

FILED FOR RECORD  
R. B. SHORE

**MANATEE COUNTY ZONING ORDINANCE  
PDR-06-17(P) – PALMETTO RETIREMENT VILLAGE, PHASE II**

2006 DEC 13 PM 3: 06

CLERK OF THE CIRCUIT COURT  
MANATEE CO. FLORIDA

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT, APPROVING A PRELIMINARY SITE PLAN FOR 14 ATTACHED AND SEMI-ATTACHED RESIDENTIAL UNITS WITH ASSOCIATED RECREATIONAL AMENITIES ON APPROXIMATELY 9.95 ACRES; GENERALLY LOCATED AT 5104 2<sup>ND</sup> AVENUE EAST, PALMETTO; SUBJECT TO STIPULATIONS AS CONDITIONS OF APPROVAL; SETTING FORTH FINDINGS; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

FILED  
2006 DEC 11 AM 9:25  
CLERK OF THE CIRCUIT COURT  
MANATEE CO. FLORIDA

**WHEREAS**, Palms of Manasota, Inc. (the "Applicant") has filed an application for a Preliminary Site Plan for approximately 9.95 acres described in Exhibit "A", attached hereto, (the "Property") for 14 (5,630 square feet) attached and (4,218 square feet) semi-attached residential units; and

**WHEREAS**, Planning Department staff recommended approval of the Preliminary Site Plan 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 November 9, 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 application 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 application, subject to the stipulations contained in the staff report; and

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

Section 1. 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 December 7, 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.

Section 2. PRELIMINARY SITE PLAN. The Preliminary Site Plan is hereby approved for 14 (5,630 square feet) attached and (4,218 square feet) semi-attached residential units with associated recreational area, with the following stipulations:

#### STIPULATIONS

1. Existing native vegetation shall remain in required landscape buffers and used to meet the buffering and screening requirements. Sufficient area around the trees and appropriately designed tree wells shall be required as determined by a registered Landscape Architect or Arborist to reasonably guarantee their survival.
2. At least 3 different species of canopy or understory trees shall be planted in required landscape buffers.
3. The developer shall provide signs adjacent to wetland buffers and conservation easements indicating that the area is a “Conservation Area”, as required in Section 719.11.1.3.3 of the LDC.
4. Prior to development related clearing activities, all applicable County approvals must be obtained through the Planning Department. If burning of trees or branches is required for land clearing, a burn permit must first be obtained from the Environmental Management Department. No burn permits will be issued until Final Site Plan/Construction Plans are approved.
5. Unless otherwise approved by the Planning Department, native or drought tolerant landscaping materials shall be utilized in common areas. In addition, the developer shall encourage individual homeowners to participate in the Florida Yards and Neighborhood Program by disseminating program information to individual owners.
6. An Environmental Resource Permit (ERP) approved by SWFWMD shall be submitted to the Planning Department for review prior to Final Site Plan approval.
7. Existing native vegetation within any required landscape buffer shall be preserved to the greatest extent possible. Overhead or underground power lines, swales, or stormwater facilities shall not be placed within any proposed landscape buffer containing desirable native vegetation.
8. Construction is not authorized with this approval. Prior to commencement of construction or land clearing, an Erosion and Sediment Control Plan (ESCP) shall be submitted to the Planning Department for review and approval pursuant to Section 508.3.4.7.j. of the LDC. Final Site Plans, Construction Plans, ERP and NPDES permit approvals must be obtained prior to submittal of the ESCP. Construction or land clearing is not authorized until an ESCP has been approved by the Planning Department and all required meetings have been completed.

- 9 . The Notice to Buyers and Final Site Plan shall include a notice to inform homeowners of the presence of neighboring agricultural uses, which may possibly include pesticides and herbicides and may have odors and noises associated with such uses.
10. All lots shall be graded to drain to their designated outfall (i.e. swale, street, lake, etc.).
11. All landscaping as shown by Environmental Landscape Services dated 12/01/03, sheet L-2 shall be approved prior to first Certificate of Occupancy on remaining structures.
12. The multi-family buildings will be limited to a 20' height, measured from the average grade to the average height between the eaves and the ridge for gable, hip and gambel roofs, to better reflect the single-family residences within the area. This height limitation shall not apply to the cupolas shown on the artist rendering.
13. All garages shall be set back 25' from the street or sidewalk, whichever is greater. If the preservation of a tree with a d.b.h. of 16" or greater can be achieved, the front yard setback for garages may be reduced to 20 feet. These units must be identified on the Final Site Plan.
14. All residential units shall maintain a 15 foot setback from the wetland buffer
15. The detached residences may be shifted for tree preservation. In no event shall the distance between buildings be less than 15 feet.
16. The applicant shall have the ability on the Final Site Plan to exchange up to 10% of the units (an increase in one unit type with a simultaneous decrease in another unit type) if the overall density is not increased. The exchange does not authorize the relocation of unit types from one area of the site to another.

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 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 7<sup>th</sup> day of December, 2006.



