

FILED FOR RECORD
R. B. SHORE

2011 APR 14 PM 2:29

MANATEE COUNTY ZONING ORDINANCE

PDPI-10-14(Z)(G) – MANATEE COUNTY/LAKEWOOD RANCH PARK IMPROVEMENTS
(DTS #20100346)

CLERK OF THE CIRCUIT COURT
MANATEE CO. FLORIDA

FILED
2011 APR 11 PM 1:24
DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT, AMENDING THE OFFICIAL ZONING ATLAS (ORDINANCE 90-01, THE MANATEE COUNTY LAND DEVELOPMENT CODE), RELATING TO ZONING WITHIN THE UNINCORPORATED AREA; PROVIDING FOR A REZONE OF APPROXIMATELY 16.7 ACRES AT THE SOUTHWEST INTERSECTION OF LAKEWOOD RANCH BOULEVARD AND MALACHITE DRIVE, AT 5350 LAKEWOOD RANCH BOULEVARD, BRADENTON FROM A (GENERAL AGRICULTURE) AND A/ST (GENERAL AGRICULTURE/ SPECIAL TREATMENT OVERLAY) TO THE PDPI (PLANNED DEVELOPMENT PUBLIC INTEREST) AND PDPI/ST (PLANNED DEVELOPMENT PUBLIC INTEREST SPECIAL TREATMENT) ZONING DISTRICT; APPROVE A GENERAL DEVELOPMENT PLAN FOR IMPROVEMENTS TO THE EXISTING LAKEWOOD RANCH DISTRICT PARK INCLUDING RECREATION FACILITIES, STORMWATER, AND PARKING FACILITIES; SUBJECT TO STIPULATIONS AS CONDITIONS OF APPROVAL; SETTING FORTH FINDINGS; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE (16.7± ACRES REZONE; 148.18± GENERAL DEVELOPMENT PLAN).

WHEREAS, Manatee County (the "Applicant") filed an application to rezone approximately 16.7 acres from A (General Agriculture) and A/ST (General Agriculture/ Special Treatment Overlay) to the PDPI (Planned Development Public Interest) and PDPI/ST (Planned Development Public Interest Special Treatment) zoning district; total project area of approximately 148.18 described in Exhibit "A", attached hereto, (the "Property"); and

WHEREAS, the Applicant has also filed a General Development Plan for improvements to the existing Lakewood Ranch District Park including recreation facilities, stormwater, and parking facilities (the "Project") on the property; and

WHEREAS, the Applicant also filed Special Approval for a project: 1) partially within the Evers Watershed Protection Overlay District; and 2) a non-residential project exceeding 30,000 sq. ft. in a residential Future Land Use Category; and

WHEREAS, the Applicant also filed a request for Specific Approval for alternatives to Sections 704.44.1.1, 715.3.2.c.1 (omitting required shrubs only), and 722.1.4.3 of the Land Development Code; and

WHEREAS, the Planning Staff has recommended approval of the rezone, General Development Plan, Special Approval and Specific Approval applications, subject to the stipulations contained in the Planning Staff report; and

WHEREAS, the Manatee County Planning Commission, after due public notice, held a duly noticed public hearing on March 10, 2011 to consider the rezone, General Development Plan, Special Approval, and Specific Approval applications, received the Planning Staff's

recommendations 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 rezone, General Development Plan, Special Approval, and Specific Approval applications consistent with the Manatee County Comprehensive Plan and to satisfy the criteria for approval in the Manatee County Land Development Code and recommended approval of the applications, subject to the stipulations contained in the Planning 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 of said County, after considering the testimony, evidence, documentation, application for amendment of the Official Zoning Atlas, the recommendation and findings of the Planning Commission, as well as all other matters presented to the Board at the public hearing hereinafter referenced, hereby makes the following findings of fact:

A. The Board of County Commissioners has received and considered the report of the Manatee County Planning Commission concerning the application for Official Zoning Atlas Amendment as it relates to the real property described in Exhibit "A" of this Ordinance from A/NCO (General Agriculture/North Central Overlay) to the PDR/NCO (Planned Development Residential) zoning district, retaining the Overlay.

