

FILED FOR RECORD
R. B. SHORE

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MANATEE COUNTY ZONING ORDINANCE

PDR-10-05(Z)(G) - DTS#20100066 – SLAB, LLC & SLAB LIDO, LLC/RITZ CARLTON MEMBERS GOLF CLUB

CLERK OF THE CIRCUIT COURT
MANATEE CO. FLORIDA

AN ORDINANCE OF THE BOARD OF COUNTY 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 326.03 ACRES ON THE EAST SIDE OF LORRAINE ROAD, SOUTH OF BRADEN RIVER, AT 15150 70TH TERRACE EAST, APPROXIMATELY ONE MILE SOUTH OF SR 70 EAST, BRADENTON FROM A/WP-E/ST (GENERAL AGRICULTURE-ONE DWELLING UNIT PER FIVE ACRES/EVERS RESERVOIR WATERSHED PROTECTION/SPECIAL TREATMENT OVERLAY DISTRICTS) TO THE PDR (PLANNED DEVELOPMENT RESIDENTIAL); RETAINING THE OVERLAY DISTRICTS; APPROVING A GENERAL DEVELOPMENT PLAN FOR AN EXISTING GOLF COURSE, CLUBHOUSE, AND ACCESSORY STRUCTURES, TENNIS COURT, 100 NEW DWELLING UNITS TO INCLUDE; A MIX OF SINGLE-FAMILY ATTACHED AND DETACHED UNITS, AND MULTI-FAMILY UNITS TO INCLUDE SINGLE AND ATTACHED UNITS, AND POOL AND CLUBHOUSE; SUBJECT TO STIPULATIONS AS CONDITIONS OF APPROVAL; SETTING FORTH FINDINGS; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, SLAB, LLC and SLAB LIDO, LLC (the "Applicants") filed an application to rezone approximately 326.03 acres from A/WP-E/St (General Agriculture – one dwelling unit per five acres/Evers Reservoir Watershed Protections/Special Treatment Overlay Districts) to the PDR/WP-E/ST (Planned Development Residential), retaining the Overlay Districts described in Exhibit "A", attached hereto, (the "Property"); and

WHEREAS, the Applicant has also filed a General Development Plan for an existing golf course, clubhouse, and accessory structures, tennis courts, 100 new dwelling units to include: a mix of single-family attached and detached units, and multi-family units to include single and attached units, and a pool and clubhouse (the "Project") on the property; and

WHEREAS, the Applicant also filed Special Approval for a project: 1) in the Evers Reservoir Watershed Protection Overlay District; 2) in the Special Treatment Overlay District; 3) exceeding a net density of one dwelling per are in the RES-1 Future Land Use Category; and 4) adjacent to a perennial stream; and

WHEREAS, the Planning Staff has recommended approval of the rezone, General Development Plan, and Special 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 August 12, 2010 to consider the rezone, General Development Plan, and Special 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, 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 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/WP-E/ST (General Agriculture – one dwelling unit per five acres/Evers Reservoir Watershed Protections/Special Treatment Overlay Districts) to the PDR/WP-E/ST (Planned Development Residential), retaining the Overlay Districts.

B. The Board of County Commissioners held a duly noticed public hearing on September 2, 2010, 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.

Section 2. GENERAL DEVELOPMENT PLAN The General Development Plan is hereby GRANTED for an existing golf course, clubhouse, and accessory structures, tennis courts, 100 new dwelling units to include: a mix of single-family attached and detached units, and multi-family units to include single and attached units, and a pool and clubhouse on the property subject to the following stipulations:

STIPULATIONS

A. DESIGN AND LAND USE CONDITIONS:

1. The Notice to Buyers shall include language informing prospective buyers of the agricultural zoning southeast of the development site and potential impacts (noise, odors, etc.).

B. ENVIRONMENTAL PLANNING:

2. A copy of the Environmental Resource Permit (ERP) approved by SWFWMD shall be submitted to the Natural Resources Department for review prior to Final Site Plan approval.
3. Existing native vegetation within any required landscape buffer shall be preserved to the greatest extent possible. There shall be no overhead or underground power lines, swales, or stormwater facilities within any proposed landscape buffer containing desirable native vegetation with the exception of limited crossings.
4. Desirable trees along the site perimeter shall be retained.

