Manatee County Ordinance

## PDMU-16-05(G)(R)-STONEGATE PRESERVE GDP AMENDMENT - DRP FL 6, LLC (OWNERS) PLN2204-0004


#### Abstract

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY. FLORIDA, REGARDING LAND DEVELOPMENT. AMENDING AND RESTATING ZONING ORDINANCE NO. PDMU-16-05(G) TO REVISE THE GENERAL DEVELOPMENT PLAN AND THE ORDINANCE TO REDUCE SIDE YARD SETBACKS FROM 7.5 FEET TO 5 FEET FOR SINGLE-FAMILY DETACHED DWELLINGS AND DRAINAGE/UTILITY EASEMENTS TO THE REAR OF THE LOTS FROM 10 FEET TO 5 FEET FOR ALL SINGLE-FAMILY DWELLINGS (SINGLE-FAMILY ATTACHED AND SINGLE-FAMILY DETACHED) FOR A PREVIOUSLY APPROVED DEVELOPMENT THAT INCLUDES A TOTAL OF 791 RESIDENTIAL UNITS ON APPROXIMATELY $414.9 \pm$ ACRES ZONED PDMU (PLANNED DEVELOPMENT MIXED USE), AND GENERALLY LOCATED NORTHWEST OF THE $1-75$ AND MOCCASIN WALLOW ROAD INTERCHANGE, PALMETTO (MANATEE COUNTY); SUBJECT TO STIPULATIONS AS CONDITIONS OF APPROVAL: SETTING FORTH FINDINGS: PROVIDING FOR SEVERABILITY: PROVIDING A LEGAL DESCRIPTION: AND PROVIDING AN EFFECTIVE DATE


WHEREAS, DRP FL 6, LLC (Owners) (the "Applicants") filed an application to revise the General Development Plan and the Ordinance to reduce side yard setbacks from 7.5 feet to 5 feet for single-family detached dwellings and drainage/utility easements to the rear of the lots from 10 feet to 5 feet for all single-family dwellings (single-family attached and single-family detached) for a previously approved development that includes a total of 791 residential units on approximately $414.9 \pm$ acres zoned PDMU (Planned Development Mixed Use) as described in Exhibit "A", attached hereto. (the "Property"): and

WHEREAS, the applicant request Specific Approval for alternatives that were previously granted for Land Development Code Sections: 1) 701.4.B. 2 and 2) 900.6.S. 2 to reduce the required roadway buffer along a classified roadway (Buckeye Road) from 20 feet to 15 feet

## 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. 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 staff report concerning the application for a revised General Development Plan as it relates to the real property described in Exhibit "A" of this Ordinance
B. The Board of County Commissioners, after due public notice, held a public hearing on February 2. 2023. regarding the proposed Ordinance described herein in accordance with the requirements of the Manatee County Land Development Code and has further considered the information received at said public hearing.
C. The proposed Ordinance regarding the property described in Exhibit " $A$ " herein is found to be consistent with the requirements of the Manatee County Comprehensive Plan and to satisfy the criteria for approval in the Land Development Code.
D. Notwithstanding the failure of this plan to comply with Land Development Code Sections 701.3.B.3 and 900.A.6.2, the Board finds that the intent of Sections 701.3.B.3 and $900 . A .6 .2$ are met by the project's proposed design to an equal or greater degree in order to further the intent of the Planning Development Residential zoning category provisions.

Section 2. REVISED GENERAL DEVELOPMENT PLAN. The revised General Development Plan is hereby approved to revise the General Development Plan and the Ordinance to reduce side yard setbacks from 7.5 feet to 5 feet for single-family detached dwellings and drainage/utility easements to the rear of the lots from 10 feet to 5 feet for all single-family dwellings (singlefamily attached and single-family detached) for a previously approved development that includes a total of 791 residential units on approximately $414.9 \pm$ acres zoned PDMU (Planned Development Mixed Use), upon the property subject to the following Stipulations:

## A. STORMWATER ENGINEERING STIPULATIONS

1. The Engineer of Record (EOR) will have the option of submitting a watershed analysis that would demonstrate an alternative stormwater design that would create no adverse impacts to the watershed with respect to staging and flow rates: or the EOR shall demonstrate through modeling a $50 \%$ peak rate reduction for the project.