B. The Board of County Commissioners held a duly a noticed public hearing on April 7, 2011, regarding said proposed Official Zoning Atlas Amendment described herein in accordance with the requirements of Manatee County Ordinance No. 90-01, the Manatee County Land Development Code, and has further considered the information received at said public hearing.

C. The proposed amendment to the Official Zoning Atlas 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 a Special Approval the Board finds that the project, as detailed on the General Development Plan and as conditioned herein, will have no significant detrimental impacts on natural resources, adjacent land uses, or public facilities.

E. Notwithstanding the failure of this plan to comply with the requirements of LDC Section 704.44.1.1 the Board finds that the public purpose and intent of the LDC regulations are satisfied to an equivalent degree because buffering will be provided.

F. Notwithstanding the failure of this plan to comply with the requirements of LDC Section 715.3.2.c.1, the Board finds that the public purpose and intent of the LDC regulations are satisfied to an equivalent degree because the parking areas will be adequately buffered and the required canopy trees installed.

G. Notwithstanding the failure of this plan to comply with the requirements of LDC Section 722.1.4.3, the Board finds that the public purpose and intent of the LDC regulations are satisfied

to an equivalent degree because safe and efficient pedestrian access will be provided as designed within the park.

Section 2. GENERAL DEVELOPMENT PLAN The General Development Plan is hereby GRANTED for improvements to the existing Lakewood Ranch District Park including recreation facilities, stormwater, and parking facilities subject to the following stipulations:

STIPULATIONS

DESIGN AND LAND USE CONDITIONS:

1. The buildings as shown on the General Development Plan are approximate. At time of Final Site Plan, the size and locations may be adjusted so long as they are substantially the same size and in substantially the same location as that shown on the GDP. In no event shall structures be located within 300' of the western property line or 50' from the surrounding roadways.
2. The additional 20,000 of recreational facilities (as identified on the GDP) shall not be placed within 300' of the western property line of the park or 50' from Malachite Drive and Lakewood Ranch Boulevard.
3. The new parking spaces along Mustang Alley shall be installed prior to or in conjunction with Final Site Plan approval of the last building to be built.
4. The new parking areas, as identified on the GDP, shall have the required landscaping per LDC Section 715. This shall be identified on the Final Site Plan(s) for the proposed parking lots.
5. The General Development Plan shall be valid until 2021, by which time, all required Preliminary Site Plan, Final Site Plans, and Building permits shall be issued.
6. No new lighting for the fields is proposed or permitted with this request. Any new lighting for areas such as the new parking lots shall be consistent with the LDC.

B. STORMWATER CONDITIONS:

1. For any new development associated with this project, the calculated pre-development flow rate shall be reduced by a full twenty-five percent (25%) for all stormwater outfall flow directly or indirectly into Braden River. Modeling shall be used to determine pre- and post- development flows.
2. For any new development associated with this project, the stormwater facilities shall be required to provide 150% water quality treatment for Braden River.
3. There shall be no discharge from the school and county park site to the existing ditch running east and west along the northern property line of the Braden Pines Subdivision.
4. The post development discharge rate to the existing wetland on the north side of Braden Pines shall be reduced up to fifty percent of its allowable rate. This wetland drains to the

south, via an existing ditch running through the middle of the subdivision.

C. BUFFERS:

1. The roadway buffers along Malachite Drive and Lakewood Ranch Blvd. shall include 1 canopy tree every 100'. A hedge (3' within 2 years) shall be provided the entire length of the proposed parking spaces only. The landscaping shall be shown on the first Final Site Plan which includes the new parking areas and installed with the construction of the first parking lot.
2. When funding is available, the County shall plant a vegetative buffer along the western property line of Lakewood Ranch Park to deal with the light and noise issued expressed by the adjacent residents. At a minimum, the buffer shall be installed prior to issuance of the last Certificate of Occupancy.

D. ENVIRONMENTAL CONDITIONS:

1. A copy of the Environmental Resource Permit (ERP) approved by SWFWMD shall be submitted to Environmental Planning Division for review prior to Final Site Plan(s) Approval.