C. STORMWATER MANAGEMENT:

5. This project shall be required to reduce the calculated pre-development flow rate by a full twenty-five percent (25%) for all stormwater outfall flow directly or indirectly into the Braden River. Modeling shall be used to determine pre- and post- development flows.
6. This project shall be required to provide 150% water quality treatment for the Braden River/Evers Reservoir.

Section 3. SPECIAL APPROVALS.

Special Approval is hereby granted for a project: 1) in the Evers Reservoir Watershed Protection Overlay District; 2) in the Special Treatment Overlay District; 3) exceeding a net density of one dwelling per acre in the RES-1 Future Land Use Category; and 4) adjacent to a perennial stream. The Special Approval shall continue in effect and shall expire concurrent with the Preliminary Site 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/WP-E/ST (General Agriculture – one dwelling unit per five acres/Evers Reservoir Watershed Protections/Special Treatment Overlay Districts) to the PDR/WP-E/ST (Planned Development Residential), retaining the Overlay Districts 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 2ND day of September, 2010.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY: 

Donna G. Hayes, Chairman

ATTEST:

R. B. SHORE
Clerk of the Circuit Court

BY: 

Deputy Clerk



EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 4 (RITZ-CARLTON SITE)

DESCRIPTION of the Phase 1 Parcel (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Sections 22, 23, 26 and 27, Township 35 South, Range 19 East, Manatee County, Florida and described as follows:

Commence at the Northwest corner of said Section 27; thence S.89°29'32"E. along the north line of said Section 27, a distance of 56.31 feet to a point on the easterly line of Lorraine Road, a 120-foot wide public right-of-way, also being the point of curvature of a non-tangent curve to the left, of which the radius point lies N.89°18'01"E., a radial distance of 5,940.00 feet; thence southerly along the arc of said curve, through a central angle of 04°26'58", an arc length of 461.28 feet to the point of reverse curvature of a curve to the right having a radius of 6,060.00 feet and a central angle of 05°31'12"; thence southerly along the arc of said curve, a distance of 583.83 feet to the end of said curve; thence S.89°37'46"E. along a line radial to the last described curve, a distance of 240.68 feet; thence S.40°36'26"E., a distance of 257.70 feet; thence S.81°04'26"E., a distance of 540.66 feet; thence S.49°05'50"E., a distance of 215.16 feet; thence N.40°54'10"E., a distance of 245.00 feet to the POINT OF BEGINNING; thence N.49°05'50"W., a distance of 243.90 feet; thence N.21°00'00"W., a distance of 118.42 feet; thence N.69°00'00"E., a distance of 380.00 feet; thence N.35°00'00"E., a distance of 453.13 feet; thence N.55°30'00"E., a distance of 859.04 feet; thence N.62°15'00"E., a distance of 585.88 feet; thence N.83°00'00"E., a distance of 630.49 feet; thence N.65°00'00"E., a distance of 1,078.77 feet; thence S.07°30'43"E., a distance of 141.37 feet; thence S.16°28'56"E., a distance of 96.10 feet; thence S.69°18'50"E., a distance of 147.54 feet; thence N.82°50'11"E., a distance of 81.44 feet; thence N.18°48'41"E., a distance of 163.72 feet; thence N.45°47'43"W., a distance of 79.67 feet; thence N.22°15'45"E., a distance of 66.77 feet; thence N.21°25'53"E., a distance of 88.19 feet; thence N.48°06'41"E., a distance of 169.68 feet; thence N.72°00'46"E., a distance of 368.15 feet; thence N.89°37'37"E., a distance of 301.32 feet; thence S.10°00'00"E., a distance of 299.62 feet; thence S.63°00'00"E., a distance of 306.73 feet; thence N.59°56'21"E., a distance of 110.00 feet; thence N.00°00'00"E., a distance of 150.00 feet; thence N.43°00'00"W., a distance of 155.00 feet; thence N.00°00'00"E., a distance of 338.36 feet; thence N.86°30'00"E., a distance of 1,250.00 feet; thence N.00°00'00"E., a distance of 395.00 feet; thence N.45°00'00"E., a distance of 65.00 feet; thence S.71°00'00"E., a distance of 1,590.09 feet; thence S.36°15'21"E., a distance of 26.99 feet; thence S.47°37'00"E., a distance of 27.54 feet; thence S.14°10'25"E., a distance of 20.59 feet; thence S.02°43'11"E., a distance of 41.34 feet; thence N.80°51'14"E., a distance of 32.28 feet; thence S.57°35'13"E., a distance of 26.50 feet; thence S.18°19'24"E., a distance of 19.97 feet; thence S.13°48'48"W., a distance of 51.21 feet; thence S.08°38'26"W., a distance of 58.46 feet; thence S.14°04'19"W., a distance of 29.56 feet; thence S.13°10'48"W., a distance of 39.32 feet; thence S.05°49'48"W., a distance of 46.79 feet; thence S.16°05'26"E., a distance of 25.87 feet; thence S.06°11'48"E., a distance of 95.54 feet; thence S.01°02'33"E., a distance of 102.26 feet; thence S.07°41'59"W., a distance of 65.59 feet; thence S.28°04'31"W., a distance of 73.73 feet; thence S.18°47'18"W., a distance of 35.87 feet; thence S.67°46'54"W., a distance of 48.43 feet; thence S.08°49'02"W., a distance of 14.08 feet; thence S.17°27'20"E., a

