

FILED FOR RECORD  
R. B. SHORE

2011 MAY 24 ~~APR 28~~ **MANATEE COUNTY ZONING ORDINANCE**  
**PDR-10-11(Z)(P) – CANOE CREEK SUBDIVISION (DTS #20100186)**

CLERK OF THE CIRCUIT  
MANATEE CO. 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; REZONING APPROXIMATELY 304.09 ACRES ON THE NORTH AND SOUTH SIDES OF GOLF COURSE ROAD AROUND ITS INTERSECTION WITH JIM DAVIS ROAD AT 14355 GOLF COURSE RD., PARRISH FROM A/NCO (GENERAL AGRICULTURE/NORTH CENTRAL OVERLAY) TO THE PDR (PLANNED DEVELOPMENT RESIDENTIAL) ZONING DISTRICT, RETAINING THE NORTH CENTRAL OVERLAY; APPROVING A PRELIMINARY SITE PLAN FOR 896 LOTS FOR SINGLE-FAMILY DETACHED RESIDENCES; SUBJECT TO STIPULATIONS AS CONDITIONS OF APPROVAL; SETTING FORTH FINDINGS; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

2011 MAY 18 PM 2:50  
DEPARTMENT OF STATE  
TALLAHASSEE, FLORIDA

FILED

**WHEREAS**, MML II, LLC and Medallion Country Club LWR, LLC (the "Applicant") filed an application to rezone approximately 304.09 acres described in Exhibit "A", attached hereto, (the "property") from A/NCO (General Agriculture/North Central Overlay) to the PDR (Planned Development Residential) Zoning District, retaining the North Central Overlay; and

**WHEREAS**, the applicant also filed a Preliminary Site Plan application for 896 lots for single-family detached residences (the "project") on the property; and

**WHEREAS**, the applicant also filed a request for Special Approval for a project: 1) exceeding a gross density of 1 d.u./ acre and a net density of 3 d.u./ acre in the UF-3 FLUC; 2) adjacent to a perennial stream; 3) partially in the Coastal High Hazard Area (CHHA), and 4) partially in the Coastal Evacuation Area (CEA); and

**WHEREAS**, the applicant also filed a request for Specific Approval for alternatives to Sections 604.10.3.5.1 (Roadway Buffer), 604.10.3.3.k (Buffer Setback), 604.10.3.6 (Greenbelt Buffer – Varying Width), 603.7.4.5 (Greenbelt Buffer – Landscaping adjacent to Ponds and Wetlands), 907.9.1.3 (Interneighborhood Ties), 907.9.4.1 (Cul de Sac longer than 800 Feet), 604.10.4.3.2.b (1) (Trails in Buffers), 702.6.7 (Agricultural Setback), 702.6.10 (Wetland Buffer Setback) and 712.2.8 (second means of access), of the Land Development Code; and

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

**WHEREAS**, the Manatee County Planning Commission, after due public notice, held public hearings on January 13, 2011, February 10, 2011, and March 10, 2011 to consider the rezone, Preliminary Site Plan, Special Approval, and Specific Approval, received the staff 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 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 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, 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 (Planned Development Residential) Zoning District, retaining the North Central Overlay.

B. The Board of County Commissioners held duly noticed public hearings on February 3, 2011, April 7, 2011, and May 5, 2011 regarding the 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 Manatee County Comprehensive Plan.

D. For the purposes of granting Special Approval, the Board finds that the project, as detailed on the Preliminary Site 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 604.10.3.5.1, the Board finds that the public purpose and intent of the LDC regulations are satisfied to an equivalent degree because the variable width buffer will adequately mitigate the impacts of the road.

F. Notwithstanding the failure of this plan to comply with the requirements of LDC section 604.10.3.3.k, the Board finds that the public purpose and intent of the LDC regulations are satisfied to an equivalent degree because narrow and upright buffer trees will adequately provide screening.

G. Notwithstanding the failure of this plan to comply with the requirements of LDC Section 604.10.3.6, the Board finds that the public purpose and intent of the LDC regulations are satisfied to an equivalent degree because the variable width buffer will adequately mitigate the impacts of the project as a transition for compatibility with surrounding land.