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

**BY:** *Joe McClash*  
**Chairman**

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

**BY:** *Angela Romine*  
**Deputy Clerk**

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

BEG AT NE COR OF SW1/4 OF SW1/4, S 8 CHS, W 8.35 CHS S 12 CHS, W 4.32 CHS, N 20 CHS, E TO POB, LESS THAT PART FOR RD R/W INCLUDED IN: COM AT THE SW COR OF SEC 36; TH S 89 DEG 34 MIN 12 SEC E, ALG THE S LN OF SD SEC 36, 495 FT TO THE SE COR OF THAT PARCEL OF LAND IN DB 366 PG 417 FOR A POB; TH CONT S 89 DEG 34 MIN 12 SEC E ALG SD S LN 570.01 FT TO THE SE COR OF THAT PARCEL OF LAND IN OR 332 PG 371; TH N 00 DEG 19 MIN 35 SEC W, ALG THE E LN OF SD PARCEL IN OR 332 PG 371 42 FT; TH N 89 DEG 34 MIN 12 SEC W PARALLEL TO THE S LN OF SD SEC 36 AND 42 FT NLY THEREFROM 570 FT TO THE INTERSEC WITH THE E LN OF SD PARCEL IN DB 366 PG 417; TH S 00 DEG 18 MIN 58 SEC E, 42 FT TO THE POB CONT 23938.204 SQ FT ALSO LESS ORB 1560/0637 DESC AS: COM AT THE SW COR OF SEC 36 TWN 33 RNG 17; TH S 89 DEG 34 MIN 12 SEC E ALG THE S LN OF SD SEC 36 A DIST OF 614.92 FT; TH N 00 DEG 25 MIN 48 SEC E A DIST OF 237.17 FT FOR A POB; TH N 00 DEG 18 MIN 58 SEC W A DIST OF 70.95 FT TO THE P C OF A CURVE TO THE RIGHT HAVING A RAD OF 28 FT; TH ALG THE ARC OF SD CURVE THRU A C/A OF 30 DEG 26 MIN 37 SEC A DIST OF 14.88 FT TO THE P C C OF A CURVE TO THE RIGHT HAVING A RAD OF 18 FT; TH ALG THE ARC OF SD CURVE THRU A C/A OF 53 DEG 49 MIN 53 SEC A DIST OF 16.91 FT TO THE P R C OF A CURVE TO THE LEFT HAVING A RAD OF 43 FT; TH ALG THE ARC OF SD CURVE THRU A C/A OF 15 DEG 01 MIN 29 SEC A DIST OF 11.28 FT TO A P T; TH S 62 DEG 10 MIN 42 SEC E A DIST OF 86.17 FT; TH S 17 DEG 13 MIN 42 SEC W A DIST OF 35.06 FT TO THE P C OF A CURVE TO THE LEFT HAVING A RAD OF 11 FT; TH ALG THE ARC OF SD CURVE THRU A C/A OF 45 DEG 55 MIN 51 SEC A DIST OF 8.82 FT; TH S 61 DEG 17 MIN 51 SEC W A DIST OF 29.21 FT; TH S 89 DEG 41 MIN 02 SEC W A DIST OF 69.06 FT TO THE POB; SUBJ TO ESMT FOR INGRESS/EGRESS & UTILITY DESC IN ORB 1581/4817 & 1589/1244 LESS ORB 1589/1447 DESC AS: LOT B-13 PALMS OF MANASOTA, PH 1 A PROPOSED CONDO DESC AS: COM AT THE SW COR OF SEC 36 TWN 33S RNG 17 E, TH S 89 DEG 34 MIN 12 SEC E ALG THE S LN OF SD SEC 36 A DIST OF 614.92 FT; TH N 00 DEG 25 MIN 48 SEC E A DIST OF 237.17 FT FOR A POB; TH N 89 DEG 41 MIN 02 SEC E 69.06 FT; TH S 00 DEG 18 MIN 58 SEC E 68.07 FT TO A PT ON A CURVE HAVING A RAD OF 78 FT AND WHOSE RAD LIES S 02 DEG 24 MIN 24 SEC W; TH WLY ALG THE ARC OF SD CURVE THROUGH A C/A OF 2 DEG 01 MIN 19 SEC A DIST OF 2.75 FT TO A PT OF TANGENCY; TH N 89 DEG 36 MIN 55 SEC W A DIST OF 59.40 FT TO A PC OF A CURVE HAVING A RAD OF 7 FT; TH ALG THE ARC OF SD CURVE THROUGH A C/A OF 89 DEG 17 MIN 57 SEC A DIST OF 10.91 FT TO A PT; TH N 00 DEG 18 MIN 58 SEC W 60.26 FT TO THE POB BEING AND LYING IN SEC 36 TWN 33S RNG 17E ALSO LESS ORB 1589/1228 DESC AS: LOT C-11 OF THE UNRECORDED PLAT OF PALMS OF MANASOTA BEING DESC AS: COM AT THE SW COR OF SEC 36 TWN 33S RNG 17E AS SHOWN ON SD PLAT; TH S 89 DEG 34 MIN 12 SEC E ALG THE S LN OF SD SEC 36 A DIST OF 495 FT; TH N 00 DEG 18 MIN 58 SEC W 42 FT TO THE INTERSECTION OF THE W LN OF SD PLAT AND THE N R/W LN OF 49<sup>TH</sup> STREET EAST (EXPERIMENTAL FARM ROAD); TH CONT N 00 DEG 18 MIN 58 SEC W ALG SD W LN A DIST OF 370.88 FT; TH N 89 DEG 41 MIN 02 SEC E 81.74 FT; TH S 53 DEG 40 MIN 06 SEC E 25 FT TO A PT ON A CUL DE SAC BEING THE