distance of 76.15 feet; thence S.37°28'48"E., a distance of 53.78 feet; thence S.35°45'03"E., a distance of 38.55 feet; thence S.24°55'40"E., a distance of 64.72 feet; thence S.00°58'48"E., a distance of 71.94 feet; thence S.11°09'21"W., a distance of 49.93 feet; thence S.07°21'16"W., a distance of 77.00 feet; thence S.45°41'21"W., a distance of 59.80 feet; thence S.24°41'17"W., a distance of 55.71 feet; thence S.25°18'54"W., a distance of 116.97 feet; thence S.36°16'39"E., a distance of 36.68 feet; thence S.39°28'44"E., a distance of 21.34 feet; thence S.40°55'49"E., a distance of 39.36 feet; thence S.42°32'51"E., a distance of 20.16 feet; thence S.22°26'51"E., a distance of 28.80 feet; thence S.17°32'57"W., a distance of 18.82 feet; thence S.04°22'21"E., a distance of 17.17 feet; thence S.39°52'10"E., a distance of 65.47 feet; thence S.35°51'49"E., a distance of 34.52 feet; thence S.46°45'03"E., a distance of 70.07 feet; thence S.42°58'31"E., a distance of 89.63 feet; thence S.57°15'40"W., a distance of 219.84 feet to the point of curvature of a curve to the right having a radius of 300.00 feet and a central angle of 64°53'57"; thence westerly along the arc of said curve, an arc length of 339.81 feet to the point of reverse curvature of a curve to the left having a radius of 750.00 feet and a central angle of 31°38'30"; thence westerly along the arc of said curve, a distance of 414.19 feet to the point of reverse curvature of a curve to the right having a radius of 500.00 feet and a central angle of 15°22'06"; thence westerly along the arc of said curve, a distance of 134.11 feet to the point of reverse curvature of a curve to the left having a radius of 500.00 feet and a central angle of 17°30'03"; thence westerly along the arc of said curve, a distance of 152.72 feet to the point of tangency of said curve; thence S.88°23'11"W., a distance of 424.82 feet; thence S.11°52'14"W., a distance of 47.37 feet to the point of curvature of a curve to the left having a radius of 30.00 feet and a central angle of 62°22'12"; thence southerly along the arc of said curve, an arc length of 32.66 feet to the point of reverse curvature of a curve to the right having a radius of 130.00 feet and a central angle of 127°23'16"; thence southerly along the arc of said curve, a distance of 289.03 feet to the point of reverse curvature of a curve to the left having a radius of 145.00 feet and a central angle of 50°15'09"; thence southwesterly along the arc of said curve, a distance of 127.18 feet to the point of reverse curvature of a curve to the right having a radius of 155.00 feet and a central angle of 127°49'24"; thence westerly along the arc of said curve, a distance of 345.80 feet to the point of tangency of said curve, thence N.25°32'28"W., a distance of 142.25 feet to the point of curvature of a curve to the left having a radius of 220.00 feet and a central angle of 81°21'02"; thence northwesterly along the arc of said curve, an arc length of 312.36 feet to the point of reverse curvature of a curve to the right having a radius of 115.00 feet and a central angle of 105°16'41"; thence northwesterly along the arc of said curve, a distance of 211.31 feet to the end of said curve; thence S.88°23'11"W., a distance of 344.58 feet; thence S.01°38'19"E., a distance of 186.20 feet to the point of curvature of a curve to the right having a radius of 95.00 feet and a central angle of 60°36'52"; thence southwesterly along the arc of said curve, an arc length of 100.50 feet to the point of reverse curvature of a curve to the left having a radius of 70.00 feet and a central angle of 68°01'53"; thence southwesterly along the arc of said curve, a distance of 83.12 feet to the point of reverse curvature of a curve to the right having a radius of 70.00 feet and a central angle of 82°19'35"; thence southwesterly along the arc of said curve, a distance of 100.58 feet to the point of tangency of said curve; thence S.73°16'16"W., a distance of 141.48 feet to the point of curvature of a curve to the right having a radius of 130.00 feet and a central angle of 108°23'06"; thence northwesterly along the arc of said curve, an arc length of 245.92 feet to the point of reverse curvature of a curve to the left having a radius of 120.00 feet and a central angle of 55°00'55"; thence northwesterly along the arc of said curve, a distance of 115.22 feet to the point of reverse curvature of a curve to the right having a radius of 130.00 feet and a central angle of 26°24'49"; thence northwesterly along the arc of said curve, a distance of 59.93 feet to the point of reverse curvature of