- If the watershed approach is utilized, it shall utilize the Cabbage Slough/Buffaio Canal Watershed Study to create and analyze pre- versus post-development condition
- If the EOR chooses the peak rate reduction option, the reduction shall only apply to the internal subdivision roadway system and the residential lots. Over-attenuation is not required on open space areas. upland preservation areas, wetlands and their buffers. and landscape buffers. Attenuation is not required on the stormwater flows that discharge onto and through this property from adjacent roadways. subdivisions, and properties.

2. All fill within the 100 -year Floodplain shall be compensated by the creation of an equal or greater storage volume above seasonal high water table. The 100 -year compensation shall be compensated in sole use compensation areas not dual use facilities (i.e . stormwater attenuation and floodplain compensation), except as provided below. The applicant must demonstrate either:

- The available storage volume above the 25 -year Design High Water Level of any proposed compensation requirement
-or-
- Provide a stormwater routing model that utilizes Cabbage Slough/Buffalo Canal reverse flow into the on-site lakes during a 100-year/24-hour storm event the volume of stormwater that back feeds into the on-site lakes will be credited as floodplain compensation volume -or-
- Provide a stormwater routing model which utilizes the adopted Cabbage Slough/Buffalo Canal Watershed Study to demonstrate, in post-development condition. that no adverse impacts are created within the watershed with respect to flood stages, volume. or flow rates associated with the 100 -year storm event.


## B. INFRASTRUCTURE STIPULATIONS

1. Connection to the County potable water and wastewater systems is required pursuant to the Manatee County Comprehensive Plan. The cost of connection, including the design, permitting and construction of off-site extensions of lines, shall be the responsibility of the Applicant Such off-site extension shall be designed and constructed in accordance with the appropriate County Master Plan. The connection shall be designed, engineered and permitted by the Applicant consistent with Manatee County Public Works Standards and approved by County Engineer through the construction plans review process for the project.
2. The lowest quality water possible shall be used for irrigation. In-ground irrigation using Manatee County public potable water supply shall be prohibited. including on individual lots.
3. If any portions of the roads are private. all utility easements for water and sewer shall comply with the Manatee County requirements for public utilities within private roads All details regarding placement of public utilities within private roadways shall be approved by the Project Management Department with the Construction Drawings

## C. ENVIRONMENTAL STIPULATIONS

1. Prior to Preliminary Site Plan/Final Site Plan approval, the entire site shall be evaluated for potential hazardous material locations (i.e., historical cattle dipping vats, underground/above ground storage tanks, or buried drums) by a qualified environmental consultant. Should evidence of contamination be discovered, further investigation will be required to determine the level of contamination and appropriate remediation/mitigative measures. Sec 542.7.C (formerly Sec. 723.3.7.10)
2. A Conservation Easement for the areas defined as post-development jurisdictional wetlands/wetland buffers and upland preservation areas shall be dedicated to the County prior to or concurrent with Final Plat approval.
3. The developer shall provide an updated study, consistent with Policy 3.3.2.1 of the Comprehensive Plan for threatened and endangered plant and animal species prior to Final Site Plan approval. A Management Plan. approved by the appropriate State or federal agency. shall be provided to the County for any listed species found on-site, prior to Final Site Plan approval.
4. No lots shall be platted through post-development wetlands, wetland buffers or upland preservation areas
5. A Construction Water Quality Monitoring Program and proposed sampling locations are required to be included in the ESCP information on the Final Site Plan in accordance with Section 355 (519) of the LDC
6. A Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the County for review and approval prior to Final Site Plan approval. The Well Management Plan shall include the following information

- Digital photographs of the well along with nearby reference structures (if existing).
- GPS coordinates (latitude/longitude) of the well
- The methodology used to secure the well during construction (e.g. fence. tape).
- The final disposition of the well - used, capped. or plugged.

7. Irrigation for landscaping shall use the lowest water quality source available, which shall be identified on the Final Site Plan. Use of Manatee County public potable water supply shall be prohibited

## D. CONCURRENCY MANAGEMENT STIPULATIONS

1. A detailed traffic analysis will be required prior to final site plan approval. Additional on-site and/or off-site improvements may be required as the property is developed.