BOUNDARY LN OF TRACT "A" (A PRIVATE ROAD) OF SD PLAT; TH NLY AND ELY ALG SD BOUNDARY LN BEING A CURVE, CONCAVE TO THE S HAVING A RAD OF 43 FT, THROUGH A C/A OF 137 DEG 11 MIN 27 SEC A DIST OF 102.96 FT (CH=80.07 FT, CHORD BEARING=S 75 DEG 04 MIN 26 SEC E) FOR A POB; TH CONT SLY AND WLY ALG THE ARC OF A CURVE CONCAVE TO THE NW HAVING A RAD OF 43 FT THROUGH A C/A OF 75 DEG 24 MIN 41 SEC A DIST OF 56.60 FT (CH=52.60 FT CH BRG=S 31 DEG 13 MIN 42 SEC W); TH S 62 DEG 10 MIN 42 SEC E 86.17 FT; TH N 27 DEG 48 MIN 01 SEC E 109.47 FT; TH S 83 DEG 16 MIN 31 SEC W 65.95 FT; TH S 83 DEG 31 MIN 21 SEC W 34.73 FT TO THE POB CONT 6480 SQ FT M/L LESS ORB 1590/3321 DESC AS: LOT C 10 OF THE UNREC PLAT OF PALMS OF MANASOTA BEING MORE PARTICULARLY DESC AS FOLLOWS: COM AT THE SW COR OF SEC 36, TWN 33S RNG 17 E, AS SHOWN ON SD PLAT; TH S 89 DEG 34 MIN 12 SEC E, ALG THE S LN OF SD SEC 36, A DIST OF 495 FT; TH N 00 DEG 18 MIN 58 SEC W 42 FT TO THE INTERSECTION OF THE W LN OF SD PLAT AND THE N R/W LN OF 49<sup>TH</sup> ST E (EXPERIMENTAL FARM RD); TH CONT N 00 DEG 18 MIN 58 SEC W ALG SD W LN, A DIST OF 370.88 FT; TH N 89 DEG 41 MIN 02 SEC E 81.74 FT; TH S 53 DEG 40 MIN 06 SEC E 25 FT TO A PT ON A CUL DE SAC BEING THE BOUNDARY LN OF TRACT "A" A PRIVATE RD OF SD PLAT; TH NLY AND ELY ALG SD BOUNDARY LN BEING A CURVE, CONCAVE TO THE S, HAVING A RAD OF 43 FT, THROUGH A C/A OF 76 DEG 28 MIN 41 SEC A DIST OF 57.40 FT (CH 53.23 FT, CH BRG=N 74 DEG 34 MIN 02 SEC E) FOR A POB; TH CONT SLY AND ELY ALG THE ARC OF SD CURVE, THROUGH A C/A OF 60 DEG 42 MIN 46 SEC A DIST OF 45.56 FT (CH=43.46 FT, CH BRG=S 36 DEG 50 MIN 02 SEC E); TH N 83 DEG 31 MIN 21 SEC E 34.73 FT; TH N 83 DEG 16 MIN 31 SEC E 65.95 FT; TH N 36 DEG 56 MIN 54 SEC W 58.26 FT; TH N 38 DEG 07 MIN 29 SEC W 60.70 FT; TH S 36 DEG 58 MIN 08 SEC W 89.07 FT TO THE POB CONT 6864 SQ FT M/L ALSO LESS ORB 1591/7979DESC AS: LOT C-9 OF THE