

ORDINANCE PDR-21-07(Z)(G)R

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 THE ZONING WITHIN THE UNINCORPORATED AREA, PROVIDING FOR A REZONE (AS THE RESULT OF A MANDATORY DISPUTE RESOLUTION PROCESS), OF APPROXIMATELY FORTY-TWO (42) ACRES GENERALLY LOCATED AT THE SOUTHWEST CORNER OF TWIN RIVERS TRAIL AND MULHOLLAND ROAD AND COMMONLY KNOWN AS 2401 TWIN RIVERS TRAIL, PARRISH (MANATEE COUNTY) FROM THE A (GENERAL AGRICULTURE) TO THE PDR (PLANNED DEVELOPMENT RESIDENTIAL) ZONING DISTRICT AND APPROVING AN AMENDED GENERAL DEVELOPMENT PLAN (ALSO AS THE RESULT OF A MANDATORY STATUTORY DISPUTE RESOLUTION PROCESS) TO: (1) DELETE THE RESIDENTIAL SUPPORT USE ON THE 1.79 ACRE OUTPARCEL AND REDISTRIBUTE RESIDENTIAL LOTS AND OPEN SPACE ON THE 1.79 ACRE OUTPARCEL, (2) PROVIDE FOR A TOTAL OF 126 SINGLE-FAMILY DETACHED RESIDENTIAL UNITS OVER 42 ACRES; SUBJECT TO STIPULATIONS AND ADDING AN ADDITIONAL REQUEST FOR SPECIFIC APPROVAL FOR A TOTAL OF 3 REQUESTS FOR SPECIFIC APPROVAL, AS CONDITIONS OF APPROVAL; SETTING FORTH FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING A LEGAL DESCRIPTION, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Alan Ward Reasoner (Owner) and (the “Applicant”) filed an application to rezone approximately 42 acres described in Exhibit “A” attached hereto, (the “Property”) from A/NCO (General Agriculture/North Central Overlay) to the PDR/NCO (Planned Development Residential) zoning district¹; and

WHEREAS, the Applicant also filed a General Development Plan requiring approval of 126 single-family detached residential units and a 5,000 square foot residential support use facility and two requests for Specific

¹ The North Central Overlay District was subsequently repealed on April 7, 2022 by adoption of an ordinance by the Board of County Commissioners, thus has been omitted from further reference in this ordinance

Approval (collectively “the Project”) with stipulations as proposed in Zoning Ordinance No. PDR-21-07(Z)(G); and

WHEREAS, the Manatee County Planning Commission (the “Planning Commission”) has been duly designated in Section 301.1.A., Land Development Code as the Local Planning Agency of the County; and

WHEREAS, the Planning Commission, after due public notice, held public hearings on April 14, 2022, and as the County’s Local Planning Agency pursuant to Section 163.3174, Florida Statutes, did not find proposed rezone, general development plan and specific approval applications consistent with the Comprehensive Plan and in compliance with the standards in the Land Development Code (LDC), and recommended denial of these applications; and

WHEREAS, the Board of County Commissioners of Manatee County, Florida (“Board”) held a duly noticed public hearing on the proposed Zoning Ordinance No. PDR-21-07(Z)(G) the proposed Amended General Development Plan and related requests for specific approval on May 5, 2022, and continued the deliberation portion of the public hearing to enable written findings for denial to be prepared in accordance with Section 125.022(3), Florida Statutes; and

WHEREAS, on June 2, 2022, the Board adopted Resolution No. R-22-094 to deny the rezone, General Development Plan and related specific approval requests depicting 126 single-family detached residential lots with related stipulations; and

WHEREAS, the Elevation Development, LLC, ² (“Elevation”) filed a timely Request for Relief and for the County to schedule a mandatory public mediation and dispute resolution process before a Special Magistrate, pursuant to Section 70.51, Florida Statutes; and

WHEREAS, the County scheduled and provided due public notice of the mandatory public mediation and dispute resolution proceeding before a Special Magistrate in accordance with Section 70.51, Florida Statutes, as held on September 9, 2022 at the Manatee County Administration Building, Manatee Room; and

WHEREAS, during the course of the mediation phase of the dispute resolution process, Elevation proposed the Mediated Settlement Agreement

