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R. B. SHORE

2006 NOV -1 PM 2: 38

MANATEE COUNTY ZONING ORDINANCE

CLERK OF THE CIRCUIT COURT
MANATEE CO. FLORIDA
PDM/YPDR-05-63(P) – SARABAY ASSOCIATES, LLP/SARABAY

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT, APPROVING A PRELIMINARY SITE PLAN FOR 189 LOTS FOR SINGLE-FAMILY DETACHED RESIDENCES, AND 60 MULTI-FAMILY DWELLING UNITS ON APPROXIMATELY 130.45 ACRES; GENERALLY LOCATED JUST NORTH OF SARASOTA BAY, WEST OF THE CURRENT END OF EL CONQUISTADOR PARKWAY AND NORTH OF SARASOTA BAY; SUBJECT TO STIPULATIONS AS CONDITIONS OF APPROVAL; SETTING FORTH FINDINGS; GRANTING SPECIAL APPROVAL FOR A PROJECT LOCATED: 1) IN THE COASTAL HIGH HAZARD OVERLAY DISTRICT; 2) WITHIN THE COASTAL STORM VULNERABILITY AREA; AND 3) WITHIN THE COASTAL EVACUATION AREA; ADOPT THE FINDINGS FOR SPECIFIC APPROVAL AND GRANTING SPECIFIC APPROVAL FOR AN ALTERNATIVE TO SECTION 702.6.8 OF THE LDC; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Sarabay Associates, LLP (the "Applicant") has filed an application for a Preliminary Site Plan for approximately 130.45 acres described in Exhibit "A", attached hereto, (the "Property") for 189 lots for single-family detached residences, and 60 multi-family dwelling units; and

WHEREAS, the Applicant has also requested Special Approval for a project located: 1) in the Coastal High Hazard Overlay District; 2) within the Coastal Storm Vulnerability Area; and 3) within the Coastal Evacuation Area; and

WHEREAS, the Applicant has also requested Specific Approval for an alternative to Section 702.6.8 of the Land Development Code; and

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

WHEREAS, the Manatee County Planning Commission, after due public notice, held a public hearing on June 8, 2006 to consider the Preliminary Site Plan application, received the staff's 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 Preliminary Site Plan and Special Approval applications consistent with the Manatee County Comprehensive Plan and to satisfy the criteria for approval in the Manatee County Land Development Code, recommended approval of the applications, 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:

This is a Corrective Document

FILED
OCT 30 AM 9:30
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 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 August 3, 2006 regarding the proposed 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.

D. The Board finds that the purpose and intent of Section 702.6.8 has been satisfied to an equal or greater degree, because of the effort to provide stormwater treatment for the new surface of El Conquistador Parkway, additional 10' of right-of-way along El Conquistador Parkway, and a wider road buffer.

Section 2. PRELIMINARY SITE PLAN. The Preliminary Site Plan is hereby approved to allow 189 lots for single-family detached residences, and 60 multi-family dwelling units, with the following stipulations:

STIPULATIONS

1. Design and Planning

- a. The Notice to Buyers shall be included in the Declaration of Covenants and Restrictions, and in a separate addendum to the sales contract, and in the Final Site Plan and shall include language informing prospective home buyers of the following:
 - (1) That they are purchasing a home in the 100 year flood plain and within the Coastal High Hazard, Coastal Evacuation, and Coastal Storm Vulnerability Areas.
 - (2) The use of special assessments within the CH Overlay District to recoup expenditures for repair of storm related damage to public and private infrastructure within a reasonable time may occur.
 - (3) That a Hurricane Evacuation Plan approved by the Public Safety Department exists for this project.
 - (4) A hazard disclosure statement generally describing the property's relative probability of damage from floodwaters. This disclosure shall also list potential mitigation strategies

including elevation, where the builder has exceeded floodplain construction standards, and other potential measures to increase safety.

- (5) The presence of neighboring agricultural uses, including possible use of pesticides and herbicides and of odor and noises associated with agricultural uses.
- (6) The future extension of El Conquistador Parkway as an arterial roadway to the west.
- (7) The future extension of 47th Street West as an arterial roadway to north and connecting to El Conquistador Parkway.

- b. Development on-site shall be in substantial conformance with the renderings entered into the record for the public hearing on this date.
- c. The roadway buffer abutting El Conquistador Parkway future roundabout shall be 20' in width and planted with one row of canopy trees of 5" caliper, at least 15 feet in height, with a 6' spread, and spaced 25' on center with the required hedge. Also, a 8' high stucco-finished painted wall shall be placed at the rear property line of lots abutting the roundabout.
- d. The roadway buffer along El Conquistador Parkway shall be planted in accordance with the detail renderings entered into the record, including 5" caliper canopy trees, at least 14' in height, with a 6' spread. All palm trees shall be at least 15' in height, and placed in clusters of three.