a curve to the left having a radius of 220.00 feet and a central angle of $88^{\circ}47'03''$; thence westerly along the arc of said curve, a distance of 340.91 feet to the point of compound curvature of a curve to the left having a radius of 750.00 feet and a central angle of $07^{\circ}46'18''$; thence southwesterly along the arc of said curve, an arc length of 101.73 feet to the point of compound curvature of a curve to the left having a radius of 70.00 feet and a central angle of $77^{\circ}05'18''$; thence southerly along the arc of said curve, an arc length of 94.18 feet to the point of tangency of said curve; thence $S.20^{\circ}35'23''E.$, a distance of 166.34 feet to the point of curvature of a curve to the right having a radius of 80.00 feet and a central angle of $27^{\circ}39'30''$; thence southerly along the arc of said curve, an arc length of 38.62 feet to the point of tangency of said curve; thence $S.07^{\circ}04'07''W.$, a distance of 174.24 feet to the point of curvature of a curve to the right having a radius of 30.00 feet and a central angle of $33^{\circ}41'32''$; thence southwesterly along the arc of said curve, an arc length of 17.64 feet to the point of tangency of said curve; thence $S.40^{\circ}45'38''W.$, a distance of 298.99 feet to the point of curvature of a curve to the right having a radius of 95.00 feet and a central angle of $52^{\circ}06'49''$; thence southwesterly along the arc of said curve, an arc length of 86.41 feet to the point of reverse curvature of a curve to the left having a radius of 270.00 feet and a central angle of $23^{\circ}31'53''$; thence westerly along the arc of said curve, a distance of 110.89 feet to the point of reverse curvature of a curve to the right having a radius of 155.00 feet and a central angle of $30^{\circ}13'47''$; thence westerly along the arc of said curve, a distance of 81.78 feet to the point of reverse curvature of a curve to the left having a radius of 265.00 feet and a central angle of $28^{\circ}19'05''$; thence westerly along the arc of said curve, a distance of 130.97 feet to the point of tangency of said curve; thence $S.71^{\circ}15'17''W.$, a distance of 132.13 feet; thence $S.39^{\circ}42'17''W.$, a distance of 1,366.14 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies $N.17^{\circ}54'52''E.$, a radial distance of 500.00 feet; thence northwesterly along the arc of said curve, through a central angle of $14^{\circ}40'42''$, an arc length of 128.09 feet to the point of reverse curvature of a curve to the left having a radius of 300.00 feet and a central angle of $33^{\circ}34'45''$; thence westerly along the arc of said curve, a distance of 175.82 feet to the point of reverse curvature of a curve to the right having a radius of 300.00 feet and a central angle of $27^{\circ}41'00''$; thence westerly along the arc of said curve, a distance of 144.95 feet to the point of compound curvature of a curve to the right having a radius of 1,304.68 feet and a central angle of $46^{\circ}09'43''$; thence northwesterly along the arc of said curve, an arc length of 1,051.15 feet to the point of tangency of said curve; thence $N.17^{\circ}08'28''W.$, a distance of 477.41 feet to the point of curvature of a curve to the left having a radius of 325.00 feet and a central angle of $93^{\circ}51'32''$; thence northwesterly along the arc of said curve, an arc length of 532.40 feet to the point of tangency of said curve; thence $S.69^{\circ}00'00''W.$, a distance of 414.64 feet; thence $S.40^{\circ}54'10''W.$, a distance of 411.03 feet to the POINT OF BEGINNING.

