

Manatee County Zoning Ordinance

PDR-21-02(Z)(P) – SR 64 NORTH PROPERTY - SMR NORTHEAST LLC AND RANCHLAND INVESTORS, LLC (OWNERS)

PLN2103-0021

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT, AMENDING THE OFFICIAL ZONING ATLAS (ORDINANCE 15-17, AS AMENDED, THE MANATEE COUNTY LAND DEVELOPMENT CODE), RELATING TO ZONING WITHIN THE UNINCORPORATED AREA; PROVIDING FOR A REZONE OF APPROXIMATELY 310.25 ACRES GENERALLY LOCATED NORTH OF STATE ROAD 64 EAST, SOUTH AND WEST OF WATERLINE/DAM ROAD, AND EAST OF 172ND STREET EAST, AND COMMONLY KNOWN AS 18121 STATE ROAD 64 EAST, BRADENTON (MANATEE COUNTY) FROM A/WPM/ST (GENERAL AGRICULTURE/LAKE MANATEE RESERVOIR WATERSHED PROTECTION/SPECIAL TREATMENT OVERLAY DISTRICTS) TO THE PDR (PLANNED DEVELOPMENT RESIDENTIAL) ZONING DISTRICT; RETAINING THE WPM/ST (LAKE MANATEE RESERVOIR WATERSHED PROTECTION/SPECIAL TREATMENT OVERLAY DISTRICTS); APPROVING A PRELIMINARY SITE PLAN FOR A 706 RESIDENTIAL UNIT SUBDIVISION INCLUDING SINGLE-FAMILY DETACHED, SEMI-DETACHED AND ATTACHED UNITS AND A MAXIMUM OF 17,750 SQUARE FEET OF MEDICAL OFFICE USES; SUBJECT TO STIPULATIONS AS CONDITIONS OF APPROVAL; SETTING FORTH FINDINGS; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, SMR Northeast, LLC and Ranchland Investors, LLC (the “Applicants”) filed an application to rezone approximately 310.25 acres described in Exhibit “A”, attached hereto, (the “Property”) from A/WPM/ST (General Agriculture/Lake Manatee Reservoir Watershed Protection/Special Treatment Overlay Districts) to the PDR (Planned Development Residential) zoning district; retaining the WPM/ST (Lake Manatee Reservoir Watershed Protection/Special Treatment Overlay Districts); and

WHEREAS, the applicant also filed a Preliminary Site Plan for a 706 residential unit subdivision including single-family detached, semi-detached and attached units and a maximum of 17,750 square feet of medical office uses (the “project”) on the property; and

WHEREAS, the applicant also filed a request for Specific Approval for an alternative to Land Development Code Section: 1) 402.7.D.7 (to reduce the required front yard setback from 25 feet to 23 feet for single-family detached units with front loaded garages); and

WHEREAS, the Manatee County Planning Commission, after due public notice, held a public hearing on February 10, 2022, to consider the rezone, Preliminary Site Plan and Specific Approval applications, 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/WPM/ST (General Agriculture/Lake Manatee Reservoir Watershed Protection/Special Treatment Overlay Districts) to the PDR (Planned Development Residential) zoning district; retaining the WPM/ST (Lake Manatee Reservoir Watershed Protection/Special Treatment Overlay Districts).

B. The Board of County Commissioners, after due public notice, held a public hearing on March 3, 2022, regarding the proposed Official Zoning Atlas Amendment described herein in accordance with the requirements of 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 the Manatee County Comprehensive Plan and to satisfy the criteria for approval in the Land Development Code.

Section 2. PRELIMINARY SITE PLAN. The Preliminary Site Plan is hereby approved for a 706 residential unit subdivision including single-family detached, semi-detached and attached units and a maximum of 17,750 square feet of medical office uses, upon the property subject to the following Stipulations:

STIPULATIONS

A. DESIGN AND LAND USE

1. All roof mounted mechanical equipment (e.g., HVAC) shall be screened with a solid parapet wall or other visual and noise deflecting materials. The materials shall be consistent with the construction of the principal building(s). Compliance shall be verified with review of the building permit.