Section 3. SPECIAL AND SPECIFIC APPROVALS.

Special Approval is here by granted for a project: 1) partially within the Evers Watershed Protection Overlay District; and 2) a non-residential project exceeding 30,000 sq. ft. in a residential Future Land Use Category. The Special Approval shall continue in effect and shall expire concurrent with the General Development Plan for the project approved pursuant to Section 2 hereof. Specific Approval is hereby granted for alternatives to Sections 704.44.1.1, 715.3.2.c.1 (omitting required shrubs only) and 722.1.1.4.3 of the Land Development Code. The Specific Approval shall continue in effect and shall expire concurrent with the General Development Plan for the project approved pursuant to Section 2 hereof.

Section 4. AMENDMENT OF THE OFFICIAL ZONING ATLAS. The Official Zoning Atlas of Manatee County, Ordinance No. 90-01, the Manatee County Land Development Code, is hereby amended by changing the zoning district classification of the property described in Exhibit "A" incorporated herein by reference, from A (General Agriculture) and A/ST (General Agriculture/ Special Treatment Overlay) to the PDPI (Planned Development Public Interest) and PDPI/ST (Planned Development Public Interest Special Treatment) zoning district and the Clerk of the Circuit Court, as Clerk to the Board of County Commissioners, as well as the Planning Department, are hereby instructed to cause such amendment to the said Official Zoning Atlas.

Section 5. 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 sentence, section, 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 6. 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 7th day of April, 2011.

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

BY: 
Carol Whitmore, Chairman

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

BY: 
Deputy Clerk



EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL NO. B:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTH ½ OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 19 EAST, ALSO BEING THE SOUTHEAST CORNER OF THE NORTH ½ OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 19 EAST; THENCE S 89°34'40" E, ALONG THE SOUTHERLY LINE OF THE NORTH ½ OF SAID SECTION 17, 187.55 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF "LAKEWOOD RANCH BOULEVARD" (FORMERLY "UPPER MANATEE RIVER ROAD EXTENSION"), A 120 FOOT WIDE PUBLIC RIGHT-OF-WAY AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1429, PAGE 3703, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAID POINT BEING ON THE ARC OF A CURVE WHOSE RADIUS POINT LIES N 63°58'46" E, 2310.00 FEET; THENCE RUN NORTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°42'37", 955.93 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 02°18'37" W, ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 1736.20 FEET TO THE INTERSECTION WITH THE COMMON SECTION LINE TO SECTIONS 7 AND 18, TOWNSHIP 35 SOUTH, RANGE 19 EAST, SAID POINT LYING N 88°45'31" W, 141.64 FEET FROM THE SECTION CORNER COMMON TO SAID SECTIONS 7 AND 18; THENCE CONTINUE N 02°18'37" W, ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 339.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 4060.00 FEET; THENCE RUN NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°48'06", A DISTANCE OF 127.66 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°10'34", 225.07 FEET; THENCE N 89°57'17" W, 3230.28 FEET; THENCE S 00°21'15" E, 225.00 FEET; THENCE S 89°57'17" E, A DISTANCE OF 3224.65 FEET TO THE POINT OF BEGINNING. BEING AND LYING IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 16.67 ACRES, MORE OR LESS.

PROPOSED RIGHT-OF-WAY:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTH ½ OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 19 EAST, ALSO BEING THE SOUTHEAST CORNER OF THE NORTH ½ OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 19 EAST; THENCE S 89°34'40" E, ALONG THE SOUTH LINE OF THE NORTH ½ OF SAID SECTION 17, A DISTANCE OF 187.55 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF LAKEWOOD RANCH BOULEVARD (FORMERLY UPPER MANATEE RIVER ROAD EXTENSION), A 120 FOOT WIDE PUBLIC RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORD BOOK 1429, PAGE 3703 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAID POINT BEING ON THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS POINT LIES N 63°58'46" E, A RADIAL DISTANCE OF 2310.00 FEET; THENCE RUN NORTHWESTERLY, ALONG SAID WESTERLY RIGHT-OF-WAY FOR THE FOLLOWING FOUR (4) CALLS; (1) THENCE ALONG THE ARC OF SAID CURVE, THROUGH