Said tract contains 13,761,546 square feet or 315.9216 acres, more or less.

DESCRIPTION in Exhibit "A" of Official Records Book 2221, Page 4402: (Prepared by the Signing Surveyor & Mapper)

A tract of land lying in Section 27, Township 35 South, Range 19 East, Manatee County, Florida and described as follows:

Commence at the Northwest corner of said Section 27; thence $S.89^{\circ}29'32''E.$ along the north line of said Section 27, a distance of 56.31 feet to a point on the easterly line of Lorraine Road, a 120-foot wide public right-of-way, also being the point of curvature of a non-tangent curve to the left, of which

the radius point lies N.89°18'01"E., a radial distance of 5,940.00 feet; thence southerly along the arc of said curve, through a central angle of 04°26'58", an arc length of 461.28 feet to the point of reverse curvature of a curve to the right having a radius of 6,060.00 feet and a central angle of 05°31'12"; thence southerly along the arc of said curve, a distance of 583.83 feet to the end of said curve; thence S.89°37'46"E. along a line radial to the last described curve, a distance of 240.68 feet; thence S.40°36'26"E. a distance of 257.70 feet; thence S.81°04'26"E. a distance of 540.66 feet; thence S.49°05'50"E. a distance of 215.16 feet; thence N.40°54'10"E. a distance of 656.03 feet; thence N.69°00'00"E. a distance of 257.96 feet the POINT OF BEGINNING; thence N.69°00'00"E., a distance of 156.67 feet to the point of curvature of a curve to the right having a radius of 325.00 feet and a central angle of 88°23'34"; thence southeasterly along the arc of said curve, an arc length of 501.39 feet to the point of tangency of said curve; thence N.57°58'54"W., a distance of 261.63 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies S.16°31'11"W., a radial distance of 275.00 feet; thence westerly along the arc of said curve, through a central angle of 33°06'57", an arc length of 158.94 feet to the point of reverse curvature of a curve to the right having a radius of 332.00 feet and a central angle of 20°43'35"; thence westerly along the arc of said curve, a distance of 120.10 feet to the point of reverse curvature of a curve to the left having a radius of 268.00 feet and a central angle of 14°02'42"; thence westerly along the arc of said curve, a distance of 65.70 feet to the point of tangency of said curve to the POINT OF BEGINNING.

Said tract contains 26,076 square feet or 0.5986 acres, more or less.

LEGAL DESCRIPTION also included in Exhibit "A" of Official Records Book 2221, Page 4402:
(Prepared by the Certifying Surveyor and Mapper):

A tract of land lying in Section 27, Township 35 South, Range 19 East, Manatee County, Florida and described as follows:

Commence at the northwest corner of said Section 27; thence S.89°29'32"E., along the north line of said Section 27, a distance of 56.31 feet to a point on the easterly line of Lorraine Road, a 120-foot wide right-of-way, also being the point of curvature of a non-tangent curve to the left, of which the radius point lies N.89°18'01"E., a radial distance of 5,940.00 feet; thence southerly along the arc of said curve, through a central angle of 04°26'58", an arc length of 461.28 feet to the point of reverse curvature of a curve to the right having a radius of 6,060.00 feet and a central angle of 05°31'12"; thence southerly along the arc of said curve, a distance of 583.83 feet to the end of said curve, said point also being the southwest corner of the Access Parcel as described in Official Records Book 1892, page 750 of the Public Records of Manatee County, Florida; the following five calls are along the south boundary line of said Access Parcel; thence S.89°37'46"E., along a line radial to the last described curve, a distance of 240.68 feet; thence S.40°36'26"E., a distance of 257.70 feet; thence S.81°04'26"E., a distance of 540.66 feet; thence S.49°05'50"E., a distance of 215.16 feet; thence N.40°54'10"E., a distance of 656.03 feet to a point on the south boundary line of Parcel 1, as recorded in Official Record Book 1892, Page 750, of said Public Records; thence N.69°00'00"E., along said south boundary line, a distance of 257.96 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies S.09°54'54"E., a radial distance of 268.00 feet; thence easterly along the arc of said curve, through a central angle of 14°02'42", an arc length of 65.70 feet to the point of reverse curvature of a curve to the left having a radius of 332.00 feet and a central angle of 20°43'35"; thence easterly along the arc of said curve, a distance of 120.10 feet to the point of reverse curvature of a curve to the right having a radius of 275.00 feet and a central