² Elevation has a legal interest in the Property located at 2401 Twin Rivers Trail, Parrish, Florida as described in Exhibit “A” and therefore qualifies as an “owner” for purposes of Section 70.51(2)(d),

to the Special Magistrate to serve as the basis for a submittal of an amended general development plan (the “Amended General Development Plan”) showing the removal of the previously proposed residential support use on the 1.79 acres out parcel (the “Outparcel”) located in the northeast corner of the Project, and the reconfiguration of various sizes of single family residential lots for a maximum of 126 lots, along with any applicable site design modifications; and

WHEREAS, the Special Magistrate has retained jurisdiction for further proceedings in order to make a recommendation to the Board as to whether the denial on June 2, 2022 of the rezone, General Development Plan and related specific approvals was unreasonable or unfairly burdened the use of the Property, if the County denies adoption of this Ordinance and the Applicant elects to proceed with the testimony phase of the dispute resolution process; in accordance with Section 70.51, Florida Statutes; and

WHEREAS, the Applicant submitted the Amended General Development Plan to the County with amended requests for specific approval for completeness and sufficiency reviews by staff in accordance with the applicable provisions of the LDC; and

WHEREAS, the Board held a duly noticed public hearing on the rezone, Amended General Development Plan with amended requests for specific approval as referenced within proposed Ordinance No. PDR-21-07(Z)(G)(R) on April 20, 2023.

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.

The Board, after considering the testimony, evidence, documentation, application for a rezone, Amended General Development Plan and amended requests for specific approval in the Zoning Ordinance, the analysis, and findings of staff, as well as all other matters presented to the Board at the public hearing dates, hereinafter referenced, hereby makes the following findings of fact:

- A. The Board has received and considered the report of staff concerning the application for a rezone, Amended General Development Plan and amended requests of specific approval as they relate to the real property described in Exhibit “A” of this Ordinance.

- B. The Board held duly noticed public hearings on April 20, 2023, regarding the proposed rezone, Amended General Development Plan and amended requests for specific approval as described herein in accordance with the requirements of Manatee County Ordinance No. 15-17, the LDC, and further considered the information received at said public hearing.
- C. The proposed rezone, Amended General Development Plan and revised requests for specific approval as described in the Zoning Ordinance regarding the property described in Exhibit “A” herein are found to be consistent with the requirements of Manatee County Ordinance No. 89-01, the Manatee County Comprehensive Plan.

Section 2. Amended General Development Plan. The Amended General Development Plan is hereby approved for the 126 single-family detached lots on approximately 42 acres as described in Exhibit “A”, subject to the following Stipulations:

STIPULATIONS

A. DESIGN AND LAND USE STIPULATIONS

1. No lots shall be platted through any landscape buffers, retention ponds, wetlands, wetland buffers, or upland preservation areas.
2. The minimum front yard shall be twenty (20) feet, provided that five (5) feet of separation is provided between the interior lot line and the edge of sidewalk.
3. Required front yards that function as side yards (corner lots) shall provide a minimum required setback of fifteen (15) feet for the secondary frontage.
4. 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 active agricultural operations in the nearby area and their potential impacts (noise and odor).

- b. The internal streets within this subdivision are privately owned and maintained by the Homeowner's Association or other appropriate legal entity.
- 5. Any significant historical or archeological resources discovered during development activities shall be immediately reported to the Florida Department of State, Division of Historical Resources, and treatment of such resources shall be determined in cooperation with the Division of Historical Resources, and the County. The final determination of significance shall be made in conjunction with the Florida Department of State, Division of Historical Resources, and the County. The appropriate treatment of such resources (potentially including excavation of the site in accordance with the guidelines established by the Florida Department of State, Division of Historical Resources) must be completed before resource disturbing activities are allowed to continue. If human remains are encountered, the provisions contained in Chapter 872, Florida Statutes (Offenses Concerning Dead Bodies and Graves) shall be followed.
- 6. All other applicable state or federal permits shall be obtained before commencement of the development.
- 7. All lots adjacent to active agricultural operation shall have an additional 35' setback, unless separated by a street or other designated open space at least 35' in width. If an adjoining agricultural operation is no longer in effect at the time of submittal of the Final Plat, then the requirements of Section 702.6.7 shall no longer apply, and the additional 35' setback may be eliminated from the plat.
- 8. All dumpsters, compactors, and other utility equipment shall be screened with a 6-foot high wall constructed with building materials consistent with the principal building(s). Compliance shall be verified with review of the building permit.