2. All dumpsters, compactors, and other utility equipment shall be screened with a six-foot high wall constructed with building materials consistent with the principal building(s). Compliance shall be verified with review of the building permit.
3. A summary table or chart with running totals for residential units developed, square footage of non-residential uses and open space shall be included with each Final Site Plan submitted for review & approval within this project. This will be done to ensure that running totals developed are current.
4. A 2-foot separation from the internal edge of the sidewalk to the property line shall be provide for all proposed front-loaded garage units to ensure a 25-foot separation from the sidewalk to the garage.
5. At the time of construction, if active agricultural operations are no longer occurring then the buffer width shall be adjusted from a 35-foot agricultural buffer to a 15-foot greenbelt buffer.
6. The developer of the residential component of the project shall provide an amenity area in the location identified on the Preliminary Site Plan or other location to be determined at Final Site Plan submittal, which shall include the same amount of acreage and be developed with one or more of the features listed on the note on the PSP. The amenity improvements shall be shown on and approved with a Final Site Plan for the residential component of the project.
7. The Notice to Buyers shall be included in the Declaration of Covenants and Restrictions, and in a separate addendum to the Sales Contract, and in the Final Plat, and shall include language to inform prospective homeowners of:
 - a. The presence of neighborhood commercial uses, which may possibly generate adverse impacts (e.g., lighting, sound, etc.) with such uses.
 - b. There may be a school bus depot and maintenance facility constructed immediately to the west of the Project, which may have off-site impacts.
 - c. The development is proposed to be a gated community, and if gated, the internal streets within this subdivision will be privately owned and maintained by either a Homeowner's Association or other appropriate legal entity.

B. ENVIRONMENTAL

1. All other applicable local, state or federal permits shall be obtained prior to commencement of development.
2. There are no impacts to jurisdictional wetlands or wetland buffers being approved by the adoption of this Ordinance.
3. No lots shall be platted through post-development wetlands, wetland buffers or upland preservation areas

4. A Construction Water Quality Monitoring Program and proposed sampling locations are required to be included in the ESCP information on the Final Site Plan in accordance with Section 353.3 of the LDC.
5. If wells are encountered, a Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the EPS for review and approval prior to recommencing construction activities. The Well Management Plan shall include the following information:
 - a. Digital photographs of the well along with nearby reference structures (if existing);
 - b. GPS coordinates (latitude/longitude) of the well;
 - c. The methodology used to secure the well during construction (e.g., fence, tape); &
 - d. The final disposition of the well - used, capped, or plugged.
6. Irrigation for landscaping shall use the lowest water quality source available, which shall be identified on the Final Site Plan. Use of Manatee County public potable water supply shall be prohibited.
7. Prior to Final Site Plan approval, a Surface and Ground Water monitoring plan shall be required to address sections 321.1(C)6-9 of the Manatee County Land Development Code. The surface and ground water monitoring plan shall be consistent with the latest versions of Manatee County Parks & Natural Resources Department (PNRD) guidance documents “Ambient Surface Water Quality Monitoring Guidelines for Large Developments” and “Ambient Groundwater Quality Monitoring Guidelines for Large Developments.” The plan shall require approval by the PNRD prior to Preliminary Site Plan submittal. Note: Pre-development monitoring shall be required prior to groundbreaking activities associated with the project.

C. STORMWATER

1. Pursuant to Section 801 Land Development Code, Manatee County Floodplain Ordinance (Ordinance #20-22, or as amended), and Code of Federal Regulations (CFR), Title 44, Section 60.3, the Construction Plan and associated Drainage Modeling shall demonstrate that no adverse impacts will be created to neighboring properties surrounding the site with respect to proposed impacts to the 100-year floodplain as derived from the Mill Creek Watershed Management Plan, the FEMA 2014 FIRM, and post-development discharge of runoff. The following storm frequency events, corresponding cumulative rainfall, and rainfall distribution shall be provided as a comparison of the existing pre-development condition versus the proposed post-development development condition:

Storm Frequency:	Cumulative Rainfall:	Rainfall Distribution:
10-year/24-hour	7 inches	FLMOD
25-year/24-hour	8 inches	FLMOD
50-year/24-hour	9 inches	FLMOD
100-year/24-hour	10 inches	FLMOD
100-year/72-hour	18 inches	FDOT-72

50-year storm event modeling applies to thoroughfare drainage systems only.