The median of El Conquistador Parkway shall be landscaped with canopy trees (one every thirty feet) using specifications referenced above, subject to Planning Department approval at Final Site Plan submittal. Also, palm groupings of three may be used in lieu of one canopy tree (only 20% of the canopy tree plantings can be planted with palms within the median).

- e. The perimeter buffer adjacent to Esplanade on the Bay shall be installed prior to Final Subdivision Plat approval of Phase 1, and in accordance with the detail renderings entered into the record. Red cedars shall be planted 40' on center at a height of 12' and sabal palms at height of 15' in clusters of three. Trees may be field adjusted depending on existing native vegetation and other landscape requirements.
- f. The perimeter buffer for Phase 1 shall be a minimum width of 15' and be planted with one row of 5" caliper canopy trees, 14' in height, with a 6' spread, and spaced 25' on center with a hedge, except adjacent to Esplanade on the Bay.
- g. The perimeter buffer for Phase 2 shall have a minimum width of 15' and be planted with one row of 5" caliper canopy trees, 14' in height, with a 6' spread, and spaced 25' on center with a hedge. Also, an 8' high painted stucco wall or decorative fencing shall be placed within 12' of the property line and all required landscaping shall be planted on the exterior side of the wall or fence.
- h. Overhead power lines or detention or retention ponds shall not be located within the landscape buffers, greenbelts, or tree stands designated for preservation.
- i. Existing native vegetation and tree groupings within upland areas of the site along the perimeter buffers shall be preserved to fulfill screening requirements, where feasible.

- j. Required setbacks for single-family detached shall be:

Front: 25'*

Side: 6'

Rear: 15'

*20' with side load garages.

- k. A 30' waterfront setback is required for all structures, except structures adjacent to the northwest pond in Phase II.
- l. If dumpsters are used in Phase 2, they shall not be visible from El Conquistador Parkway.
- m. Maximum building height shall be 35' above Flood Protection Elevation.
- n. Roads and utilities within the project shall be private.
- o. The Final Subdivision Plat shall include a 5' wide non-vehicular ingress/egress easement along both sides of El Conquistador Parkway.
- p. No construction activity shall occur on Sundays. On all other days construction activity shall be limited to the hours between 7:00 a.m. and sundown.

2. Environmental Design

- a. Land clearing shall not commence until the Final Site Plan and Construction Plans have been approved. If burning of trees or branches is required for land clearing, a permit for open burning will not be issued until Final Site Plans and Construction Plans have been approved.
- b. No lots shall be platted into wetlands, wetland buffers, or stormwater retention ponds.
- c. No boats docks or boat slips shall be permitted for this project. A kayak launch may be installed subject to state environmental permitting, including the issuance of a local building permit.
- d. A Water Well Construction Permit shall be obtained from the Environmental Management Department prior to construction of proposed well(s).
- e. Any unused wells found during construction shall be abandoned in accordance with SWFWMD Rule 40D-3.531.
- f. Tree barricades for trees to be preserved shall be located at the drip line, unless otherwise approved by the Planning Department. The drip line shall be defined as the outer branch edge of the tree canopy. The area within the drip line shall remain undisturbed. The following activities are prohibited within the drip line of preserved trees: machinery and vehicle travel or parking; underground utilities; filling or excavation; storage of construction materials. The tree protection barricades shall consist of chain link fence (new or used) with a minimum 5' height, unless otherwise approved by the Planning Department.

g. Prior to Final Site Plan approval a hazardous materials assessment shall be provided to the Planning Department.

h. A copy of the Environmental Resource Permit shall be submitted to the Planning Department.

i. Underground/aboveground pollutant storage tank installation/removal shall conform to the requirements of Chapter 62-761, Florida Administrative Code.

3. Archaeological Resource Protection

a. 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 shall be followed.

b. On-site monitoring by a professional archaeologist shall take place during all infrastructure installation through wetland areas.

4. Utilities

a. In ground irrigation using Manatee County public potable water supply shall be prohibited, including on individual lots. This project shall utilize the lowest water quality source available for irrigation.

b. Fire hydrants shall be located within 400' of the entrance to any building and spaced no more than 800' apart.

c. District Fire Marshal written approval is required to be submitted to the Planning Department prior to Final Site Plan approval.