angle of 33°06'57"; thence easterly along the arc of said curve, a distance of 158.94 feet to the end of said curve; thence S.57°58'54"E., along a line non-tangent to the last described curve, a distance of 261.63 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies S.67°23'34"W., a radial distance of 325.00 feet, said point being the POINT OF BEGINNING; thence along the arc, in a southerly direction, passing through a central angle of 05°27'58", an arc length of 31.01 feet to the point of tangency of said curve; thence S.17°08'28"E., a distance of 477.41 feet; thence N.17°18'27"W., a distance of 508.37 feet to the POINT OF BEGINNING.

Said tract contains 360 square feet of 0.01 acres, more or less.

DESCRIPTION in Exhibit "A" of Official Records Book 2221, Page 4411: (Prepared by the Signing Surveyor & Mapper)

A tract of land lying in Section 27, Township 35 South, Range 19 East, Manatee County, Florida and described as follows:

Commence at the Northwest corner of said Section 27; thence S.89°29'32"E. along the north line of said Section 27, a distance of 56.31 feet to a point on the easterly line of Lorraine Road, a 120-foot wide public right-of-way, also being the point of curvature of a non-tangent curve to the left, of which the radius point lies N.89°18'01"E., a radial distance of 5,940.00 feet; thence southerly along the arc of said curve, through a central angle of 04°26'58", an arc length of 461.28 feet to the point of reverse curvature of a curve to the right having a radius of 6,060.00 feet and a central angle of 05°31'12"; thence southerly along the arc of said curve, a distance of 583.83 feet to the end of said curve, said point being the southwest corner of the Access Parcel as described in Official Record Book 1892, Page 750 of the Public Records of Manatee County, Florida; the following four (4) calls are along the southerly line of said Access Parcel; (1) thence S.89°37'46"E. along a line radial to the last described curve, a distance of 240.68 feet; (2) thence S.40°36'26"E. a distance of 257.70 feet; (3) thence S.81°04'26"E. a distance of 540.66 feet; (4) thence S.49°05'50"E. a distance of 215.16 feet; thence N.40°54'10"E., along the south line of said Access Parcel and the south line of Phase 1, as described in said Official Record Book 1892, Page 750, a distance of 462.14 feet to the POINT OF BEGINNING; the following two (2) calls are along the south line of said Phase 1; (1) thence continue N.40°54'10"E., a distance of 193.89 feet; (2) thence N.69°00'00"E., a distance of 257.96 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies S.09°54'54"E., a radial distance of 268.00 feet; thence easterly along the arc of said curve, through a central angle of 14°02'42", an arc length of 65.70 feet to the point of reverse curvature of a curve to the left having a radius of 332.00 feet and a central angle of 20°43'35"; thence easterly along the arc of said curve, a distance of 120.10 feet to the point of reverse curvature of a curve to the right having a radius of 275.00 feet and a central angle of 33°06'57"; thence easterly along the arc of said curve, a distance of 158.94 feet to the end of said curve; thence S.57°58'54"E., a distance of 261.63 feet to the northerly line of Country Club East Investors, LLC property, as recorded in Official Record Book 2094, Page 2170, of said Public Records; thence S.17°18'27"E., along said northerly line, a distance of 43.59 feet; thence N.56°24'12"W., a distance of 287.20 feet to the point of curvature of a curve to the left having a radius of 32.50 feet and a central angle of 17°15'45"; thence northwesterly along the arc of said curve, an arc length of 9.79 feet to the point of compound curvature of a curve to the left having a radius of 254.50 feet and a central angle of 31°21'08"; thence westerly along the arc of said curve, an arc length of 139.26 feet to the point of reverse curvature of a curve to the right having a