H. Notwithstanding the failure of this plan to comply with the requirements of LDC Sections 603.7.4.5 and 604.10.3.6, the Board finds that the public purpose and intent of the LDC regulations are satisfied to an equivalent degree because the width of abutting wetlands, wetland buffers, stormwater facilities, waterbodies, floodways, and floodplain compensation areas will adequately mitigate the impacts of the project as a transition for compatibility with surrounding land.

I. Notwithstanding the failure of this plan to comply with the requirements of LDC Section 907.9.1.3, the Board finds that the public purpose and intent of the LDC regulations are satisfied to an equivalent degree because the characteristics of the adjacent land do not allow or need additional access through Canoe Creek.

J. Notwithstanding the failure of this plan to comply with the requirements of LDC Section 907.9.4.1, the Board finds that the public purpose and intent of the LDC regulations are satisfied to an equivalent degree because the mid-point width expansions allow adequate traffic access and allow a design that protects natural resources.

K. Notwithstanding the failure of this plan to comply with the requirements of LDC Section 604.10.4.3.2.b(1), the Board finds that the public purpose and intent of the LDC regulations are satisfied to an equivalent degree because the sidewalks on both sides of the streets will adequately provide pedestrian connectivity..

L. Notwithstanding the failure of this plan to comply with the requirements of LDC section 702.6.7, the Board finds that the public purpose and intent of the LDC regulations are satisfied to an equivalent degree because the Notice to Buyers will adequately mitigate objections to the minor agricultural operations on adjacent land.

M. Notwithstanding the failure of this plan to comply with the requirements of LDC Section 702.6.10, the Board finds that the public purpose and intent of the LDC regulations are satisfied to an equivalent degree because the wetland buffer will not suffer degradation where people do not have doors opening into the buffer.

N. Notwithstanding the failure of this plan to comply with the requirements of LDC Section 712.2.8, the Board finds that the public purpose and intent of the LDC regulations are satisfied to an equivalent degree because the street layout allows safety improvements for emergency vehicle access.

O. Notwithstanding the failure of this plan to comply with the requirements of the Land Development Code, the Board finds that the public purpose and intent is satisfied to an equivalent degree by the proposed design because the 16-foot and 22-foot wide alleys will be designated one-way and two-way respectively, to provide adequate access to rear garages and maneuverability for emergency vehicles.

**Section 2. PRELIMINARY SITE PLAN.** The Preliminary Site Plan is hereby approved for 896 lots for single-family detached residences upon the property subject to the following Stipulations:

**STIPULATIONS**

**A. STORMWATER CONDITIONS:**

1. A Drainage Easement shall be dedicated to Manatee County and be shown on the Final Site Plan and Final Plat along Gamble Creek and all lateral drainage systems within the project boundaries. In addition, a twenty five (25) foot Drainage-Maintenance Access Easement shall be provided along Gamble Creek. Landscaping (excluding existing vegetation) shall not be allowed within the Drainage-Maintenance Access Easements. Manatee County is only responsible for maintaining the free flow of drainage through these systems.
2. Any fill within the 25-year or 100-year floodplains of the Gamble Creek shall be compensated by the creation of an equal or greater storage volume above seasonal high water table. 100-year and 25-year floodplain compensation shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation).
3. This project shall be required to reduce the calculated pre-development flow rate by a full fifty percent (50%) for all stormwater outfall flow directly or indirectly into Gamble Creek. Modeling shall be used to determine pre- and post- development flows.
4. The applicant shall make available to Manatee County stormwater pond capacity and floodplain compensation capacity for the future expansion of Golf Course Road. The construction, engineering, permitting, dedication of easements, and necessary land for the facilities will be impact fee creditable.

**B. FLOODPLAIN CONDITIONS:**

1. A Conditional Letter of Map Revision (CLOMR) approved by the Federal Emergency Management Agency (FEMA) will be required prior to the approval of the Final Site Plan/Construction Drawings. Prior to any construction on Lots 385-396, an approved Letter of Map Revision (LOMR) will be required.

**C. ENVIRONMENTAL CONDITIONS:**

1. A copy of the Environmental Resource Permit (ERP) approved by SWFWMD shall be submitted to the Natural Resources Dept. for review prior to Final Site Plan approval.