The comparison of existing pre-development condition versus the proposed post-

development development condition shall include results in terms of runoff and staging. Drainage Modeling (utilizing best available information from Mill Creek Watershed Management Plan and associated master drainage modeling) shall be submitted to demonstrate compliance prior to commencement of construction.

2. The Engineer of Record (EOR) shall submit drainage modeling to demonstrate the allowable pre-development rate of discharge has been reduced by fifty (50) percent for Mill Creek Watershed.
3. This project shall be required to provide 150% water quality treatment for Manatee River/Lake Manatee Watershed.
4. Any fill within the 100-year floodplain (Derived from the FEMA 2014 FIRM, Mill Creek Watershed Management Plan, or master drainage modeling) shall be compensated by the creation of an equal or greater storage volume above seasonal high-water table. 100-year floodplain compensation shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation). Alternatively, the applicant can utilize drainage modeling (submitted for review to the Public Works Department with the Construction Plan submittal) to demonstrate no adverse drainage impacts for the mean annual, 10-year, 25-year, and 100-year design storm events to a no-rise condition.
5. A Drainage Easement shall be dedicated to Manatee County and be shown on the Final Site Plan for Sand Branch. In addition, a 20 feet Drainage-Maintenance Access Easement shall be provided along Sand Branch. Manatee County is only responsible for maintaining the free flow of drainage through this system.
6. Ten (10) feet separation shall be provided between accessory structures (i.e., Heat Pumps, A/C Handlers, pool pumps, etc.) along the side yards of properties with a side yard setback of less than 7.5 feet.

D. UTILITIES

1. Connection to the County potable water and wastewater systems is required pursuant to the Manatee County Comprehensive Plan. The cost of connection, including the design, permitting and construction of off-site extensions of lines, shall be the responsibility of the Applicant. Such off-site extension shall be designed and constructed in accordance with the appropriate County Master Plan. The connection shall be designed, engineered and permitted by the Applicant consistent with Manatee County Public Works Standards and approved by County Engineer through the construction plans review process for the project.

Section 3. SPECIFIC APPROVAL. Specific Approval is hereby granted for alternatives to Land Development Code Section: 1) 402.7.D.7 (to reduce the required front yard setback from 25 feet to 23 feet for single-family detached units with front loaded garages).

Section 4. AMENDMENT OF THE OFFICIAL ZONING ATLAS. The Official Zoning Atlas of Manatee County (Ordinance No. 15-17, the Manatee County Land Development Code) is hereby amended by changing the zoning district classification of the property described in Exhibit "A", incorporated by reference herein, from A/WPM/ST (General Agriculture/Lake Manatee Reservoir Watershed Protection/Special Treatment Overlay Districts) to the PDR (Planned Development Residential) zoning district; retaining the WPM/ST (Lake Manatee Reservoir

Watershed Protection/Special Treatment Overlay Districts), and the Clerk of the Circuit Court, as Clerk to the Board of County Commissioners, as well as the Building and Development Services Department, are hereby instructed to cause such amendment to the Official Zoning Atlas.

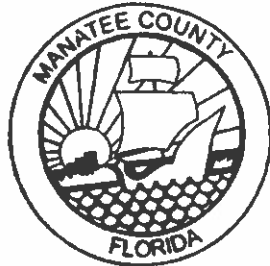
Section 5. SEVERABILITY. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, sentence, clause, or provision shall be deemed severable, and such invalidity or unconstitutionality shall 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. STATE AND FEDERAL PERMITTING. The issuance of the local development permit by the County shall not create any liability on the part of the County in the event the applicant fails to obtain the required state or federal agency approvals or permits or fails to fulfill the obligations imposed by any state or federal agency or undertakes actions that result in a violation of state or federal law.