UNREC PLAT OF PALMS OF MANASOTA BEING MORE PARTICULARLY DESC AS FOLLOWS: COM AT THE SW COR OF SEC 36 TWN 33S RNG 17E AS SHOWN ON SD PLAT; TH S 89 DEG 34 MIN 12 SEC E ALG THE S LN OF SD SEC 36, A DIST OF 495 FT; TH N 00 DEG 18 MIN 58 SEC W 42 FT TO THE INTERSECTION OF THE W LN OF SD PLAT AND THE N R/W LN OF 49<sup>TH</sup> ST E (EXPERIMENTAL FARM RD); TH CONT N 00 DEG 18 MIN 58 SEC W ALG SD W LN A DIST OF 370.88 FT; TH N 89 DEG 41 MIN 02 SEC E 81.74 FT; TH S 53 DEG 40 MIN 06 SEC F 25 FT TO A PT ON A CUL DE SAC BEING THE BOUNDARY LN OF TRACT "A" A PRIVATE RD OF SD PLAT; TH NLY AND ELY ALG SD BOUNDARY LN BEING A CURVE CONCAVE TO THE S HAVING A RAD OF 43 FT, THROUGH A C/A OF 30 DEG 28 MIN 02 SEC A DIST OF 22.87 FT (CH 22.50 FT, CH BRG = N 51 DEG 33 MIN 55 SEC E) FOR A POB; TH CONT SLY AND ELY ALG THE ARC OF SD CURVE THROUGH A C/A OF 46 DEG 00 MIN 39 SEC A DIST OF 34.53 FT (CHORD = 33.61 FT CH BRG = N 89 DEG 47 MIN 54 SEC E); TH N 36 DEG 58 MIN 08 SEC E 89.07 FT; TH N 38 DEG 07 MIN 29 SEC W 2.97 FT; TH N 59 DEG 04 MIN 18 SEC W 52.09 FT; TH N 73 DEG 06 MIN 25 SEC W 43.49 FT; TH N 63 DEG 29 MIN 46 SEC W 15.66 FT; TH S 01 DEG 31 MIN 51 SEC W 80.10 FT; TH S 23 DEG 12 MIN 04 SEC E, 43.46 FT TO THE POB CONT 7933 SQ FT M/L ALSO LESS ORB 1594/3366 DESC AS: LOT B-6 OF THE UNREC PLAT OF PALMS OF MANASOTA BEING MORE PARTICULARLY DESC AS FOLLOWS: COM AT THE SW COR OF SEC 36 TWN 33S RNG 17E AS SHOWN ON SD PLAT; TH S 89 DEG 34 MIN 12 SEC E ALG THE S LN OF SD SEC 36, A DIST OF 495 FT; TH N 00 DEG 18 MIN 58 SEC W 42 FT TO THE INTERSECTION OF THE W LN OF SD PLAT AND THE N R/W LN OF 49<sup>TH</sup> ST E (EXPERIMENTAL FARM RD); TH CONT N 00 DEG 18 MIN 59 SEC W ALG SD W LN A DIST OF 247.55 FT TO A POB; TH CONT N 00 DEG 18 MIN 58 SEC W, ALG SD W LN A DIST OF 60 FT; TH N 89 DEG 41 MIN 02 SEC E 98.24 FT TO A PT ON A CUL DE SAC BEING THE BOUNDARY LN OF TRACT "A" A PRIVATE RD OF