5. Stormwater

a. All proposed roads, El Conquistador Parkway, and driveways shall be constructed to be above the 100-year design storm elevation. The design elevation must be approved by and coordinated with the Project Management and Transportation Departments.

b. The project shall be designed to provide 150% water quality treatment for Sarasota Bay.

c. 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 run-off.

d. The Final Site Plan and Construction Plans shall show all perimeter swales and/or yard drains required to be installed along the property lines to convey incoming offsite runoff.

6. Floodplain Management

This is a corrective document.

- a. No stem wall construction or fill shall be used for structural support for structures on Lots 1-10, 107, 108, and 189.

7. Transportation

- a. In the event this project receives Final Subdivision Plat approval prior to construction of El Conquistador Parkway by SBC Development LLLP/Longbar Pointe, then this project shall be responsible for the paving of the first two outside lanes of El Conquistador Parkway along the entire frontage of this site. Prior to issuance of the first Certificate of Occupancy for a multi-family unit or the first Final Subdivision Plat, the first two lanes of El Conquistador Parkway shall be constructed. The applicant may post performance security for the final lift of asphalt during construction of the project.

Any gates or emergency access points along El Conquistador Parkway shall be accessible to emergency service providers by either a remote control or siren activated system. Prior to Final Site Plan approval, the applicant shall receive written approval from EMS and Fire Marshal approving the proposed system.

- b. Internal roadways for the project shall provide 5' wide sidewalks on both sides of the street for Phase 1.

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. 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 August, 2006, and as amended on the 24th day of October, 2006.

BY: BOARD OF COUNTY COMMISSIONERS
MANATEE COUNTY, FLORIDA

BY:

Chairman



ATTEST:

R. B. SHORE

Clerk of the Circuit Court

BY:

Deputy Clerk

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EXHIBT "A"
LEGAL DESCRIPTION OF THE PROPERTY

PARCEL A:

FROM THE N.E. CORNER OF U.S. LOT 4, SECTION 20, TOWNSHIP 35 SOUTH, RANGE 17 EAST, BEING THE SAME AS THE N.E. CORNER OF SAID SECTION, RUN S.00°21'27"W., (WITH BEARINGS REFERRED TO GRID NORTH OF THE WEST ZONE OF THE FLORIDA STATE PLANE COORDINATE SYSTEM) ALONG THE EAST LINE OF SAID U.S. LOT 4, A DISTANCE OF 1165.05 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF EL CONQUISTADOR PARKWAY AS RECORDED IN O.R. BOOK 703, PAGE 731, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE, CONTINUE S.00°21'27"W., ALONG THE SAID EAST LINE OF U.S. LOT 4, A DISTANCE OF 1285.86 FEET; THENCE N.80°05'37"W., A DISTANCE OF 630.24 FEET; THENCE S.79°39'23"W., A DISTANCE OF 1380.81 FEET; THENCE N.00°23'42"E., A DISTANCE OF 2221.81 FEET TO THE ABOVE DESCRIBED SOUTHERLY RIGHT-OF-WAY LINE OF EL CONQUISTADOR PARKWAY; THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY TWO COURSES, VIZ: S.66°52'46"E., A DISTANCE OF 1470.44 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 5158.91 FEET; AND, ALONG THE ARC OF SAID CURVE IN AN EASTERLY DIRECTION, A DISTANCE OF 657.60 FEET THROUGH A CENTRAL ANGLE OF 07°18'12" TO THE POINT OF BEGINNING. LYING AND BEING IN U.S. LOTS 3 AND 4, SECTION 20, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA

PARCEL B-1:

FROM THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 17 EAST, AND THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA; THENCE S.89°22'43"E., ALONG THE SOUTH LINE OF SAID SECTION 17 AND THE NORTH LINE OF SAID SECTION 20, A DISTANCE OF 1327.31 FEET TO THE SOUTHWEST CORNER OF THE S.E. ¼ OF THE S.W. ¼ OF SAID SECTION 17 AND THE NORTHWEST CORNER OF THE N.E. ¼ OF THE N.W. ¼ OF SAID SECTION 20 AND THE POINT OF BEGINNING; THENCE N.00°25'35"E., ALONG THE WEST LINE OF THE EAST ½ OF THE S.W. ¼ OF SAID SECTION 17, A DISTANCE OF 1449.93 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF PROPOSED EL CONQUISTADOR PARKWAY (100-FOOT WIDE); THENCE S.49°36'00"E., ALONG SAID PROPOSED RIGHT-OF-WAY LINE, A DISTANCE OF 1377.40 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1725.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°48'00", A DISTANCE OF 656.33 FEET TO THE P.R.C OF A CURVE TO THE LEFT HAVING A RADIUS OF 950.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°04'46", A DISTANCE OF 647.96 FEET TO THE P.T. OF SAID CURVE; THENCE S.66°52'46"E., A DISTANCE OF 41.88 FEET; THENCE S.00°23'43"W., A DISTANCE OF 2240.06 FEET; THENCE S.79°39'23"W., A DISTANCE OF 803.65 FEET; THENCE N.52°50'07"W., A DISTANCE OF 1482.58 FEET TO THE INTERSECTION OF THE WEST LINE OF U.S. LOT 2 OF SAID SECTION 20; THENCE N.00°25'35"E., ALONG SAID WEST LINE AND ALONG THE WEST LINE OF THE EAST ½ OF THE N.W. ¼ OF SAID SECTION 20, A DISTANCE OF 1887.75 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTIONS 17 AND 20, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