The applicant has indicated that the feature labeled as a ditch running north to south in the center of the site is not a jurisdictional wetland. Verification of the jurisdictional status shall be provided prior to Final Site Plan approval. Should the feature be determined to be a wetland, the criteria of Section 719 of the LDC shall apply.

2. The Final Site Plan shall reflect 50' wetland buffers along all portions of Gamble Creek due to its status as an impaired water body.
3. Sherman's Fox Squirrels have been observed on this site. The site shall be re-evaluated for listed species at the time of Final Site Plan submittal. If the updated survey reveals the continued presence of Sherman's Fox Squirrels, then the applicant shall provide appropriate documentation from Florida Fish & Wildlife Conservation Commission (FFWCC) demonstrating compliance with their regulations. The Final Site Plan shall be designed in accordance with FFWCC guidelines in effect for this species.
4. A Conservation Easement for the areas defined as post-development jurisdictional wetlands and wetland buffers shall be dedicated to the County prior to or concurrent with Final Plat approval.
5. No lots shall be platted through post-development wetlands, wetland buffers or tree preservation areas.
6. The project shall be designed so that no wetland buffer impacts, other than those allowed by Section 719.11.1.2 of the LDC, are required in areas that contain native desirable vegetation.
7. All proposed mulch nature trails, park/picnic and shade structures located in wetland buffers and tree preservation areas shall be designed in a manner that minimizes impacts to trees and/or native vegetation.

**D. CONCURRENCY AND TRANSPORTATION:**

1. The developer shall provide a second means of access north of Golf Course Road where needed to serve more than 100 residential lots.

**E. PLANNING:**

1. The existing right-of-way for Jim Davis Road shall be vacated prior to or concurrent with approval of the first Final Plat located contiguous to Jim Davis Road.
2. Homes (not pool cages) along the north and south sides of Golf Course Road are limited to a maximum height of 24.8 feet at the rear setback line and homes (not pool cages) along Jim Davis Road are subject to a maximum height of 14.8 feet at the rear setback line. Per Section 604.10.3.3.i. the maximum height may be increased as portions of the building are farther from the edge of pavement.
3. There shall be a minimum of ten (10) feet separation between accessory equipment and structures alongside abutting houses with 5 feet side yard setbacks.

4. The cottage units (27' wide lots) shall have a minimum side setback of 1' on one side and 6' on the second side, as shown on the attached "Cottage Unit Detail" (Exhibit "B").

**Section 3. SPECIFIC AND SPECIAL APPROVALS.** Specific Approval is hereby granted for alternatives to Sections 604.10.3.5.1 (Roadway Buffer), 604.10.3.3.k (Buffer Setback), 604.10.3.6 (Greenbelt Buffer – Varying Width), 603.7.4.5 (Greenbelt Buffer – Landscaping adjacent to Ponds and Wetlands), 907.9.1.3 (Interneighborhood Ties), 907.9.4.1 (Cul de Sac longer than 800 Feet), 604.10.4.3.2.b (1) (Trails in Buffers), 702.6.7 (Agricultural Setback), 702.6.10 (Wetland Buffer Setback) and 712.2.8 (second means of access) of the Land Development Code. The Specific Approval shall continue in effect and shall expire concurrent with the Preliminary Site Plan for the project approved pursuant to Section 2 hereof. Special Approval is hereby granted for a project: 1) exceeding a gross density of 1 d.u./ acre and a net density of 3 d.u./ acre in the UF-3 FLUC; 2) adjacent to a perennial stream; 3) partially in the Coastal High Hazard Area (CHHA), and 4) partially in the Coastal Evacuation Area (CEA). 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 classification of the property identified in Exhibit "A" herein from A/NCO (General Agriculture/North Central Overlay) to the PDR/NCO (Planned Development Residential) Zoning District, retaining the North Central Overlay 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 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 section, clause, sentence, 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.

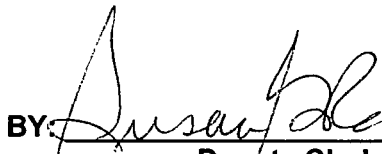
**Section 7. EFFECTIVE DATE.** This ordinance shall take effect immediately upon filing with the Office of the Secretary of State, Florida Department of State.

PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida on the 5<sup>th</sup> day of May, 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"**

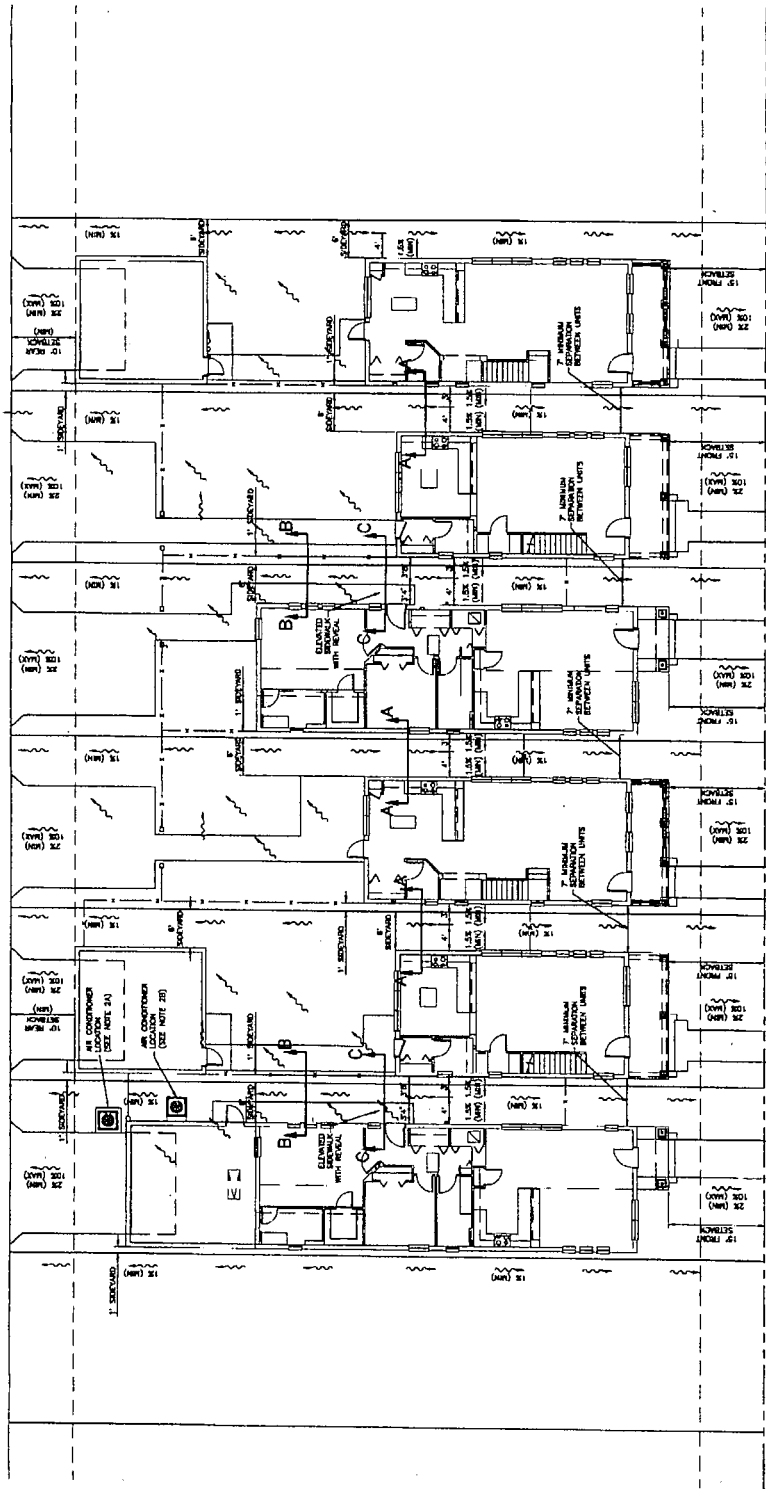
**LEGAL DESCRIPTION**

THAT PART OF THE SOUTHWEST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 3, TOWNSHIP 34 SOUTH, RANGE 19 EAST, LYING SOUTH AND WEST OF THE COUNTY GRADED ROAD AND THAT PART OF THE NORTHWEST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 3, TOWNSHIP 34 SOUTH, RANGE 19 EAST, LYING SOUTH AND WEST OF THE COUNTY GRADED ROAD AND THE SOUTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 3, TOWNSHIP 34 SOUTH, RANGE 19 EAST.