SD PLAT; TH SLY ALG SD BOUNDARY LN BEING A CURVE CONCAVE TO THE W HAVING A RAD OF 18 FT, THROUGH A C/A OF 35 DEG 26 MIN 49 SEC A DIST OF 11.14 FT (CH=10.95 FT, CH BRG = S 12 DEG 24 MIN 15 SEC W) TO THE PT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE E HAVING A RAD OF 54 FT; TH CONT SLY ALG THE ARC OF SD CURVE THROUGH A C/A OF 30 DEG 28 MIN 37 SEC A DIST OF 34.01 FT (CH=33.51 FT CH BRG=S 14 DEG 54 MIN 21 SEC W) TO THE PT OF TANGENCY; TH S 00 DEG 18 MIN 58 SEC E 16.88 FT; TH S 89 DEG 41 MIN 02 SEC W 87 FT TO THE POB CONT 5426 SQ FT M/L LESS ORB 1600/1242 DESC AS: LEGAL DESC OF PROPOSED LOT C-3 PALMS OF MANASOTA SUB: COM AT THE SW COR OF SEC 36, TWN 33S RNG 17 E; TH S 89 DEG 34 MIN 12 SEC E ALG THE S LN OF SD SEC 36, A DIST 495 FT TO THE INTERSECTION WITH THE SLY EXTENSION OF THE ELY LN OF LANDS DESC AND RECORDED IN DB 336 PG 417; TH N 00 DEG 18 MIN 55 SEC W ALG SD SLY EXTENSION TO THE INTERSECTION WITH THE NLY RW OF 49<sup>TH</sup> ST E A DIST OF 42 FT FOR A POB; TH CONT N 00 DEG 18 MIN 58 SEC W A DIST OF 107.65 FT TH N 89 DEG 41 MIN 02 SEC E A DIST OF 70 FT; TH N 66 DEG 31 MIN 12 SEC E TO THE INTERSECTION WITH THE SLY LN OF A PRIVATE RD (TRACT A) A DIST OF 22.26 FT; TH SLY ALG THE ARC OF A CURVE WHOSE RAD IS 43 FT THROUGH A C/A OF 26 DEG 29 MIN 46 SEC A DIST OF 19.89 FT; TH S 40 DEG 01 MIN 26 SEC W LEAVING SD SLY LN OF SD PRIVATE RD, A DIST OF 36.35 FT; TH S 00 DEG 25 MIN 48 SEC W TO THE SD NLY RW OF 49<sup>TH</sup> ST E A DIST OF 73.66 FT; TH N 89 DEG 34 MIN 12 SEC W ALG SD RW A DIST OF 78.16 FT TO THE POB BEING AND LYING IN SEC 36 TWN 33S RNG 17E ALSO LESS ORB 1601/4107 DESC AS: LOT C-8 OF THE UNRECORDED PLAT OF PALMS OF MANASOTA BEING MORE PARTICULARLY DESC AS FOLLOWS: COM AT THE SW COR OF SEC 36, TWN 33S RNG 17 E AS SHOWN ON SD PLAT: TH S 89 DEG 34 MIN 12 SEC E, ALG THE S LN OF SD SEC 36, A DIST OF 495 FT; TH N 00 DEG 18 MIN 58 SEC W 42 FT TO THE INTERSECTION OF THE W LN OF SD PLAT AND THE N RW LN OF 49<sup>TH</sup> ST E (EXPERIMENTAL FARM RD); TH CONT N 00 DEG 18 MIN 58 SEC W ALG SD W LN A DIST OF 370.88 FT FOR A POB; TH CONT N 00 DEG 18 MIN 58 SEC W ALG SD W LN A DIST OF 154.14 FT; TH S 73 DEG 59 MIN 21 SEC E 29.65 FT; TH S 81 DEG 06 MIN 49 SEC E 35.81 FT; TH S 63 DEG 29 MIN 46 SEC E 46.45 FT; TH S 01 DEG 31 MIN 51 SEC W 80.10 FT; TH S 23 THE BOUNDARY LN OF TRACT "A" A PRIVATE RD OF SD PLAT; TH SLY AND WLY ALG SD BOUNDARY LN, BEING A CURVE CONCAVE TO THE SE HAVING A RAD OF 43 FT, THROUGH A C/A OF 30 DEG 28 MIN 02 SEC A DIST OF 22.87 FT (CH=22.60 FT, CH BRG=S 51 DEG 33 MIN 55 SEC W); TH N 53 DEG 40 MIN 08 SEC E 25 FT; TH S 89 DEG 41 MI 02 SEC W 81.74 FT TO THE POB CONT 15,075 SQ FT M/L; ALSO LESS THAT PART INCL IN PALMS OF MANASOTA, A CONDO (CB 29 PGS 109 & 110) DESC AS FOLLOWS: COM AT THE SW COR OF SEC 36 TWN 33S RNG 17E; TH S 89 DEG 34 MIN 12 SEC E ALG THE S LN OF SD SEC 36 A DIST 495 FT TO THE SE COR OF THAT CERTAIN PARCEL OF LAND AS DESC AND REC IN D.B. 366 PG 417 PRMCF; TH N 00 DEG 18 MIN 58 SEC W ALG THE E LN OF SD CERTAIN PARCEL A DIST OF 42 FT TO THE INT WITH THE NLY RW OF 49<sup>TH</sup> ST E AS DESC IN O.R. 1532 PG 688 PRMCF FOR A POB; TH CONT N 00 DEG 18 MIN 58 SEC W ALG SD E LN OF CERTAIN PARCEL IN ["O.R." REPLACE WITH "D.B."] 366 PG 417 AND THE E LN OF THAT CERTAIN PARCEL AS DESC AND REC IN O.R. 974 PG 573 OF SD PR A DIST OF 524.99 TO THE INT WITH THE SWFWMD JURISDICTIONAL LN; TH SLY AND ELY ALG SD LN THE FOLLOWING (13) THIRTEEN CALLS: S 73 DEG 59 MIN 21 SEC E 29.65 FT; S 81 DEG 06 MIN 49 SEC E 35.81 FT; S 63 DEG 29 MIN 46 SEC E 62.11 FT; S 73 DEG 06 MIN 25 SEC E 43.49 FT; S 59 DEG 04 MIN 18 SEC E 52.09 FT; S 38 DEG 07 MIN 29 SEC E 63.67; S 38 DEG 58 MIN 34 SEC E 58.26 FT; S 68 DEG 42 MIN 32 SEC E 25.88 FT; S 59 DEG 43 MIN 25 SEC E 54.38 FT; N 70 DEG 04 MIN 03 SEC E 27.83 FT; N 81 DEG 40 MIN 03 SEC E 48.29