## E. LAND USE AND DESIGN STIPULATIONS

1. Prior to Final Site Plan approval a noise analysis shall be done based on the future ten (10) lane configuration of $1-75$ and anticipated traffic in 2025. to ensure no residential units are subjected to excessive noise without appropriate mitigation

Manatee County noise level criteria for residential properties

| MANATEE COUNTY NOISE STIPULATION* |
| :--- |
| No residential dwelling units shall be allowed in areas where the exterior noise <br> level is: |
| Ldn > 65 dBA : |
| Leq design hour > 65 dBA : or |
| L10 design Hour > 68 dBA |
| Unless protected by some performance equivalent measure to achieve: |
| Ldn \# 65 dBA. |
| Leq design hour \# 65 dBA , or |
| L10 design Hour \# 68 dBA |$\quad$| NOISE REDUCTION REQUIRED* |
| :--- |

Sound attenuating barriers should be provided between the residential units and the noise source.

Living areas shall be located and designed in a manner which orients the living areas and outdoor activity areas away from the noise source. Living areas include bedrooms. lanais, and Florida rooms.

Buildings shall be positioned to maximize the distance between the residential units and the noise source.
*For more detailed information see "The Noise Guidebook - A reference document for implementing the Department of Housing and Urban Development's Noise Policy", prepared by The Environmental Planning Division. Office of Environment and Energy.

Section 3. SPECIFIC APPROVAL. Specific Approval is hereby granted for alternatives to Land Development Code Sections: 1) 701.4.B. 2 and 2) $900.6 . S .2$ to reduce the required roadway buffer along a classified roadway (Buckeye Road) from 20 feet to 15 feet.
Section 4. SEVERABILITY. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction. such section. sentence, clause, or provision shall be deemed severable. and such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance

Section 5. CODIFICATION. Pursuant to § 125.68(1). Florida Statutes this ordinance is not required to be codified. Therefore, the Clerk shall not transmit the ordinance for codification
Section 6. STATE AND FEDERAL PERMITTING. The issuance of the local development permit by the County shall not create any liability on the part of the County in the event the applicant fails to obtain the required state or federal agency approvals or permits or fails to fulfill the obligations imposed by any state or federal agency or undertakes actions that result in a violation of state or federal law.

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

PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County. Florida on the $2^{\text {rd }}$ day of February 2023


BOARD OF COUNTY
COMMISISONERS OF MANATEE COUNTY, FLORIDA.


ATTEST: ANGELINA COLONNESO
Clerk of the Circuit Court

## Exhibit "A"

## Legal Description

## PROPERTY ID \#: 605300003

SW1/4 OF SEC 10. ALSO BEG AT THE SE COR OF SEC 9. TH N 03 DEG 18 MIN 14 SEC E, ALG THE E LN OF SD SEC. 2648.04 FT TO THE NE COR OF SE1/4: TH N 89 DEG 31 MIN 52 SEC W. ALG THE N LN OF SD SE1/4. 67.12 FT. TH S 02 DEG 28 MIN 51 SEC W. 2646.54 FT TO INTERSEC THE S LN OF SEC 9: TH S 89 DEG 44 MIN 07 SEC E. ALG S LN OF SEC 9. 29.06 FT TO THE POB: SUBJ TO R/W FOR BUCKEYE RD ALG N LN (2.92 AC M/L) AS DESC IN OR 1025 P 3055 PI\#6053.0000/3