TOGETHER WITH: FROM THE SOUTHWEST CORNER OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 3, TOWNSHIP 34 SOUTH, RANGE 19 EAST, RUN SOUTH 89 DEGREES 20 MINUTES 48 SECONDS EAST, A DISTANCE OF 1345.62 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  OF SAID SECTION 3, THENCE NORTH 00 DEGREES 04 MINUTES 26 SECONDS WEST, ALONG THE EAST LINE OF SAID SOUTHWEST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  A DISTANCE OF 72.15 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N 00 DEGREES 04 MINUTES 26 SECONDS WEST, ALONG SAID EAST LINE OF THE SOUTHWEST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$ , A DISTANCE OF 1060.43 FEET TO THE SOUTHWESTERLY MAINTAINED RIGHT-OF-WAY LINE OF GOLF COURSE ROAD; THENCE SOUTH 71 DEGREES 13 MINUTES 29 SECONDS EAST, ALONG SAID SOUTHWESTERLY MAINTAINED RIGHT-OF-WAY LINE, A DISTANCE OF 49.50 FEET; THENCE SOUTH 00 DEGREES 38 MINUTES 42 SECONDS EAST, A DISTANCE OF 1042.15 FEET; THENCE SOUTH 87 DEGREES 34 MINUTES 57 SECONDS WEST, A DISTANCE OF 57.28 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 3, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 3, TOWNSHIP 34 SOUTH, RANGE 19 EAST, RUN NORTH 87 DEGREES 34 MINUTES 57 SECONDS EAST, A DISTANCE OF 1346.64 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE SOUTHWEST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  OF SAID SECTION 3, THENCE SOUTH 00 DEGREES 04 MINUTES 26 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 72.15 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  OF SAID SECTION 3, THENCE NORTH 89 DEGREES 20 MINUTES 48 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  A DISTANCE OF 1345.62 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 3, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

