWFWMD permit documentation.

5. Environmental Conditions

- A. A Water Well Construction Permit must be obtained from the County prior to construction of the proposed well(s).
- B. Existing wells shall be kept in a watertight manner and be protected during all construction activities.
- C. An ERP approved by SWFWMD shall be provided to the Planning Department for review prior to Final Site Plan approval.
- D. Underground or aboveground pollutant storage tank installation or removal must conform to the requirements of Chapters 62-761, Florida Administrative Code.
- E. If burning of trees or branches is required for land clearing, a burn permit must be first

obtained from the County. No burn permits will be issued until Final Site Plans and Construction Plans are approved.

Section 3. 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.

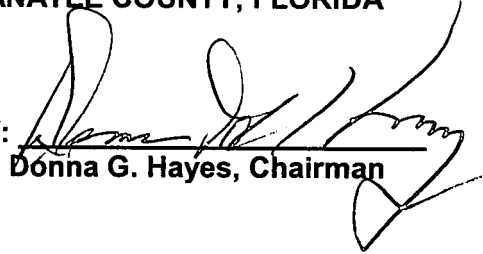
Section 4. CODIFICATION. Pursuant to § 125.68(1), Florida Statutes, this ordinance is not required to be codified. Therefore, the Clerk shall not transmit the ordinance for codification.

Section 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 14th day of September, 2010.

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

BY:


Donna G. Hayes, Chairman

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

BY:


Deputy Clerk



EXHIBIT "A"

THE SOUTHWEST ¼ OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 33 SOUTH RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

TOGETHER WITH:

THAT PORTION OF THE SOUTHEAST ¼ OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 LYING WEST OF BLOCKS B AND D, LINCOLN PARK AS RECORDED IN PLAT BOOK 6. PAGE 58 OF THE PUBLIC RECORDS OF MANATEE COUNTY FLORIDA, LESS THE EAST 12 FEET FOR DRIVE.

TOGETHER WITH:

THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20. TOWNSHIP 33 SOUTH. RANGE 19 EAST. MANATEE COUNTY, FLORIDA. LESS THE FOLLOWING: 1) DEED BOOK 187, PAGE 247; 2) DEED BOOK 210, PAGE 337; DEED BOOK 234, PAGE 255 AND 4) OPTICAL RECORD BOOK 56. PAGE 461 OF SAID COUNTY.

TOGETHER WITH:

THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 14 OF SECTION 20. TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

TOGETHER WITH:

LOT 1. BLOCK 1, MANATEE RIVER FARMS AS RECORDED IN PLAT BOOK 6. PAGE 45 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING EAST OF THE CENTERLINE OF DRAINAGE DITCH.

TOGETHER WITH:

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

TOGETHER WITH:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 19. TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, LYING NORTH OF THE CENTERLINE OF BUFFALO CANAL NORTH BRANCH AS DESCRIBED IN OFFICIAL RECORD BOOK 555, PAGE 369 OF THE PUBLIC RECORDS OF MANATEE COUNTY. FLORIDA, LESS THE WEST 660 FEET THEREOF.

ALL BEING FURTHER DESCRIBED AS FOLLOWS:

BEGIN AT THE COMMON CORNER OF SECTIONS 19, 20, 29 AND 30, TOWNSHIP 33 SOUTH, RANGE 19 EAST. MANATEE COUNTY, FLORIDA; THENCE. ALONG THE EAST LINE OF SAID SECTION 30. S.00°06'50"W. FOR 540.98 FEET TO A LINE BEING 50 FEET NORTH OF AND PARALLEL TO THE CENTERLINE OF A SCL RAILROAD RIGHT OF WAY SAID LINE ALSO BEING THE SOUTH LINE OF LOT 1. BLOCK 1. MANATEE RIVER FARMS AS RECORDED IN PLAT BOOK 6,

PAGE 45 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE, ALONG SAID LINE, S 73°37'59"W., 670.12 FEET; THENCE N00°06'17"E.. FOR 412.91 FEET; THENCE N 01°49'12"W. FOR 315.39 FEET TO THE SOUTH LINE OF SAID SECTION 19; THENCE, LEAVING SAID SOUTH LINE. N.00°34'28"W, FOR 441.76 FEET; THENCE N 01°53'22"E. FOR 220.56 FEET; THENCE S.89°53'31" W. FOR 858.88 FEET; THENCE S 84°33'13"W.. FOR 104.29 FEET; THENCE S 76°54'28" W. FOR 377.88 FEET; THENCE N.00°07'22"W. FOR 1,708.90 FEET TO THE SOUTH RIGHT OF WAY LINE OF MOCCASIN WALLOW ROAD; THENCE, ALONG SAID SOUTH RIGHT OF WAY LINE, S 89°15'16"E. FOR 1,930.23 FEET TO THE EAST LINE OF SAID SECTION 19, SAID LINE ALSO BEING .THE WEST LINE OF SAID SECTION 20; THENCE. CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE, S 88°55'05"E., 666.19 FEET; THENCE. LEAVING SAID SOUTH RIGHT OF WAY LINE, S. 00°06'09"E. FOR 397.02 FEET; THENCE S 89°16'25"E. FOR 135.94 FEET; THENCE S 88°59'12"E., FOR 121.89 FEET; THENCE S 81°46'46"E., FOR 200.24 FEET; THENCE S 89°10'18"E.. FOR 210.00 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20; THENCE, ALONG SAID EAST UNE. S 00°04'54"E., FOR 673.99 FEET TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 , SAID LINE ALSO BEING THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20; THENCE. ALONG SAID LINE, N 89°31'56"W. FOR 665.68 FEET; THENCE, LEAVING SAID LINE, S 00°06'09"E., FOR 467.45 FEET; THENCE N 89°51'11"E., FOR 59.49 FEET; THENCE FOR 663.67 FEET TO THE SOUTH LINE OF SECTION 20. TOWNSHIP 33 SOUTH. RANGE 19 EAST. MANATEE COUNTY. FLORIDA; THENCE, ALONG SAID SOUTH LINE, S 89°51'11"W. FOR 724.73 FEET TO THE POINT OF BEGINNING AND CONTAINING 138.18 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 15TH day of

September 20 10

R.D. CHONE
Clerk of Circuit Court

By: Nancy Harris D.C.



FLORIDA DEPARTMENT of STATE

CHARLIE CRIST
Governor

STATE LIBRARY AND ARCHIVES OF FLORIDA

FILED FOR RECORD
R. B. SHORE
2010 SEP 23 PM 12:27
CLERK OF CIRCUIT COURT
MANATEE COUNTY
DAWN K. ROBERTS
Interim Secretary of State

September 20, 2010

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

Attention: Ms. 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 September 15, 2010 and certified copies of Manatee County Ordinance Nos. 10-63 and PDMU-06-39 (P)(R), which were filed in this office on September 20, 2010.

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

Sincerely,

Liz Cloud
Program Administrator

LC/srd
Enclosure

DIRECTOR'S OFFICE

R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250
850.245.6600 • FAX: 850.245.6735 • TDD: 850.922.4085 • <http://dls.dos.state.fl.us>

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