## PROPERTY ID \#: 605700059

W1/2 OF SW1/4 LESS DB 306 PG 581 DESC AS FOLLOWS: BEG AT THE NW COR OF SW1/4 OF SEC 11: TH N 88 DEG 37 MIN E. AND ALG THE C/L OF BUCKEYE RD, SD C/L OF BUCKEYE RD BEING THE N LN OF SW1/4 OF SD SEC 11 (BOTH BEING THE SAME AND AS ONE), 289.21 FT: TH S O DEG 46 MIN E. 25.0 FT TO THE S R/W LN OF BUCKEYE RD FOR A POB: CONT TH S O DEG 46 MIN E. 208.71 FT; TH N 88 DEG 37 MIN E, 208.71 FT; TH N 0 DEG 46 MIN W, 208.71 FT TO THE S RM LN OF BUCKEYE RD; TH S 88 DEG 37 MIN W, AND ALG THE S R/W LN OF SD BUCKEYE RD. 208.71 FT TO THE POB; ALSO LESS OR 260 PG 635 DESC AS FOLLOWS: BEG AT THE NW COR OF THE SW1/4 OF SEC 11. TWN 33S. RNG 18E, TH RUN N 88 DEG 37 MIN E ALONG THE N LN OF THE SW1/4 A DIST OF 239.21 FT TO A PT, SD PT BEING THE POB. TH S 00 DEG 46 MIN E A DIST OF 233.71 FT. TH N 88 DEG 37 MIN E A DIST OF 50.00 FT TO THE W LN OF THE PARCEL AS DESC IN DB 306 PG 581. TH N 00 DEG 46 MIN W ALONG THE W LN OF SD PARCEL DESC IN DB 306 PG 581, A DIST OF 233.71 FT. TH S 88 DEG 37 MIN W ALONG THE N LN OF THE SW1/4 A DIST OF 50.00 FT TO THE POB, LESS 20.631 AC M/L FOR R/W FOR I-75 AS DESC IN ORB 867 PG 368 (PGS 371 \& 372), SD R/W BEING MORE PARTICULARLY DESC AS FOLLOWS: (A-1) THAT PART OF: THE W1/2 OF SW1/4 LYING WITHIN THE FOLLOWING DESC BOUNDRIES: COM AT THE SW COR OF SEC 11. RUN N O DEG 21 MIN 37 SEC W. ALG THE W LN OF SD LN OF SD SEC 11 A DIST OF 884.37 FT TO THE POB: TH N 0 DEG 21 MIN 37 SEC W. ALG SD W LN. 458.01 FT TO A PT ON A CURVE HAVING A RADIUS OF 7465.44 FT; FROM A TANGENT BEARING OF N 48 DEG 47 MIN 15 SEC E. RUN ALG THE ARC OF SD CURVE TO THE LEFT A DIST OF 1509.69 FT AND THRU A C/A OF 11 DEG 35 MIN 12 SEC TO THE END OF SD CURVE: TH N 37 DEG 12 MIN 03 SEC E. 21285 FT; TH N 89 DEG 38 MIN 08 SEC W. 200.00 FT: TH N 0 DEG 21 MIN 52 SEC E. 30.00 FT TO A PT ON THE N LN OF THE W $1 / 2$ OF THE SW $1 / 4$ OF SD SEC 11: TH S 89 DEG 38 MIN 08 SEC E. ALG THE SD N LN 250.70 FT TO THE NE COR OF THE E1/2 OF SE1/4 OF SD SEC 11: TH S 0 DEG 43 MIN 20 SEC E. ALG THE E LN OF E1/2 OF SW1/4 OF SD SEC 11, A DIST OF 550.67 FT TO A PT ON A CURVE HAVING A RADIUS OF 7769.44 FT: FROM A TANGENT BEARING OF S 38 DEG 44 MIN 07 SEC W RUN ALG THE ARC OF SD CURVE TO THE RIGHT A DIST OF 1714.88 FT AND THRU A CIA OF 12 DEG 38 MIN 47 SEC TO A PT ON SD CURVE SD PT BEING THE POB; (B-1) THAT PART OF: THE W1/2 OF SW1/4 LYING WITHIN THE FOLLOWING DESC BOUNDRIES: COM AT THE SW COR OF SD SEC 11. RUN N 0 DEG 21 MIN 37 SEC W. ALG THE W LN OF SD SEC 11. A DIST OF 692.88 FT TO A PT ON A CURVE HAVING A RADIUS OF 522.96 FT. SD PT BEING THE POB: FROM A TANGENT BEARING OF N 25 DEG 51 MIN 25 SEC E. RUN ALG THE ARC OF SD