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LESS PARCEL B-2:

A PARCEL OF LAND LYING IN SECTIONS 17 AND 20, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 20; THENCE S.89°24'10"E., ALONG THE NORTH LINE OF SAID SECTION 20, A DISTANCE OF 1327.45 FEET TO THE EAST LINE OF PARCEL C AS RECORDED IN OFFICIAL RECORD BOOK 1465, PAGE 741, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA FOR A POINT OF BEGINNING; THENCE N.00°24'44"E., ALONG SAID EAST LINE OF PARCEL C, A DISTANCE OF 1450.01 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF EL CONQUISTADOR PARKWAY (100-FOOT WIDE PUBLIC RIGHT-OF-WAY) AS RECORDED IN OFFICIAL RECORD BOOK 1453, PAGE 6600 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING TWO (2) CALLS; (1) THENCE S.49°36'51"E., A DISTANCE OF 1377.40 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1725.00 FEET AND A CENTRAL ANGLE OF 09°43'23"; (2) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 292.73 FEET; THENCE S.40°14'30"W., A DISTANCE OF 768.33 FEET; THENCE S.27°05'16"W., A DISTANCE OF 299.56 FEET; THENCE S.22°39'47"W., A DISTANCE OF 338.28 FEET; THENCE S.12°19'37"W., A DISTANCE OF 1284.92 FEET; THENCE N.52°50'58"W., A DISTANCE OF 303.12 FEET TO A POINT ON THE ABOVE MENTIONED EAST LINE OF PARCEL C; THENCE N.00°24'44"E., ALONG SAID EAST LINE, A DISTANCE OF 1887.76 FEET TO THE POINT OF BEGINNING.

NOTES:

*Bearings shown hereon are Grid Bearings established by GPS observations using a Trimble 4800 base station and remote and based on observations taken on Manatee County stations M 087 and Aerial target #13-7, established for Manatee County by Foresight Surveyors, Inc. Coordinates so established have been transferred to the site producing a bearing of S.00°04'58"W. for the centerline of El Conquistador Parkway running south from 53rd Avenue West.

*Improvements such as, but not limited to, underground utilities, foundations, irrigation equipment and landscape features, etc. have been located except as shown.

*Lands shown hereon were not abstracted for rights or claims of parties in possession, rights of way and/or easements, either of public record or unrecorded.

*Matters affecting the property shown hereon were taken from Commitment for Title Insurance issued by Abel, Band, Russell, Collier, Pitchford & Gordon Chartered, Commitment No.FL7072*899-1/McCarthy dated March 24, 2005. The following is a list of exceptions noted in Schedule B- Section 2 of said Commitment, that affect the subject property, but cannot be graphically shown:

Item#1-6, 10-12 & 15 are Standard exceptions.

*This site lies within Flood Zones A15(EL 12), A15(EL 13), A15(EL 14) (Areas of 100-year flood), V20(EL14), V20(EL 15), V20(EL 16) (Areas of 100-year coastal flood with velocity) as shown on the Federal Emergency Management Agency Flood Insurance Rate Map for Manatee County, Community Panel Nos.120153 0308 B, 0309 C, 0317 B, and 0336 B, revised May 1, 1984 and July 15, 1992, respectively. The limits of said flood zone(s) have been graphically depicted heron as near as may be scaled from said map, said map having an approximate scale of 1"=500'.

*This survey is not intended to delineate the regular jurisdiction of any Federal, State, Regional or Local Agency, Board or Commission or other entity.

*Lands shown hereon represent the real property and matter affecting the real property as described by date furnished.

*Unless it bears the signature and the original raised seal of a Florida Licensed Surveyor and Mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.

This is a corrective document.