B. ENVIRONMENTAL STIPULATIONS

1. The areas designated as open space to the north and west of the proposed master stormwater pond and single-family lots shall be reviewed at time of Final Site Plan submittal for any required landscape buffer plantings.
2. All other applicable state or federal permits shall be obtained prior to commencement of development
3. There are no impacts to jurisdictional wetlands or wetland buffers being approved by the adoption of this Ordinance.
4. No lots shall be platted through post-development wetlands, wetland buffers or upland preservation areas.
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:
 - Digital photographs of the well along with nearby reference structures (if existing);
 - GPS coordinates (latitude/longitude) of the well;
 - The methodology used to secure the well during construction (e.g., fence, tape);
 - 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.

C. PUBLIC WORKS ENGINEERING

1. Sidewalk-Major Thoroughfares - A 5' (five foot) wide sidewalk is required along this development's property line within the public R/W along Twin Rivers Trail & Mulholland Road and connected

to the site. If the roadway goes thru the parcel, then sidewalk is required on both sides of the roadway.

2. Sidewalk-Residential Streets - A 5' (five foot) wide sidewalk is required along the north and west sides of all internal residential streets. If Development is within 2 walking miles of an existing or proposed school, sidewalk shall be required on both sides.

D. STORMWATER ENGINEERING STIPULATIONS

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 Gamble Creek Watershed Management Plan (WMP), the FEMA 2014 and 2021 effective 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:

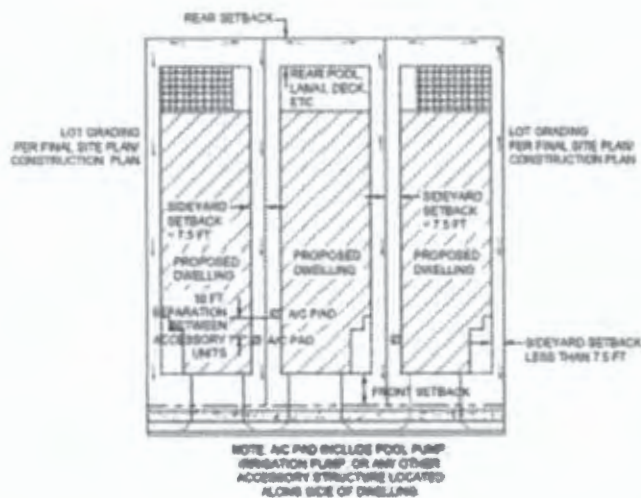
10-year/24-hour	7 inches	FLMOD
25-year/24-hour	8 inches	FLMOD
50-year/24-hour	9 inches	FLMOD
100-year/24-hour	10 inches	FLMOD
100-year/72-hour	18 inches	FDOT-72

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 Gamble 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 Gamble Creek Watershed.
3. Any fill within the 100-year floodplain with respect to the rainfall component of flooding 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 subsequent Final Site Plan and/or Construction Plan submittal) to demonstrate no adverse drainage impacts are created for design storm frequency events to a no-rise condition.
4. 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.



E. UTILITY ENGINEERING STIPULATIONS

1. Connection to the County water and wastewater system 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 applicable 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 Approvals. Specific Approvals are hereby granted, based upon evidence in the public hearing record, for alternatives to Land Development Code Sections: 1) 401.3.E.4 – Reduce the required building setback from twenty (20) feet to fifteen (15) feet for required front yards that function as side yards on corner lots; 2) 402.D.7. – Reduce the required front yard of twenty-five (25) feet to twenty (20) feet while providing five (5) feet of separation between the interior lot line and the edge of sidewalk, and 3) 1001.1.C – All residential developments or parts thereof, containing more than one hundred (100) residential dwellings shall have a second means of access.

Section 4. Amendment of 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” from A (General Agriculture) to the PDR (Planned Development Residential) Zone District and the Clerk of the Circuit Court, as Clerk to the Board of County Commissioners, as well as the 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 Section 125.68(1), Florida Statutes, this Ordinance is not required to be codified. Therefore, the Clerk shall not transmit this Ordinance for codification.

Section 5. 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 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, with a quorum present and voting, this 20th day of April 2023.