Section 8. EFFECTIVE DATE. This ordinance shall take effect immediately upon filing with the Office of the Secretary of State, Florida Department of State.

PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida on the 3rd day of March 2022.



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

BY: 
Kevin Van Ostenbridge, Chairman

ATTEST: ANGELINA COLONNESO
Clerk of the Circuit Court

BY: 
Deputy Clerk

Exhibit "A"

Legal Description

Parcel 1: (Overall Parcel)

A tract of land lying in Sections 35 & 36, Township 34 South, Range 19 East, Manatee County, Florida, being more particularly described as follows:

COMMENCE at the northeast corner of Section 36, Township 34 South, Range 19 East; thence S.00°58'11"W. along the east line of said Section 36, a distance of 790.25 feet to the POINT OF BEGINNING; thence continue S.00°58'11"W. along said east line, a distance of 2,320.33 feet to a point on the north right-of-way line of State Road 64 (100' wide right-of-way, Florida Department of Transportation Right-of-Way Section 1305-); the following two (2) calls are along said north right-of-way line: (1) thence N.89°09'17"W., a distance of 0.56 feet; (2) thence N.89°07'17"W., a distance of 2,040.46 feet; the following thirteen (13) calls are along the boundary line of additional right-of-way per Official Records Instrument Number 202141117229 of said Public Records: (1) thence N.00°52'23"E., a distance of 19.92 feet; (2) thence N.89°07'37"W., a distance of 250.00 feet; (3) thence N.00°52'23"E., a distance of 5.00 feet; (4) thence N.89°07'34"W., a distance of 150.00 feet; (5) thence N.00°52'53"E., a distance of 5.00 feet; (6) thence N.89°07'07"W., a distance of 275.00 feet; (7) thence N.00°52'53"E., a distance of 5.00 feet; (8) thence N.89°07'07"W., a distance of 400.00 feet; (9) thence S.00°52'53"W., a distance of 5.00 feet; (10) thence N.89°07'07"W., a distance of 250.00 feet; (11) thence S.00°52'53"W., a distance of 10.00 feet; (12) thence N.89°07'07"W., a distance of 485.00 feet; (13) thence S.00°52'52"W., a distance of 19.75 feet to a point on said north right-of-way line of State Road 64; the following two (2) calls are along said north right-of-way line: (1) thence N.89°06'47"W., a distance of 1,200.65 feet; (2) thence N.89°17'47"W., a distance of 962.83 feet; thence N.45°42'33"E., a distance of 154.37 feet; thence N.00°42'20"E., a distance of 201.87 feet to the point of curvature of a curve to the right having a radius of 360.00 feet and a central angle of 102°53'58"; thence Northeasterly along the arc of said curve, a distance of 646.54 feet to the point of tangency of said curve; thence S.76°23'42"E., a distance of 207.17 feet; thence N.00°21'50"E., a distance of 905.49 feet to the westerly extension of the north line of the south-half of said Section 36; thence S.89°13'19"E., along the north line of the south-half of said Section 36 and its westerly extension, a distance of 1,359.51 feet to the southwest corner of the east half of the northwest 1/4 of said Section 36; thence N.00°32'55"E., along the west line of said east half of the northwest 1/4 of Section 36, a distance of 1,558.38 feet to the northwest corner of the east half of the northwest 1/4 of Section 36; thence S.89°32'40"E., along the north line of said Section 36, a distance of 2,619.53 feet to the northeast corner of the west half of the northeast 1/4 of said Section 36; thence S.00°51'05"W., along the east line of said west half of the northeast 1/4, a distance of 786.56 feet to the southwest corner of the northeast 1/4 of the northeast 1/4 of said section 36; thence S.89°23'00"E., along the south line of the northeast 1/4 of the northeast 1/4 of said Section 36, a distance of 1,306.37 feet to the POINT OF BEGINNING.