FT; N 84 DEG 56 MIN 27 SEC E 35.21 FT; [INSERT "N 64 DEG 47 MIN 53 SEC E 23.74 FT"]; TH LEAVING SD JURISDICTIONAL LN N 89 DEG 40 MIN 25 SEC E PERPENDICULAR TO THE E LN OF THAT CERTAIN PARCEL OF LAND DESC IN O.R. 332 PG 371 PRMCF A DIST OF 89.23 FT TO THE INT WITH SD E LN THEREOF; TH S 00 DEG 19 MIN 35 SEC E ALG SD E LN A DIST OF 345.21 FT TO THE INT WITH THE NLY R/W OF 49<sup>TH</sup> ST E (EXPERIMENTAL FARM ROAD) AS DESC IN O.R. 1532 PG 688 OF SD PRMCF; TH N 89 DEG 34 MIN 12 SEC W ALG SD R/W A DIST OF 569.98 TO THE POB, LESS THE FOLLOWING DESC LAND (TRACT Z); COM AT THE SW COR OF SEC 36; TH S 89 DEG 34 MIN 12 SEC E ALG THE S LN OF SD SEC 36 A DIST OF 495 FT TO THE SE COR OF THAT CERTAIN PARCEL OF LAND AS DESC AND REC IN D.B. 366 PG 417 PRMCF; TH N 00 DEG 18 MIN 58 SEC W ALG THE E LN OF SD CERTAIN PARCEL A DIST OF 42 FT TO THE INT WITH THE NLY R/W OF 49<sup>TH</sup> ST E AS DESC IN O.R. 1532 PG 688 PRMCF; TH S 89 DEG 34 MIN 12 SEC E ALG SD NLY R/W A DIST OF 569.99 FT TO THE E LN OF THAT CERTAIN PARCEL OF LAND DESC IN O.R. 332 PG 371 PRMCF FOR A POB; TH N 00 DEG 19 MIN 35 SEC W ALG SD E LN A DIST OF 82.32 FT; TH N 89 DEG 58 MIN 48 SEC W A DIST OF 70 FT; TH N 48 DEG 18 MIN 53 SEC W A DIST OF 38.11 FT TO A POINT ON A CURVE WHOSE RAD LIES N 48 DEG 18 MIN 53 SEC W A DIST OF 44 FT; TH SWLY ALG THE ARC OF SD CURVE THRU A C/A OF 48 DEG 44 MIN 41 SEC A DIST OF 37.43 FT TO THE P.T.; TH N 89 DEG 34 MIN 12 SEC W A DIST OF 42.48 FT; TH S 00 DEG 25 MIN 48 SEC W A DIST OF 92 FT TO THE SD NLY R/W OF 49<sup>TH</sup> ST E; TH S 89 DEG 34 MIN 12 SEC E ALG SD NLY R/W A DIST OF 175.29 FT TO THE POB, ALSO LESS PALMS OF MANASOTA VILLAS PH 1, REC IN CB 30 PG 104-109 DESC AS FOLLOWS: COM AT SW COR OF SEC 36, TWN 33S, RNG 17E; TH S 89 DEG 34 MIN 12 SEC E, ALG S LN OF SD SEC 36, A DIST OF 1065.01 FT TO SE COR OF THAT CERTAIN PARCEL OF LAND, AS DESC AND REC IN OR 332/371; TH N 00 DEG 19 MIN 35 SEC W ALG E LN OF SD CERTAIN PARCEL IN OR 332/371, ALSO BEING E LN OF PALMS OF MANASOTA CONDO, REC IN CB 29 PGS 109 & 110, AND SLY EXENTSION THEREOF, A DIST OF 318.48 FT; TH S 89 DEG 34 MIN 12 SEC E, ALG S LN OF THAT CERTAIN PARCEL OF LAND AS DESC AND REC IN OR 1455/1766, A DIST OF 25.0 FT; TH N 00 DEG 19 MIN 35 SEC W, PARALLEL TO W LN OF SD PARCEL IN OR 1455/1766 AND 25.0 FT ELY THEREFROM, A DIST OF 474.38 FT TO INTERSECTION WITH N LN OF SD PARCEL IN OR 1455/1766; TH S 89 DEG 34 MIN 12 SEC E, ALG SD N LN IN OR 1455/1766, A DIST OF 250.55 FT TO NE COR THEREOF AND THE INTERSECTION WITH E LN OF SW1/4 OF SW1/4 OF SD SEC 36; TH N 00 DEG 19 MIN 35 SEC W, ALG E LN OF SD SW1/4 OF SW1/4, A DIST OF 528.59 FT TO NE COR OF SD SW1/4 OF SW1/4; TH N 89 DEG 34 MIN 21 SEC W, ALG N LN OF SW1/4 OF SW1/4 OF SD SEC 36; A DIST OF 393.41 FT; TH S 00 DEG 25 MIN 39 SEC W, PERPENDICULAR TO SD N LN OF SW1/4 OF SW1/4, A DIST OF 45.50 FT TO A PT ON A CURVE TO THE RIGHT, WHOSE RADIUS PT LIES S 00 DEG 25 MIN 39 SEC W, A DIST OF 32.0 FT; TH SELY ALG ARC OF SD CURVE, THROUGH A C/A OF 57 DEG 04 MIN 01 SEC, A DIST OF 31.87 FT TO THE PT OF TANGENCY; TH S 32 DEG 30 MIN 20 SEC E, A DIST OF 13.48 FT TO A PT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 120.0 FT; TH SELY, ALG ARC OF SD CURVE, THROUGH A C/A OF 12 DEG 41 MIN 45 SEC, A DIST OF 26.59 FT TO THE PT OF TANGENCY; TH S 19 DEG 48 MN 35 SEC E, A DIST OF 53.87 FT TO THE POB; TH CONT S 19 DEG 48 MIN 35 SEC E, A DIST OF 35.46 FT TO A PT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 120.0 FT; TH SLY, ALG ARC OF SD CURVE, THROUGH A C/A OF 25 DEG 55 MIN 05 SEC, A DIST OF 54.28 FT TO THE PT OF TANGENCY; TH S 06 DEG 06 MIN 30 SEC W, A DIST OF 141.96 FT TO A PT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 19.0 FT; TH SWLY, ALG ARC OF SD CURVE, THROUGH A C/A OF 87 DEG 08 MIN 00 SEC, A DIST OF 28.89 FT TO A PT OF REVERSE CURVATURE TO THE LEFT, HAVING A