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

By: 
Kevin Van Ostenbridge, Chairman

**ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT
COURT AND COMPTROLLER**


By: 
Deputy Clerk

Exhibit "A"

Legal Description

PARCEL 1 (FEE PARCEL)

BEGIN AT THE CENTER OF SECTION 10, TOWNSHIP 34S, RANGE 19E; MANATEE COUNTY, FLORIDA; THENCE SOUTH 00°54'18" EAST, ALONG THE EAST LINE OF SW1/4 OF SECTION 10, A DISTANCE OF 927.29 FEET; THENCE SOUTH 70°51'58" WEST, A DISTANCE OF 1081.52 FEET; THENCE NORTH 63°39'02" WEST, A DISTANCE OF 629.71 FEET, THENCE NORTH 00°43'00" WEST, A DISTANCE OF 1001.46 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE NORTH 89°58'16" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1583.93 FEET TO A POINT OF BEGINNING; TOGETHER WITH

BEGIN AT THE CENTER OF SAID SECTION 10, TOWNSHIP 34S, RANGE 19 EAST, THENCE RUN SOUTH 89°58'16" WEST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 10, A DISTANCE OF 1583.93 FEET; THENCE RUN NORTH 00°43'00" WEST, A DISTANCE OF 67.0 FEET TO AN EXISTING BARBWIRE FENCE; THENCE SOUTH 88°21'53" EAST, ALONG SAID BARBWIRE FENCE, A DISTANCE OF 1602 FEET, MORE OR LESS, TO AN IRON ROD; THENCE RUN SOUTH 00°09'40" EAST, 945.64 FEET; THENCE SOUTH 70°51'58" WEST, A DISTANCE OF 4.90 FEET TO THE EAST LINE OF THE SW 1/4 OF SAID SECTION 10; THENCE RUN NORTH 00°54'18" WEST, ALONG THE SAID EAST LINE, A DISTANCE OF 927.29 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PART OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2685, PAGE 4109, AS CORRECTED IN OFFICIAL RECORDS BOOK 2703, PAGE 3340, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, DESCRIBE AS FOLLOWS:

THAT PORTION OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2060, PAGE 7290 OF PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND A PORTION OF TRACT D AS SHOWN IN THE PLAT OF TWIN RIVERS, PHASE III, RECORDED IN PLAT BOOK 47, PAGE 130, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SITUATE AND BEING IN THE NORTH 1/2 OF SECTION 10, TOWNSHIP 34S, RANGE 19E, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SECTION 10, TOWNSHIP 34S, RANGE 19 E, MANATEE COUNTY, FLORIDA; THENCE RUN SOUTH 87°50'10" EAST, A DISTANCE OF 16.68 FEET TO A POINT ON THE WEST LINE OF SAID TRACT D-15, A BUFFER AND UTILITY EASEMENT AS SHOWN IN TWIN RIVERS, PHASE III IN PLAT BOOK 47, PAGE 130, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THEN RUN NORTHERLY ALONG THE WEST LINE OF SAID BUFFER AND UTILITY EASEMENT AND THE EAST LINE OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2060, PAGE 7290, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, NORTH 00°22'23" WEST, A DISTANCE OF 20.53 FEET TO A POINT ON THE SOUTHERLY LINE OF THE SAID TWIN RIVERS, PHASE III, FOR THE POINT OF BEGINNING; THENCE RUN ALONG THE NORTH LINE OF THE PARCEL OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2060, PAGE 7290 AND SOUTHERLY LINE OF SAID TWIN RIVERS, PHASE III, NORTH 87°50'10" WEST, A DISTANCE OF 1602.03 FEET TO THE NORTHWEST CORNER OF THE SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2060, PAGE 7290; THENCE ALONG THE WEST LINE OF THE SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2060, PAGE 7290; RUN SOUTH 00°10'57" EAST, A DISTANCE OF 20 FEET; THENCE DEPARTING SAID WEST LINE ALONG A LINE 20 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE

SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2060, PAGE 7290 AND THE EXTENSION THEREOF, RUN SOUTH 87°50'10" EAST, A DISTANCE OF 1601.84 FEET TO A POINT OF THE WEST LINE OF SAID TRACT D 15; THENCE NORTHERLY ALONG SAID WEST LINE OF TRACT D 15, NORTH 00°22'23" WEST, A DISTANCE OF 20 FEET TO THE POINT OF BEGINNING.