radius of 352.50 feet and a central angle of 09°54'31"; thence westerly along the arc of said curve, a distance of 60.96 feet to the point of reverse curvature of a curve to the left having a radius of 32.50 feet and a central angle of 37°05'48"; thence southwesterly along the arc of said curve, a distance of 21.04 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies N.43°46'37"W., a radial distance of 212.50 feet; thence westerly along the arc of said curve, through a central angle of 44°56'31", an arc length of 166.68 feet to the point of reverse curvature of a curve to the left having a radius of 287.50 feet and a central angle of 50°15'44"; thence southwesterly along the arc of said curve, a distance of 252.21 feet to the point of tangency of said curve; thence S.40°54'10"W., a distance of 111.31 feet; thence N.49°05'50"W., a distance of 42.50 feet to the POINT OF BEGINNING.

Said tract contains 39,215 square feet or 0.9003 acres, more or less.

(Note: This Parcel has been purchased by the Ritz Carlton)

TOGETHER WITH ACCESS EASEMENT OVER THE FOLLOWING DESCRIBED
PARCEL:

DESCRIPTION of the Access Parcel (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Section 27, Township 35 South, Range 19 East, Manatee County, Florida
and described as follows:

Commence at the Northwest corner of said Section 27; thence S.89°29'32"E. along the north line of said Section 27, a distance of 56.31 feet to a point on the easterly line of Lorraine Road, a 120-foot wide public right-of-way, also being the point of curvature of a non-tangent curve to the left, of which the radius point lies N.89°18'01"E., a radial distance of 5,940.00 feet; thence southerly along the arc of said curve, through a central angle of 04°26'58", an arc length of 461.28 feet to the point of reverse curvature of a curve to the right having a radius of 6,060.00 feet and a central angle of 05°31'12"; thence southerly along the arc of said curve, a distance of 583.83 feet to the POINT OF BEGINNING, also being the point of curvature of a curve to the left, of which the radius point lies N.89°37'46"W., a radial distance of 6,060.00 feet; thence northerly along the arc of said curve, through a central angle of 04°22'24", an arc length of 462.56 feet to the end of said curve; thence N.85°59'50"E. along a line radial to the last described curve, a distance of 30.00 feet; thence S.83°00'00"E., a distance of 137.04 feet; thence S.35°51'00"E., a distance of 385.00 feet; thence S.65°15'00"E., a distance of 464.25 feet; thence N.69°00'00"E., a distance of 257.50 feet; thence S.21°00'00"E., a distance of 118.42 feet; thence S.49°05'50"E., a distance of 243.90 feet; thence S.40°54'10"W., a distance of 245.00 feet; thence N.49°05'50"W., a distance of 215.16 feet; thence N.81°04'26"W., a distance of 540.66 feet; thence N.40°36'26"W., a distance of 257.70 feet; thence N.89°37'46"W., a distance of 240.68 feet to the POINT OF BEGINNING.

Said tract contains 374,740 square feet or 8.6028 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 29 day of
September, 2010
R.B. SHORE
Clerk of Circuit Court
By: John J. Shore d.c.



FLORIDA DEPARTMENT of STATE

CHARLIE CRIST
Governor

STATE LIBRARY AND ARCHIVES OF FLORIDA

DAWN K. ROBERTS
Interim Secretary of State

September 9, 2010

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

Attention: Ms. 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 September 2, 2010 and certified copies of Manatee County Ordinance Nos. 10-16, PDR-03-41(P)(R), PDR-10-05(Z)(G), PDMU-10-08(Z), Z-10-04, PDR-04-55(P)(R), Z-10-03 and 10-58, which were filed in this office on September 7, 2010.

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

Sincerely,

Liz Cloud
Program Administrator

LC/srd
Enclosure

FILED ON RECORD
R. B. SHORE
2010 SEP 14 PM 1:09
CLERK OF CIRCUIT COURT
MANATEE CO FLORIDA

DIRECTOR'S OFFICE

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