Said tract contains 13,514,664 square feet or 310.2540 acres, more or less.

BEING ALL OR A PORTION OF THE FOLLOWING DESCRIBED PARCELS:

DESCRIPTION: SCHOOL BOARD PARCEL #3: (ALL)

COMMENCE AT THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 34 SOUTH, RANGE 19 EAST; THENCE N89°32'40"W, ALONG THE NORTH LINE OF SAID SECTION 36, A DISTANCE OF 1308.02 FT. TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 36 FOR A POINT OF BEGINNING: THENCE S00°51'05"W, ALONG THE EAST LINE OF SAID WEST 1/2 OF THE NORTHEAST 1/4, A DISTANCE OF 1110.56 FT.; THENCE N89°08'55"W, 283.20 FT.; THENCE S00°51'05"W, A DISTANCE OF 462.92 FT. TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 36; THENCE N89°13'19"W, ALONG SAID SOUTH LINE, A DISTANCE OF 2328.03 FT. TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 36; THENCE N00°32'55"E, ALONG THE WEST LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4, A DISTANCE OF 1558.38 FT. TO THE NORTHWEST CORNER OF SAID EAST 1/2 OF THE NORTHWEST 1/4; THENCE S89°32'40"E, ALONG THE NORTH LINE OF SAID SECTION 36, A DISTANCE OF 2619.53 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 36, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 90.99 ACRES, MORE OR LESS.

DESCRIPTION: SCHOOL BOARD PARCEL #5: (PORTION OF)

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 34 SOUTH, RANGE 19 EAST, SAME BEING THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 34 SOUTH, RANGE 19 EAST; THENCE N00°21'50"E, ALONG THE SECTION LINE COMMON TO SAID SECTIONS 35 AND 36, A DISTANCE OF 50.08 FT. TO THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY OF "STATE ROAD NO. 64" FOR A POINT OF BEGINNING: THENCE N89°17'40"W, ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 120.00 FT.; THENCE N00°21'50"E, PARALLEL WITH AFORESAID SECTION LINE AND 120.00 FT. WESTERLY THEREFROM, A DISTANCE OF 1522.02 FT.; THENCE S89°13'19"E, A DISTANCE OF 120.00 FT. TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF SAID SECTION 36; THENCE CONTINUE S89°13'19"E, ALONG THE NORTH LINE OF SAID SOUTH 1/2, A DISTANCE OF 5222.44 FT. TO THE NORTHEAST CORNER OF SAID SOUTH 1/2; THENCE S00°58'19"W ALONG THE EAST LINE OF SAID SECTION 36, A DISTANCE OF 120.00 FT.; THENCE N89°13'19"W, PARALLEL WITH THE NORTH LINE OF SAID SOUTH 1/2 AND 120.00 FT. SOUTHERLY THEREFROM, A DISTANCE OF 4969.35 FT. TO THE P.C. OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 250.00 FT.; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°24'51", A DISTANCE OF 394.51 FT. TO THE INTERSECTION WITH SECTION LINE COMMON TO SAID SECTIONS 35 AND 36, SAID POINT BEING THE P.T. OF SAID CURVE; THENCE S00°21'50"W, ALONG SAID SECTION LINE, A DISTANCE OF 1150.05 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTIONS 35 AND 36, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 18.89 ACRES, MORE OR LESS.

DESCRIPTION: SCHOOL BOARD ADDITIONAL SCHOOL SITE: (PORTION OF)

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 34 SOUTH, RANGE 19 EAST; THENCE N00°21'50"E, ALONG THE EAST LINE OF SAID SECTION 35, A DISTANCE OF 50.08 FT. TO THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY OF "STATE ROAD NO. 64"; THENCE N89°17'40"W, ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 120.00 FT.; THENCE N00°21'50"E, PARALLEL WITH THE EAST LINE OF SAID SECTION 35, AND 120.00 FT. WESTERLY THEREFROM, A DISTANCE OF 615.22 FT. FOR A POINT OF BEGINNING; THENCE N89°17'40"W, 1113.94 FT.; THENCE N00°30'09"E, 665.31 FT.; THENCE S89°17'40"E, 1112.33 FT.; THENCE S00°21'50"W, PARALLEL WITH THE EAST LINE OF SAID SECTION 35 AND 120.00 FT. WESTERLY THEREFROM, A DISTANCE OF 665.31 FT TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 35, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 17.00 ACRES, MORE OR LESS.