PARCEL 2 (EASEMENT PARCEL)

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS & UTILITIES RECORDED IN OFFICIAL RECORDS BOOK 1381, PAGE 867 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, OVER THE FOLLOWING DESCRIBED PARCEL:
FROM THE CENTER OF SECTION 10, TOWNSHIP 34S, RANGE 19E, MANATEE COUNTY, FLORIDA, RUN SOUTH 89°58'16" WEST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 10, A DISTANCE OF 1760.90 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°43'00" WEST, 71.69 FEET TO AN EXISTING BARBWIRE FENCE; THENCE SOUTH 88°21'53" EAST, 176.21 FEET, MORE OR LESS, ALONG THE EXISTING BARBWIRE FENCE; THENCE SOUTH 00°09'40" EAST, 70 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 10; THENCE SOUTH 89°58'16" WEST, 176.97 FEET ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 10 TO THE POINT OF BEGINNING.

PARCEL 3 (EASEMENT PARCEL)

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS & UTILITIES RECORDED IN OFFICIAL RECORDS BOOK 1208, PAGE 2246 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, OVER A STRIP OF LAND 50 FEET WIDE WHOSE CENTERLINE IS DESCRIBED AS FOLLOWS:
FROM THE CENTER OF SECTION 10, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, RUN NORTH 89°58'16" WEST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 10, A DISTANCE OF 1760.50 FEET; THENCE NORTH 00°43'00" WEST, A DISTANCE OF 46.69 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE NORTH 88°21'53" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 145.27 FEET; THENCE SOUTH 37°04'54" WEST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 384.47 FEET; THENCE SOUTH 59°32'21" WEST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 75.53 FEET, MORE OR LESS, TO THE END OF SAID CENTERLINE AT MULHOLLAND BRIDGE.

PARCEL 4 (EASEMENT PARCEL)

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS & UTILITIES RECORDED IN OFFICIAL RECORDS BOOK 1381, PAGE 864 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, OVER THE FOLLOWING DESCRIBED PARCEL:
FROM THE CENTER OF SECTION 10, TOWNSHIP 34, RANGE 19, MANATEE COUNTY, FLORIDA, RUN SOUTH 89°58'16" WEST, ALONG THE NORTH LINE OF THE SW 1/4 OF SAID SECTION 10, A DISTANCE OF 1760.90 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°58'16" WEST, 220.0 FEET TO A CONCRETE MONUMENT; THENCE NORTH 37°04'54" EAST, 95.0 FEET, MORE OR LESS, TO THE INTERSECTION OF A LINE THAT IS THE WESTERLY EXTENSION OF AN EXISTING BARBWIRE FENCE ON THE NORTHERLY SIDE OF AN EXISTING DIRT ROAD; THENCE SOUTH 88°21'53" EAST, ALONG SAID BARBWIRE FENCE AND WESTERLY EXTENSION THEREOF, 161 FEET, MORE OR LESS TO AN IRON ROD; THENCE SOUTH 00°09'40" EAST, 71.69 FEET TO THE POINT OF BEGINNING.

PARCEL 5 (EASEMENT PARCEL)

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS & UTILITIES OVER A STRIP OF LAND 60 FEET WIDE LOCATED SOUTH OF THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 34, RANGE 19, MANATEE COUNTY, FLORIDA, WHOSE NORTHWESTERLY BOUNDARY LINE LIES 25.0 FEET FROM AND PARALLEL TO A LINE DESCRIBE AS FOLLOWS:

FROM THE CENTER SAID SECTION 10, TOWNSHIP 34S, RANGE 19E; RUN SOUTH 89°58'16" WEST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 10, A DISTANCE OF 1760.90 FEET TO AN IRON ROD; THENCE NORTH 00°43'00" WEST, A DISTANCE OF 46.64 FEET TO THE CENTERLINE OF AN EXISTING DIRT ROAD; THENCE RUN SOUTH 88°21'53" WEST ALONG SAID CENTERLINE, 145.27 FEET; THENCE SOUTH 37°04'54" WEST, 65 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 10 FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 37°04'54" W, 319 FEET; THENCE SOUTH 59°32'21" WEST, 75.53 FEET TO THE END OF THE EXISTING BRIDGE ACROSS GAMBLE CREEK (ALSO BEING THE EASTERLY END OF THE MAINTAINED RIGHT OF WAY FOR MULHOLLAND ROAD). (2057/7401)



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

April 24, 2023

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

Attention: Julissa Santana

Dear Honorable Angelina 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-21-07(Z)(G)R, which was filed in this office on April 21, 2023.

Sincerely,

Anya Owens
Program Administrator

ACO/wlh