CURVE TO THE RIGHT A DIST OF 226.32 FT AND THRU A C/A OF 24 DEG 47 MIN 45 SEC TO THE END OF SD CURVE AND THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 7869.44 FT: TH RUN ALG THE ARC OF SD CURVE A DIST OF 1516.47 FT AND THRU A C/A OF 11 DEG 02 MIN 28 SEC TO A PT ON SD CURVE. SD PT BEING THE E LN OF W1/2 OF SW $1 / 4$ OF SD SEC 11 ; TH N 0 DEG 43 MIN 20 SEC $W$. ALG SD E LN A DIST OF 155.91 FT TO A PT ON A CURVE HAVING A RADIUS OF 7769.44 FT; FROM A TANGENT BEARING OF S 38 DEG 44 MIN 07 SEC W, RUN ALG THE ARC OF SD CURVE TO THE RIGHT A DIST OF 1714.88 FT AND THRU A C/A OF 12 DEG 38 MIN 47 SEC TO A PT ON SD CURVE. SD PT BEING ON THE W LN OF SD SEC 11; TH RUN S 0 DEG 21 MIN 37 SEC E. ALG SD W LN A DIST OF 191.49 FT TO THE POB. (B-2) THAT PART OF: THE W $1 / 2$ OF SW1/4 OF SEC 11. LYING WITHIN THE FOLLOWING DESC BOUNDRIES: COM AT THE SW COR OF SEC 11 RUN N O DEG 21 MIN 37 SEC W, ALG THE W LN OF SD SEC. A DIST OF 1342.38 FT TO A PT ON A CURVE HAVING A RADIUS OF 7465.44 FT , SD PT BEING THE POB; FROM A TANGENT BEARING OF N 48 DEG 47 MIN 15 SEC E, RUN ALG THE ARC OF SD CURVE TO THE LEFT A DIST OF 1389.14 FT AND THRU A C/A OF 10 DEG 39 MIN 41 SEC TO A PT ON SD CURVE: TH N 51 DEG 52 MIN 26 SEC W. A DIST OF 65.00 FT TO A PT ON A CURVE HAVING A RADIUS OF 7400.44 FT ; FROM A TANGENT BEARING OF S 38 DEG 07 MIN 34 SEC W. RUN ALG THE ARC OF SD CURVE TO THE RIGHT A DIST OF 1320.65 FT AND THRU A C/A OF 10 DEG 13 MIN 29 SEC TO A PT ON SD CURVE. SD PT BEING ON THE W LN OF SD SEC 11: TH S 0 DEG 21 MIN 37 SEC E, ALG SD W LN, 86.22 FT TO THE POB. ALSO LESS THAT PART INCLUDED IN OR 1689 PG 6618 DESC AS FOLLOWS: ALL THAT PORTION OF THE FOLLOWING DESC PROPERTY LYING SOUTHEASTERLY OF THE R/W FOR I-75 AS DESC IN OR 867 PG 368. TO-WIT: THE S1/2 OF THE SE1/4 OF SEC 10. TWN 33S, RNG 18E: LESS RD R/W AS DESC IN DB 283 PG 177 \& DB 283 PG 181, ALSO: THE W1/2 OF THE SW1/4 OF SEC 11, TWN 33S, RNG 18E: LESS LAND DESC IN DB 306 PG 581, \& OR 260 PG 635 PI\#6057.0005/9

## PROPERTY ID \#: 605400001

N1/2 OF SE1/4 LESS H/W R/W DESC IN DB 283 PG 181. ALSO LESS R/W FORI-75 AS DESC IN ORB 867 PG 368 (PGS 371 \& 372). SD R/W BEING MORE PARTICULARLY DESC AS FOLLOWS: (B-4) THAT PART OF: TH NE $1 / 4$ OF THE SE $1 / 4$ LYING WITHIN THE FOLLOWING DESC BOUNDRIES: COM AT THE SE COR OF SD SEC 10 RUN N O DEG 21 MIN 37 SEC W. ALG THE E LN OF SD SEC 10. A DIST OF 1342.38 FT TO THE POB: TH N 0 DEG 21 MIN 37 SEC W. 86.22 FT TO A PT ON A CURVE HAVING A RADIUS OF 7400.44 FT ; FROM A TANGENT BEARING OF S 48 DEG 21 MIN 03 SEC WRUN ALG THE ARC OF SD CURVE TO THE RIGHT A DIST OF 919.13 FT AND T HRU A C/A OF 7 DEG 06 MIN 58 SEC TO THE END OF SD CURVE: TH S 55 DEG 28 MIN 01 SEC W, 487.88 FT: TH S 34 DEG 31 MIN 59 SEC E. 65.00 FT: TH N 55 DEG 28 MIN 01 SEC E. 487.88 FT TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 7465.44 FT ; TH RUN ALG THE ARC OF SD CURVE A DIST OF 870.31 FT AND THRU A C/A OF 6 DEG 40 MIN 46 SEC TO THE POB. AND LESS (A-2) COM AT THE SE COR OF SEC 10. RUN N 89 DEG 37 MIN 44 SEC W ALONG THE S LN OF SEC 10 A DIST OF 1244.19 FT TO THE POB; TH N 89 DEG 37 MIN 44 SEC W ALONG SD S LN 608.18 FT: TH N 55 DEG 28 MIN 01 SEC E 1404.81 FT TO THE BEG OF A CURVE TO THE LEFT AND HAVING A RADIUS OF 7465.44 FT ; TH RUN ALONG THE ARC OF SD CURVE A DIST OF 870.31 FT AND THROUGH A C/A OF 06 DEG 40 MIN 46 SEC TO A PT OF SD CURVE ON THE E LN OF SD SEC 10: TH S 00 DEG 21 MIN 37 SEC E ALONG THE E LN OF SD SEC 10 A DIST OF 458.10 FT TO A PT ON A CURVE HAVING A RADIUS OF 7769.44 FT: FROM TANGENT BEARING OF S 51 DEG 22 MIN 54 SEC W. RUN ALONG THE ARC OF SD CURVE TO THE RIGHT A DIST OF 553.97 FT AND THROUGH A CIA OF 04 DEG 05 MIN 07 SEC TO