A CENTRAL ANGLE OF 23°42'37", A DISTANCE OF 955.93 FEET TO THE POINT OF TANGENCY OF SAID CURVE; (2) THENCE N 02°18'37" W, A DISTANCE OF 1736.20 FEET TO THE INTERSECTION WITH THE COMMON SECTION LINE TO SECTIONS 7 AND 18, TOWNSHIP 35 SOUTH, RANGE 19 EAST, SAID POINT LYING N 88°45'31" W, 141.64 FEET FROM THE SECTION CORNER COMMON TO SAID SECTIONS 7 AND 18; (3) THENCE CONTINUE N 02°18'37" W, A DISTANCE OF 339.27 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 4060.00 FEET AND A CENTRAL ANGLE OF 04°58'40"; (4) THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 352.73 FEET TO THE POINT OF BEGINNING; THENCE N 89°57'17" W, A DISTANCE OF 2462.12 FEET; THENCE N 00°02'43" E, A DISTANCE OF 60.00 FEET; THENCE S 89°57'17" E, A DISTANCE OF 1387.50 FEET; THENCE N 00°02'43" E, A DISTANCE OF 24.00 FEET; THENCE S 89°57'17" E, A DISTANCE OF 1046.73 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 85°43'56"; THENCE ALONG THE ARC IN A NORTHEASTERLY DIRECTION, A DISTANCE OF 52.37 FEET TO A POINT OF CUSP ON A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S 85°41'13" E, A RADIAL DISTANCE OF 4060.00 FEET, ALSO BEING A POINT ON THE ABOVE MENTIONED WESTERLY RIGHT-OF-WAY LINE OF LAKEWOOD RANCH BOULEVARD; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°38'44", AN ARC LENGTH OF 116.61 FEET TO THE POINT OF BEGINNING.

TRACT CONTAINS 173,926 SQUARE FEET OR 3.9928± ACRES.

EAST COUNTY PARK SITE - PARCEL NO. A:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTH ½ OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 19 EAST, SAME BEING THE SOUTHEAST CORNER OF THE NORTH ½ OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 19 EAST; THENCE S 89°34'40" E, ALONG THE SOUTHERLY LINE OF THE NORTH ½ OF SAID SECTION 17, A DISTANCE OF 187.55 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY OF "LAKEWOOD RANCH BOULEVARD" (FORMERLY "UPPER MANATEE RIVER ROAD EXTENSION"), A 120 FOOT WIDE PUBLIC RIGHT-OF-WAY AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1429, PAGE 3703, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAID POINT BEING ON THE ARC OF A CURVE WHOSE RADIUS POINT LIES N 63°58'46" E, 2310.00 FEET; THENCE RUN NORTHWESTERLY, ALONG SAID WESTERLY RIGHT-OF-WAY AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°42'37", A DISTANCE OF 955.93 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 02°18'37" W, ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 1036.13 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N 02°18'37" W, ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 700.07 FEET TO THE INTERSECTION WITH THE COMMON SECTION LINE TO SECTIONS 7 AND 18, TOWNSHIP 35 SOUTH, RANGE 19 EAST, SAID POINT LYING N 88°45'31" W, 141.64 FEET FROM THE SECTION CORNER COMMON TO SAID SECTIONS 7 AND 18; THENCE CONTINUE N 02°18'37" W, ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 339.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 4060.00 FEET; THENCE RUN NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°48'06", A DISTANCE OF 127.66 FEET; THENCE N 89°57'17" W, 3224.65 FEET; THENCE S 00°21'15" E, 381.67 FEET; THENCE S 01°09'22" W, A DISTANCE OF 17.31 FEET TO THE INTERSECTION WITH THE SECTION LINE COMMON TO SAID SECTION 7 AND 18; THENCE CONTINUE S 01°09'22" W, 1785.87 FEET; THENCE