SMR NORTHEAST PARCEL 1: (ALL)

THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

TOGETHER WITH:

THAT PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 34 SOUTH, RANGE 19 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 36; THENCE S00°51'05"W, ALONG THE EAST LINE OF SAID WEST 1/2 OF THE NORTHEAST 1/4, A DISTANCE OF 1110.56 FT. FOR A POINT OF BEGINNING; THENCE CONTINUE S00°51'05"W, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 36, A DISTANCE OF 462.55 FT. TO THE INTERSECTION WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE N89°13'19"W, ALONG SAID SOUTH LINE, A DISTANCE OF 283.20 FT.; THENCE N00°51'05"E, PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND 283.20 FT. WESTERLY THEREFROM, A DISTANCE OF 462.92 FT.; THENCE S89°08'55"E, A DISTANCE OF 283.20 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 36, TOWNSHIP 34 SOUTH, RANGE 19. EAST, MANATEE COUNTY, FLORIDA.

SMR NORTHEAST PARCEL 2: (ALL)

THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, LESS THE NORTHERLY 120.00 FT. THEREOF AND LESS ROAD RIGHT-OF- WAY FOR "STATE ROAD 64".

TOGETHER WITH:

THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, LESS THE NORTHERLY 120.00 FT. THEREOF AND LESS ROAD RIGHT-OF- WAY FOR "STATE ROAD 64" AND LESS THE FOLLOWING:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 34 SOUTH, RANGE 19 EAST; THENCE S00°21'50"W, ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 120.00 FT. FOR A POINT OF BEGINNING; THENCE CONTINUE S00°21'50"W, A DISTANCE OF 251.81 FT. TO THE POINT OF CUSP OF A CURVE, WHOSE RADIUS POINT LIES S89°38'10"E, A DISTANCE OF 250.00 FT.; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°24'51", A DISTANCE OF 394.51 FT. TO A SECOND POINT OF CUSP OF SAID CURVE; THENCE N89°13'19"W, A DISTANCE OF 251.81 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 36, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

AND

SMR NORTHEAST PARCEL 3: (PORTION OF)

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, LESS ROAD RIGHT-OF-WAY FOR "STATE ROAD 64" AND LESS THE FOLLOWING:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 34 SOUTH, RANGE 19 EAST; THENCE S00°21'50"W, ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 785.98 FT. TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 35, FOR A POINT OF BEGINNING; THENCE CONTINUE S00°21'50"W, ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 735.97 FT. TO THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY OF "STATE ROAD 64"; THENCE N89°17'40"W, ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 120.00 FT.; THENCE N00°21'50"E, PARALLEL WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 35 AND 120.00 FT. WESTERLY THEREFROM, A DISTANCE OF 615.22 FT.; THENCE N89°17'40"W, 1113.94 FT.; THENCE S00°30'09"W, A DISTANCE OF 615.21 FT. TO THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY OF SAID "STATE ROAD 64"; THENCE N89°17'40"W, ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 85.00 FT. TO THE INTERSECTION WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 35; THENCE N00°30'09"E, ALONG SAID WEST LINE, A DISTANCE OF 734.85 FT. TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 35; THENCE S89°20'35"E, ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 1318.65 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 35, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

March 8, 2022

Honorable Angelina Colonnese
Clerk of the Circuit Court
Manatee County
Post Office Box 25400
Bradenton, Florida 34206

Attention: Quantana Acevedo

Dear Ms. Colonnese:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Manatee County Ordinance No. PDR-21-02(Z)(P), which was filed in this office on March 8, 2022.

Sincerely,

Anya Owens
Program Administrator

AO/lb