THE END OF SD CURVE: TH S 55 DEG 28 MIN 01 SEC $W$ 963.62 FT TO THE POB P|\#6054.0000/1

## PROPERTY ID \#: 605500059

S1/2 OF SE1/4 LESS HMN R/W DESC IN DB 283 P 177, LESS 16.674 AC M/L FOR RMNFOR I75 AS DESC IN ORB 867 PG 368 (PGS 371. 372 \& 373). SD R/W MORE PARTICULARLY DESC AS FOLLOWS: (A-2) THAT PART OF: THE S $1 / 2$ OF SE $1 / 4$ AND NE $1 / 4$ OF SE $1 / 4$, LYING WITH THE FOLLOWING DESC BOUNDRIES: COM AT THE SE COR OF SEC 10, RUN N 89 DEG 37 MIN 44 SEC W. ALG THE S LN OF SD SEC A DIST OF 1244.19 FT TO THE POB; TH N 89 DEG 37 MIN 44 SEC W. ALG SD S LN. 608.18 FT: TH N 55 DEG 28 MIN 01 SEC E. 1404.44 FT: TH RUN ALG THE ARC OF SD CURVE TO THE LEFT AND HAVING A RADIUS OF 7465.44 FT: TH RUN ALG THE ARC OF SD CURVE A DIST OF 870.31 FT AND THRU A C/A OF 6 DEG 40 MIN 46 SEC TO A PT OF SD CURVE ON THE E LN OF SD SEC 10; TH S O DEG 21 MIN 37 SEC E. ALG THE E LN OF SD SEC 10. A DIST OF 458.01 FT TO A PT ON A CURVE HAVING A RADIUS OF 7769.44 FT: FROM TANGENT BEARING OF S 51 DEG 22 MIN 54 SEC W, RUN ALG THE ARC OF SD CURVE TO THE RIGHT A DIST OF 553.97 FT AND THRU A C/A OF 4 DEG 05 MIN 07 SEC TO THE END OF SD CURVE: TH S 55 DEG 28 MIN 01 SEC W. 963.62 FT TO THE POB, (B-3) THAT PART OF: THE S1/2 OF SE1/4 OF SEC 10. LYING WITHIN THE FOLLOWING DESC BOUNDRIES: COM AT THE SE COR OF SD SEC 10 RUN N 0 DEG 21 MIN 37 SEC W. ALG THE E LN OF SD SEC 10, A DIST OF 692.88 FT TO A PT ON A CURVE HAVING A RADIUS OF 522.96 FT, SD PT BEING THE POB; FROM A TANGENT BEARING OF S 25 DEG 51 MIN 25 SEC W, RUN ALG THE ARC OF SD CURVE TO THE LEFT A DIST OF 237.85 FT AND THRU A C/A OF 26 DEG 03 MIN 34 SEC TO A PT ON SD CURVE; TH S 89 DEG 47 MIN 51 SEC W. 100.00 FT: TH N 0 DEG 12 MIN 09 SEC W. 303.23 FT TO A PT ON A CURVE HAVING A RADIUS OF 7769.44 FT: FROM A TANGENT BEARING OF $N 52$ DEG 48 MIN 16 SEC E. RUN ALG THE ARC OF SD CURVE TO THE LEFT A DIST OF 192.93 FT AND THRU A C/A OF 1 DEG 25 MIN 22 SEC TO A PT ON SD CURVE. SD CURVE BEING ON THE E LN OF SD SEC 10: TH S 0 DEG 21 MIN 37 SEC E. ALG SD E LN 191.49 FT TO THE POB. (B-4) THAT PART OF: THE S $1 / 2$ OF SE $1 / 4$ AND NE $1 / 4$ OF SE $1 / 4$ OF SEC 10 LYING WITHIN THE FOLLOWING DESC BOUNDRIES: COM AT THE SE COR OF SD SEC 10. RUN N 0 DEG 21 MIN 37 SEC W. ALG THE E LN OF SD SEC 10. A DIST OF 1342.38 FT TO THE POB: TH N O DEG 21 MIN 37 SEC W. 86.22 FT TO A PT ON A CURVE HAVING A RADIUS OF 7400.44 FT : FROM A TANGENT BEARING OF S 48 DEG 21 MIN 03 SEC W. RUN ALG THE ARC OF SD CURVE TO THE RIGHT A DIST OF 919.13 FT AND THRU A C/A OF 7 DEG 06 MIN 58 SEC TO THE END OF SD CURVE: TH S 55 DEG 28 MIN 01 SEG W, 487.88 FT ; TH S 34 DEG 31 MIN 59 SEC E. 65.00 FT ; TH N 55 DEG 28 MIN 01 SEC E. 487.88 FT TO THE BEG OF A CURVE TO THE LEFT HAVING A RADIUS OF 7465.44 FT : TH RUN ALG THE ARC OF SD CURVE A DIST OF 870.31 FT AND THRU A CIA OF 6 DEG 40 MIN 46 SEC TO THE POB. ALSO LESS THAT PART INCLUDED IN OR 1689 PG 6618 DESC AS FOLLOWS: ALL THAT PORTION OF THE FOLLOWING DESC PROPERTY LYING SOUTHEASTERLY OF THE R/W FOR I-75 AS DESC IN OR 867 PG 368, TO-WIT: THE S1/2 OF THE SE $1 / 4$ OF SEC 10. TWN 33S, RNG 18E: LESS RD R/W AS DESC IN DB 283 PG 177 \& DB 283 PG 181, ALSO: THE W1/2 OF THE SW1/4 OF SEC 11, TWN 33S. RNG 18E: LESS LAND DESC IN DB 306 PG 581. \& OR 260 PG 635 PI\#6055.0005/9