S 46°09'22" W, A DISTANCE OF 300.68 FEET TO THE INTERSECTION WITH THE NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1444, PAGE 4800, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S 88°34'21" E, ALONG THE NORTHERLY LINE OF SAID CERTAIN PARCEL, A DISTANCE OF 112.61 FEET TO THE NORTHEAST CORNER OF SAID CERTAIN PARCEL; THENCE S 01°09'22" W, ALONG THE EASTERLY LINE OF SAID CERTAIN PARCEL, A DISTANCE OF 640.01 FEET TO THE INTERSECTION WITH THE SOUTHERLY LINE OF THE NORTH ½ OF SAID SECTION 18, SAME BEING THE NORTHERLY LINE OF "BRADEN PINES SUBDIVISION, UNIT TWO", A SUBDIVISION AS RECORDED IN PLAT BOOK 20, PAGES 111 THROUGH 115, AFORESAID PUBLIC RECORDS; THENCE S 88°34'21" E, ALONG SAID SOUTHERLY LINE (SAME BEING THE NORTHERLY LINE OF SAID "BRADEN PINES SUBDIVISION, UNIT TWO"), 882.79 FEET; THENCE N 61°01'53" E, 659.77 FEET; THENCE N 22°21'48" E, 117.72 FEET; THENCE N 04°57'40" E, 187.87 FEET; THENCE N 28°51'29" W, 169.02 FEET; THENCE N 53°08'19" W, 140.53 FEET; THENCE N 00°02'07" E, 56.10 FEET; THENCE N 54°00'19" W, 246.98 FEET; THENCE N 02°39'51" E, 842.29 FEET; THENCE S 89°57'17" E, A DISTANCE OF 2254.79 FEET TO THE POINT OF BEGINNING.

LESS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTH ½ OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 19 EAST, SAME BEING THE SOUTHEAST CORNER OF THE NORTH ½ OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 19 EAST; THENCE S 89°34'40" E, ALONG THE SOUTHERLY LINE OF THE NORTH ½ OF SAID SECTION 17, A DISTANCE OF 187.55 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY OF "LAKEWOOD RANCH BOULEVARD" (FORMERLY "UPPER MANATEE RIVER ROAD EXTENSION"), A 120 FOOT WIDE PUBLIC RIGHT-OF-WAY AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1429, PAGE 3703, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAID POINT BEING ON THE ARC OF A CURVE WHOSE RADIUS POINT LIES N 63°58'46" E, 2310.00 FEET; THENCE RUN NORTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY AND THE ARC OF SAID CURVE; THENCE A CENTRAL ANGLE OF 23°42'37", A DISTANCE OF 955.93 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 02°18'37" W, ALONG SAID WESTERLY RIGHT-OF-WAY, 1036.13 FEET; THENCE N 89°57'17" W, 1275.00 FEET; THENCE N 00°02'43" E, 50.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N 00°02'43" E, 600.00 FEET; THENCE N 89°57'17" W, 479.00 FEET; THENCE S 00°02'43" W, 600.00 FEET; THENCE S 89°57'17" E, A DISTANCE OF 479.00 FEET TO THE POINT OF BEGINNING.

ALL OF THE ABOVE BEING AND LYING IN SECTIONS 7 AND 18, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING A NET OF 131.51 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 21st day of April, 2011
R.B. SHORE
Clerk of Circuit Court
By: [Signature] D.C.

FILED FOR RECORD
R. B. SHORE



2011 APR 14 PM 2: 29

CLERK OF THE CIRCUIT COURT
MANATEE CO. FLORIDA

RICK SCOTT
Governor

FLORIDA DEPARTMENT of STATE

DIVISION OF LIBRARY AND INFORMATION SERVICES

KURT S. BROWNING
Secretary of State

April 12, 2011

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

Attention: Quantana Acevedo, Deputy Clerk

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated April 7, 2011 and certified copies of Manatee County Ordinance Nos. PDPI-10-14(Z)(G), PDR-11-02(P), and PDC-10-15(Z)(P), which were filed in this office on April 11, 2011.

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

Sincerely,

Liz Cloud
Program Administrator

LC/vm

Enclosures

DIRECTOR'S OFFICE

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