- *The survey does not reflect or determine ownership.
- *Symbols shown hereon may not be drawn to scale.
- *Distances and bearings are the same as platted or deeded, unless shown otherwise.
- *Ownership of fences has not been determined.
- *The Mean High Water Survey depicted hereon complies with Chapter 177, Part II, Florida Statutes and is recorded in the public repository of the Florida Department of Environmental Protection, Bureau of Surveying and Mapping as Mean High Water Survey File No. 2657.
- *The Wetland line shown is from a Specific Purpose Survey is to depict the Wetland Jurisdictional and Other Surface Water flags placed by Biological Research Associates and tie them to the boundary lines, produced by WilsonMiller, Inc. and dated June, 2001. Southwest Florida Water Management District wetland jurisdiction limits were field verified by Pamela Fetterman on March 22 and 23 and April 5, 2001.
- *This survey was performed for the sole and exclusive benefit of the parties listed herein and shall not be relied upon by any other entity or individual whomsoever. Likewise, any reuse of this survey for any purpose other than which was originally intended, without the written permission of the undersigned Surveyor & Mapper, will be done so at the risk of the reusing party and without any liability to the undersigned Surveyor & Mapper.
- *These documents are protected by copyright. They may not be reproduced, distributed or published in any way without the consent of WilsonMiller, Inc.
- *Elevations are based on Manatee County Bench Mark found in the west entry to the Cedar Hammock Fire Station #3 on 53rd Street, published elevation of 15.78 and another found in the walk, 364' west of the center line of Palm Court on El Conquistador Parkway, published elevation of 7.599, Nation Geodetic Vertical Datum of 1929.
- * We located the temporary road being used for hauling of dirt. There were numerous 8" pvc pipes placed under this road to keep the natural flow of runoff in place. These temporary pipes were not located. There was an area being used for storage of dirt. These piles were not located and the ground under them was not located.

PHASE II

DESCRIPTION: (PER TICOR TITLE COMMITMENT)

FROM THE NORTHEAST CORNER OF U.S. LOT 4, SECTION 20, TOWNSHIP 35 SOUTH, RANGE 17 EAST, BEING ALSO THE NORTHEAST CORNER OF SAID SECTION, RUN N 89°22'42" W, ALONG THE NORTH LINE OF SAID U.S. LOT 4, A DISTANCE OF 292.23 FEET TO THE POINT OF BEGINNING; THENCE S 00°22'35" W, A DISTANCE OF 716.38 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF EL CONQUISTADOR PARKWAY, AS RECORDED IN OR BOOK 703, PAGE 731 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N 66°52'46" W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,136.04 FEET; THENCE N 00°23'42" E, A DISTANCE OF 281.65 FEET TO THE NORTH LINE OF SAID U.S. LOT 3, SAID SECTION 20; THENCE S 89°22'42" E, ALONG THE NORTH LINE OF SAID U.S. LOTS 3 AND 4, A DISTANCE OF 1,047.39 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN U.S. LOTS 3 AND 4, SECTION 20 TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

BEING MORE PARTICULARY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 20, TOWNSHIP 35 SOUTH, RANGE 17 EAST; THENCE RUN N 89°23'40" W, ALONG THE NORTH LINE OF SAID SECITON 20, A DISTANCE OF 929.23 FEET TO THE POINT OF BEGINNING; THENCE S 00°20'30" W, A DISTANCE OF 716.38 FEET; THENCE N 66°53'44" W, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF EL CONQUISTADOR PARKWAY, A DISTANCE OF 1,136.04 FEET; THENCE N 00°22'45" E, A DISTANCE OF 281.65 FEET; THENCE S 89°23'40" E, ALONG AFOREMENTIONED NORTH LINE OF SAID SECTION 20, A DISTANCE OF 1,047.39 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 20, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 12.00 ACRES.

This is a corrective document.



Clerk of Circuit Court, COUNTY OF MANATEE
I hereby 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
October 2010
R.B. SHORE
Clerk of Circuit Court
By: Debi J. Shore C.S.



STATE OF FLORIDA
DEPARTMENT OF STATE
STATE LIBRARY AND ARCHIVES OF FLORIDA

JEB BUSH
Governor

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CLERK OF THE CIRCUIT COURT
MANATEE CO. FLORIDA
SUE M. COBB
Secretary of State

October 30, 2006

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

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated October 27, 2006 and certified copies of Manatee County Ordinance Nos. PDR-04-55(Z)(P) and PDR-05-63(P), which were filed in this office on October 30, 2006.

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

Sincerely,

Liz Cloud (AK)

Liz Cloud
Program Administrator

LC/bpn
Enclosures

DIRECTOR'S OFFICE

R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250
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