RADIUS OF 1018.0 FT; TH SLY ALG THE ARC OF SD CURVE, THROUGH A C/A OF 02 DEG 26 MIN 28 SEC, A DIST OF 43.37 FT TO A PT OF COMPOUND CURVATURE TO THE LEFT, HAVING A RADIUS OF 130.50 FT; TH WLY ALG ARC OF SD CURVE, THROUGH A C/A OF 10 DEG 13 MIN 56 SEC, A DIST OF 23.30 FT; TH N 00 DEG 25 MIN 39 SEC E, A DIST OF 92.16 FT; TH N 43 DEG 58 MIN 23 SEC W, A DIST OF 17.28 FT TO A PT ON A CURVE TO THE LEFT, WHOSE RADIUS PT LIES N 43 DEG 58 MIN 23 SEC W, A DIST OF 30.0 FT; TH NELY ALG ARC OF SD CURVE, THROUGH A C/A OF 44 DEG 24 MIN 02 SEC, A DIST OF 23.25 FT; TH N 01 DEG 37 MIN 35 SEC E, A DIST OF 64.76 FT TO A PT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 30.0 FT; TH NLY, ALG ARC OF SD CURVE, THROUGH A C/A OF 25 DEG 01 MIN 16 SEC, A DIST OF 13.10 FT TO THE PT OF TANGENCY; TH N 23 DEG MIN 41 SEC W, A DIST OF 4.69 FT; TH N 66 DEG 36 MIN 19 SEC E, A DIST OF 95.68 FT TO POB; ALSO LESS PALMS OF MANASOTA VILLAS PH VI, REC IN CB 31 PGS 169-175 DESC AS FOLLOWS: COM AT THE SW COR OF SEC 36 TWN 33 RNG 17; THE S 89 DEG 34 MIN 12 SEC E ALG THE S LN OF SD SEC 36 A DIST OF 1065.01 FT TO THE SE COR OF THAT CERTAIN PARCEL OF LAND AS DESC & REC IN OR 332 P 371; TH N 00 DEG 19 MIN 35 SEC W ALG THE E LN OF SD CERTAIN PARCEL IN OR 332 P 371, ALOS BEING THE E LN OF "PALMS OF MANASOTA" CONDO AS REC IN CB 29 PGS 109 & 110 & THE SLY EXTENSION THEREOF A DIST OF 318.48 FT; TH S 89 DEG 34 MIN 12 SEC E ALG THE S LN OF THAT CERTAIN PARCEL OF LAND AS DESC & REC IN OR 1455 P 1766 A DIST OF 25 FT; TH N 00 DEG 19 MIN 35 SEC W PAR TO THE W LN OF SD PARCEL IN OR 1455 P 1766 & 25 FT ELY THERFROM A DIST OF 474.38 FT TO THE INT WITH THE N LN OF SD PARCEL IN OR 1455 P 1766; TH S 89 DEG 34 MIN 12 SEC E ALG SD N LN IN OR 1455 P 1766 A DIST OF 250.55 FT TO THE NE COR THEREOF & THE INT WITH THE E LN OF THE SW1/4 OF THE SW1/4 OF SD SEC 36; TH N 00 DEG 19 MIN 35 SEC W ALG THE E LN OF SD SW1/4 OF THE SW1/4 A DIST OF 528.59 FT TO THE NE COR OF SD SW1/4 OF THE SW1/4; TH N 89 DEG 34 MIN 21 SEC W ALG THE N LN OF THE SW1/4 OF THE SW1/4 OF SD SEC 36 A DIST OF 383.41 FT; TH S 00 DEG 25 MIN 39 SEC W PERPENDICULAR TO SD N LN OF THE SW1/4 OF THE SW1/4 A DIST OF 45.50 FT; TH N 89 DEG 34 MIN 21 SEC W A DIST OF 334.88 FT TO A P C OF A CURVE TO THE LEFT HAVING A RAD OF 70 FT; TH SWLY ALG THE ARC OF SD CURVE THROUGH A C/A OF 90 DEG 44 MIN 37 SEC A DIST OF 110.86 FT TO THE P T; TH S 00 DEG 18 MIN 58 SEC E A DIST OF 224.31 FT TO A P C TO THE LEFT HAVING A RAD OF 22 FT; TH SELY ALG THE ARC OF SD CURVE THROUGH A C/A OF 44 DEG 55 MIN 17 SEC A DIST OF 17.25 FT TO A P C C TO THE LEFT HAVING A RAD OF 140 FT; TH SELY ALG THE ARC OF SD CRUVE THROUGH A C/A OF 30 DEG 01 MIN 57 SEC A DIST OF 73.38 FT TO A P C C TO THE LEFT HAVING A RAD OF 633.56 FT; TH ELY ALG THE ARC OF SD CURVE THROUGH A C/A OF 12 DEG 07 MIN 25 SEC A DIST OF 134.07 FT TO THE POB; TH CONT ELY ALG THE ARC OF SD CURVE THROUGH A C/A OF 15 DEG 54 MIN 07 SEC A DIST OF 175.83 FT TO A P R C TO THE RIGHT HAVING A RAD OF 130.50 FT; TH ELY ALG THE ARC OF SD CURVE THROUGH A C/A OF 03 DEG 51 MIN 49 SEC A DIST OF 8.80 FT; TH N 00 DEG 25 MIN 39 SEC E A DIST OF 92.16 FT; TH N 43 DEG 58 MIN 23 SEC W A DIST OF 17.28 FT TO A PT ON A CURVE TO THE RIGHT WHOSE RAD PT LIES N 43 DEG 58 MIN 23 SEC W A DIST OF 30 FT; TH WLY ALG THE ARC OF SD CURVE THROUGH A C/A OF 44 DEG 24 MIN 02 SEC A DIST OF 23.25 FT; TH N 89 DEG 34 MIN 21 SEC W A DIST OF 149.92 FT; TH S 00 DEG 25 MIN 39 SEC W A DIST OF 115.36 FT TO THE POB, BEING & LYING IN SEC 36 TWN 33 RNG 17, ALSO LESS PALMS OF MANASOTA VILLAS PH II, DECL REC IN OR 1886/3310 DESC AS FOLLOWS: COM AT SW COR OF SEC 36, TWN 33S, RNG 17E; TH S 89 DEG 34 MIN 12 SEC E, ALG S LN OF S D SEC 36, A DIST OF 1065.01 FT TO SE COR OF THAT CERTIN PARCEL OF LAND, AS DESC AND REC IN OR 332 PG 371; TH N 00 DEG 19 MIN 35 SEC W, ALG E LN