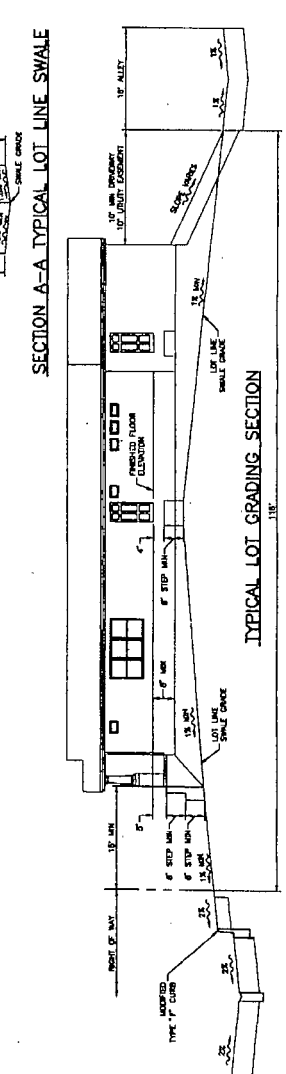




27' SINGLE FAMILY DETACHED NOTES

1. A SEVEN FOOT PRIVATE DRAINAGE EASEMENT (S FEET ALONG ONE LOT LINE AND ONE FOOT ALONG THE OTHER LOT LINE) SHALL BE MAINTAINED FOR THE ENTIRE TERM OF THE PROJECT AND CHAIRMANSHIP OF RAINFALL FROM EACH RESIDENCE.
2. ALL OUTCROPPED LOTS MAY BE PLACED ALONG THE SIDE VARIOUS DRAINAGE EASEMENTS (S FEET ALONG ONE LOT LINE AND ONE FOOT ALONG THE OTHER LOT LINE) SHALL BE MAINTAINED FOR THE ENTIRE TERM OF THE PROJECT AND CHAIRMANSHIP OF RAINFALL FROM EACH RESIDENCE.
3. THE DRAINAGE EASEMENT SHALL BE MAINTAINED FOR THE ENTIRE TERM OF THE PROJECT AND CHAIRMANSHIP OF RAINFALL FROM EACH RESIDENCE.
4. THE DRAINAGE EASEMENT SHALL BE MAINTAINED FOR THE ENTIRE TERM OF THE PROJECT AND CHAIRMANSHIP OF RAINFALL FROM EACH RESIDENCE.
5. THE DRAINAGE EASEMENT SHALL BE MAINTAINED FOR THE ENTIRE TERM OF THE PROJECT AND CHAIRMANSHIP OF RAINFALL FROM EACH RESIDENCE.
6. THE DRAINAGE EASEMENT SHALL BE MAINTAINED FOR THE ENTIRE TERM OF THE PROJECT AND CHAIRMANSHIP OF RAINFALL FROM EACH RESIDENCE.
7. THE DRAINAGE EASEMENT SHALL BE MAINTAINED FOR THE ENTIRE TERM OF THE PROJECT AND CHAIRMANSHIP OF RAINFALL FROM EACH RESIDENCE.
8. THE DRAINAGE EASEMENT SHALL BE MAINTAINED FOR THE ENTIRE TERM OF THE PROJECT AND CHAIRMANSHIP OF RAINFALL FROM EACH RESIDENCE.
9. THE DRAINAGE EASEMENT SHALL BE MAINTAINED FOR THE ENTIRE TERM OF THE PROJECT AND CHAIRMANSHIP OF RAINFALL FROM EACH RESIDENCE.
10. THE DRAINAGE EASEMENT SHALL BE MAINTAINED FOR THE ENTIRE TERM OF THE PROJECT AND CHAIRMANSHIP OF RAINFALL FROM EACH RESIDENCE.
11. THE DRAINAGE EASEMENT SHALL BE MAINTAINED FOR THE ENTIRE TERM OF THE PROJECT AND CHAIRMANSHIP OF RAINFALL FROM EACH RESIDENCE.
12. THE DRAINAGE EASEMENT SHALL BE MAINTAINED FOR THE ENTIRE TERM OF THE PROJECT AND CHAIRMANSHIP OF RAINFALL FROM EACH RESIDENCE.
13. THE DRAINAGE EASEMENT SHALL BE MAINTAINED FOR THE ENTIRE TERM OF THE PROJECT AND CHAIRMANSHIP OF RAINFALL FROM EACH RESIDENCE.
14. THE DRAINAGE EASEMENT SHALL BE MAINTAINED FOR THE ENTIRE TERM OF THE PROJECT AND CHAIRMANSHIP OF RAINFALL FROM EACH RESIDENCE.
15. THE DRAINAGE EASEMENT SHALL BE MAINTAINED FOR THE ENTIRE TERM OF THE PROJECT AND CHAIRMANSHIP OF RAINFALL FROM EACH RESIDENCE.
16. THE DRAINAGE EASEMENT SHALL BE MAINTAINED FOR THE ENTIRE TERM OF THE PROJECT AND CHAIRMANSHIP OF RAINFALL FROM EACH RESIDENCE.
17. THE DRAINAGE EASEMENT SHALL BE MAINTAINED FOR THE ENTIRE TERM OF THE PROJECT AND CHAIRMANSHIP OF RAINFALL FROM EACH RESIDENCE.
18. THE DRAINAGE EASEMENT SHALL BE MAINTAINED FOR THE ENTIRE TERM OF THE PROJECT AND CHAIRMANSHIP OF RAINFALL FROM EACH RESIDENCE.
19. THE DRAINAGE EASEMENT SHALL BE MAINTAINED FOR THE ENTIRE TERM OF THE PROJECT AND CHAIRMANSHIP OF RAINFALL FROM EACH RESIDENCE.
20. THE DRAINAGE EASEMENT SHALL BE MAINTAINED FOR THE ENTIRE TERM OF THE PROJECT AND CHAIRMANSHIP OF RAINFALL FROM EACH RESIDENCE.
21. THE DRAINAGE EASEMENT SHALL BE MAINTAINED FOR THE ENTIRE TERM OF THE PROJECT AND CHAIRMANSHIP OF RAINFALL FROM EACH RESIDENCE.
22. THE DRAINAGE EASEMENT SHALL BE MAINTAINED FOR THE ENTIRE TERM OF THE PROJECT AND CHAIRMANSHIP OF RAINFALL FROM EACH RESIDENCE.
23. THE DRAINAGE EASEMENT SHALL BE MAINTAINED FOR THE ENTIRE TERM OF THE PROJECT AND CHAIRMANSHIP OF RAINFALL FROM EACH RESIDENCE.
24. THE DRAINAGE EASEMENT SHALL BE MAINTAINED FOR THE ENTIRE TERM OF THE PROJECT AND CHAIRMANSHIP OF RAINFALL FROM EACH RESIDENCE.
25. THE DRAINAGE EASEMENT SHALL BE MAINTAINED FOR THE ENTIRE TERM OF THE PROJECT AND CHAIRMANSHIP OF RAINFALL FROM EACH RESIDENCE.
26. THE DRAINAGE EASEMENT SHALL BE MAINTAINED FOR THE ENTIRE TERM OF THE PROJECT AND CHAIRMANSHIP OF RAINFALL FROM EACH RESIDENCE.
27. THE DRAINAGE EASEMENT SHALL BE MAINTAINED FOR THE ENTIRE TERM OF THE PROJECT AND CHAIRMANSHIP OF RAINFALL FROM EACH RESIDENCE.