PROPERTY ID \#: 609700079
BEG AT THE NW COR OF SEC 15. TWN 33S, RNG 18E; TH S ALG THE SEC LN, 2821.6 FT TO A MARKER, TH E 5250 FT M/L TO THE W LN OF A GRADED COUNTY RD: TH NLY ALG W SIDE OF SD CO RD, 2821.6 FT TO N BDRY LN OF SD SEC 15: TH W ALG N LN OF SD SEC TO THE POB; LESS 39.772 AC M/L FOR RD R/W FOR I-75 AS DESC IN ORB 867 P 370. SUBJ TO FPL EASMT AS DESC IN OR 935 P 248; ALSO A PARCEL OF LAND LYING IN SEC 16. BEING FURTHER DESC AS: COM AT A C/M AT THE SE COR OF THE NE $1 / 4$ OF SEC 16; TH N 01 DEG 01 MIN 33 SEC E, ALG E LN OF SD NE $1 / 4$, 150.0 FT TO A C/M FOR A POB: TH CONT N 01 DEG 01 MIN 33 SEC E. ALG SD E LN, 2528.37 FT TO A C/M, MARKING THE NE COR OF SD SEC 16; TH N 89 DEG 44 MIN 07 SEC W, ALG N LN OF SD SEC 16, 59 FT TO A C/M; TH S 00 DEG 17 MIN 15 SEC E 739.10 FT TO A C/M; TH S 00 DEG 19 MIN 00 SEC E. 600 FT TO A C/M, MARKING THE INTERSEC WITH S LN OF NE $1 / 4$ OF NE $1 / 4$; TH S 00 DEG 25 MIN 54 SEC E. 539.17 FT TO A C/M: TH S 00 DEG 14 MIN 00 SEC E. 650 FT TO THE POB: ALSO LESS THAT PART LYING SLY AND ELY OF INTERSTATE HWY 75 (OR 2535/1737) PI\#6097.0007/9

# FLORIDA DEPARTMENT of STATE 

## RON DESANTIS

Governor

February 2, 2023

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

Attention: Vicki Tessmer
Dear Honorable Angelina Colonneso:
Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Manatee County Ordinance No. PDMU-16-05(G)(R), which was filed in this office on February 2, 2023.

Sincerely,

Anya Owens
Program Administrator
ACO/rra