OF SD CERTAIN PARCEL IN OR 332 PG 371, ALSO BEING E LN OF "PALMS OF MANASOTA" CONDO, AS REC IN CB 29, PGS 109-110, AND SLY EXTENSION THEROF, A DIST OF 318.48 FT; TH S 89 DEG 34 MIN 12 SEC E, ALG S LN OF THAT CERTAIN PARCEL OF LAND AS DESC AND REC IN OR 1455 PG 1766, A DIST OF 25.0 FT; TH N 00 DEG 19 MIN 35 SEC W, PARALLEL TO W LN OF SD PARCEL IN OR 1455 PG 1766 AND 25.0 FT ELY THEREFROM, A DIST OF 474.38 FT TO INTERSECTION WITH N LN OF SD PARCEL IN OR 1455 PG 1766, A DIST OF 250.55 FT TO NE COR THEREOF AND INTERSECTION WITH E LN OF SW1/4 OF SW1/4 OF SD SEC 36; TH N 00 DEG 19 MIN 35 SEC W, ALG E LN OF SD SW1/4 OF SW1/4, A DIST OF 528.59 FT TO NE COR OF SD SW1/4 OF SW1/4; TH N 89 DEG 34 MIN 21 SEC W, ALG N LN OF SW1/4 OF SW1/4 OF SD SEC 36, A DIST OF 393.41 FT; TH S 00 DEG 25 MIN 39 SEC W, PERPENDICULAR TO SD N LN OF SW1/4 OF SW1/4, A DIST OF 45.50 FT TO POB; TH N 89 DEG 34 MIN 21 SEC W, A DIST OF 135.34 FT; TH S 00 DEG 25 MIN 39 SEC W, A DIST OF 97.0 FT; TH S 89 DEG 34 MIN 21 SEC E, A DIST OF 74.49 FT TO A PT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.0 FT; TH SELY, ALG ARC OF SD CURVE, THROUGH A C/A OF 66 DEG 10 MIN 40 SEC, A DIST OF 34.65 FT TO PT OF TANGENCY; TH S 23 DEG 23 MIN 41 SEC E, A DIST OF 26.18 FT; TH N 66 DEG 36 MIN 19 SEC E, A DIST OF 95.68 FT; TH N 19 DEG 48 MIN 35 SEC W, A DIST OF 53.87 FT TO A PT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 120.0 FT; TH NWLY, ALG ARC OF SD CURVE, THROUGH A C/A OF 12 DEG 41 MIN 45 SEC, A DIST OF 26.59 FT TO PT OF TANGENCY; TH N 32 DEG 30 MIN 20 SEC W, A DIST OF 13.48 FT TO A PT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 32.0 FT; TH NWLY, ALG ARC OF SD CURVE, THROUGH A C/A OF 57 DEG 04 MIN 01 SEC, A DIST OF 31.87 FT TO POB. BEING AND LYING IN SEC 36, TWN 33S, RNG 17E  
PI#22537.0012/9



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 8<sup>th</sup> day of  
December, 2006.

R.B. SHORE  
Clerk of Circuit Court

By: Diane E. Vollmer C.S.



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

**JEB BUSH**  
*Governor*

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R. B. SHORE  
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CLERK OF THE CIRCUIT COURT  
MANATEE CO. FLORIDA  
**SUE M. COBB**  
*Secretary of State*

December 11, 2006

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

Attn: Diane E. Vollmer, D.C.

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated December 8, 2006, and certified copy of Manatee County Ordinance No. PDR-06-17(P), which was filed in this office on December 11, 2006.

Sincerely,

Liz Cloud  
Program Administrator

LC/cga

DIRECTOR'S OFFICE

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