TYPICAL LOT GRADING PLAN



PL-3

PRINTED

APR 11 2011

KING ENGINEERING

DATE

TIME

BY

CHKD

DATE

TIME

BY

CHKD

GRAPHIC SCALE

1" = 10'

COTTAGE UNIT DETAIL

Exhibit "18"

CANOE CREEK

FOR

MMJLI, LLC and Medallion County

Club LWR, LLC.

2830 University Parkway

Sarasota, Florida 34243

Phone 941 358-6500

Fax 941 358-6540

www.king-engineering.com

Engineering License 22810

NOTE:

THESE PLANS ARE

FOR INFORMATION ONLY

AND ARE SPECIFICALLY

FOR THE USE OF THE

ENGINEER ONLY. THEY ARE

NOT TO BE USED FOR

ANY OTHER PURPOSES

WITHOUT THE WRITTEN

CONSENT OF THE

ENGINEER.



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 10th day of

2011

H.B. SHORE  
Clerk of Circuit Court

By: Debi Turner D.C.



FILED FOR RECORD  
R. B. SHORE

2011 MAY 24 AM 9:33

## FLORIDA DEPARTMENT of STATE

**RICK SCOTT**  
Governor

**DIVISION OF LIBRARY AND INFORMATION SERVICES**

CLERK OF THE CIRCUIT COURT  
MANATEE CO. FLORIDA  
**KURT S. BROWNING**  
Secretary of State

May 19, 2011

Honorable R. B. "Chips" Shore  
Clerk of the 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 May 10, 2011 and certified copies of Manatee County Ordinance Nos. PDR-10-11(Z)(P) and PDC-06-55(P)(R2), which were filed in this office on May 18, 2011.

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

Sincerely,

A handwritten signature in black ink that reads "Liz Cloud".

Liz Cloud  
Program Administrator

LC/vm

Enclosure

#### DIRECTOR'S OFFICE

R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250  
850.245.6600 • FAX: 850.245.6282 • TDD: 850.922.4085 • <http://info.florida.gov>

COMMUNITY DEVELOPMENT  
850.245.6600 • FAX: 850.245.6643

STATE LIBRARY OF FLORIDA  
850.245.6600 • FAX: 850.245.6744

STATE ARCHIVES OF FLORIDA  
850.245.6700 • FAX: 850.488.4894

CAPITOL BRANCH  
850.488.2812 • FAX: 850.488.9879

RECORDS MANAGEMENT SERVICES  
850.245.6750 • FAX: 850.245.6795

ADMINISTRATIVE CODE AND WEEKLY  
850.245.6270 • FAX: 850.245.6282