

## Manatee County Zoning Ordinance

### **PDR-21-27(Z)(G) – TAYLOR RANCH / SMR TAYLOR RANCH, LLC (OWNER)** **– PLN2111-0047**

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 2,307.57 ACRES FROM A/WP-E/WP-M/ST (GENERAL AGRICULTURE/WATERSHED PROTECTION EVERS /WATERSHED PROTECTION LAKE MANATEE/SPECIAL TREATMENT OVERLAYS) TO THE PDR/WP-E/WP-M/ST (PLANNED DEVELOPMENT RESIDENTIAL) ZONING DISTRICT, RETAINING THE WATERSHED PROTECTION EVERS/WATERSHED PROTECTION LAKE MANATEE AND SPECIAL TREATMENT OVERLAY DISTRICTS; GENERALLY LOCATED AT THE SOUTHEAST CORNER OF SR 64 EAST AND BOURNESIDE BOULEVARD, AT 18900 SR 64 EAST, BRADENTON, (MANATEE COUNTY); APPROVING A GENERAL DEVELOPMENT PLAN (LARGE PROJECT) FOR 4,500 RESIDENTIAL UNITS (SINGLE-FAMILY DETACHED, SINGLE-FAMILY SEMI-DETACHED, SINGLE-FAMILY ATTACHED AND MULTI-FAMILY), A PERSONAL WIRELESS SERVICE FACILITY, AND UP TO 20 ACRES FOR A POSSIBLE SCHOOL SITE; SUBJECT TO STIPULATIONS AS CONDITIONS OF APPROVAL; SETTING FORTH FINDINGS; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, SMR Taylor Ranch, LLC (the “Applicant”) filed an application to rezone approximately 2,307.57 acres described in Exhibit “A”, attached hereto, (the “Property”) from A/WP-E/WP-M/ST (General Agriculture/Watershed Protection Evers /Watershed Protection Lake Manatee/Special Treatment Overlays) to the PDR/WP-E/WP-M/ST (Planned Development Residential) Zoning District, Retaining The Watershed Protection Evers/Watershed Protection Lake Manatee And Special Treatment Overlay Districts; and

**WHEREAS**, the applicant also filed a General Development Plan (Large Project) for 4,500 residential units (single-family detached, single-family semi-detached, single-family attached and multi-family), a personal wireless service facility, and up to 20 acres for a possible school site (the “project”) on the property; and

**WHEREAS**, the applicant also filed a request for Specific Approval for alternatives to Land Development Code Sections: 1001.1.C and 701.6, and

**WHEREAS**, the Manatee County Planning Commission, after due public notice, held a public hearing on January 12, 2023, to consider the rezone, General Development Plan and Specific Approval applications, 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/WP-E/WP-M/ST (General Agriculture/Watershed Protection Evers /Watershed Protection Lake Manatee/Special Treatment Overlays) to the PDR/WP-E/WP-M/ST (Planned Development Residential) Zoning District, Retaining The Watershed Protection Evers/Watershed Protection Lake Manatee And Special Treatment Overlay Districts.

B. The Board of County Commissioners, after due public notice, held two public hearings on February 2, 2023 and March 23, 2023, 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.

D. Notwithstanding the failure of this plan to comply with the requirements of LDC Section 1001.3.C, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed alternative designs because the intent of the requirement will be met since prior to or concurrent with build-out of the project, two full means of permanent access will be provided for all phases of development that exceed 100 dwelling units.

E. Notwithstanding the failure of this plan to comply with the requirements of LDC Section 701.6, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed alternative designs because the intent of the residential street tree requirement is still being met while also promoting continuity and pedestrian connectivity throughout the proposed development.

**Section 2. GENERAL DEVELOPMENT PLAN.** The General Development Plan is hereby approved for a (Large Project) for 4,500 residential units (single-family detached, single-family semi-detached, single-family attached and multi-family), a personal wireless service facility, and up to 20 acres for a possible school site (the "project") on the property upon the property, subject to the following Stipulations:

## A. DESIGN AND LAND USE STIPULATIONS

1. Proposed residential buildings shall be in substantial conformance with the elevations provided by the applicant as Exhibit “B” that is a part of the approval ordinance and shall meet the requirements of Land Development Code Section 401.5 (Building Height Compatibility) and a maximum height of four-stories.
2. 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 neighboring agricultural uses, which may possibly include pesticides and herbicides and may have odors and noises associated with such uses.
  - b. There are designated planned thoroughfares within the project area ([i.e. 44<sup>th</sup> Avenue East and Rangeland Parkway) designated as four-lane arterial roadways, and potential noise associated with these planned roadways.
  - c. The internal streets within this subdivision may be privately owned and maintained by the Homeowner’s Association or other appropriate legal entity.
  - d. The presence of active drag strip and race track facilities that may produce noise levels above those generally allowed to be experienced in a residential community.

Manatee County shall have no legal obligation to enforce these private Declaration of Covenants and Restrictions.

3. As proffered by the Applicant, the Declaration of Covenants and Restrictions recorded in the Manatee County Public Records for the subdivisions within the Property shall include the following provisions (as applicable to the respective portions of the Property):
  - a. Parcel C - Race Village. The Declaration of Covenants and Restrictions for the parcel of land designated as “Parcel C – Race Village” on the General Development Plan approved pursuant to Manatee County Zoning Ordinance PDR-21-27(Z)(G), shall include the following provisions:
    - i. **Adjacent Racetrack and Dragstrip:** \_\_\_\_\_ [name of subdivision] (“Subdivision”) is located adjacent to a dragstrip and a racetrack currently known as the Bradenton Motorsports Park (“Dragstrip”) and the Freedom Factory Raceway (“Racetrack”), respectively, and identified with Parcel ID numbers 303710107 (“Dragstrip Site”) and 305300059 (“Racetrack Site”).
    - ii. Purpose: The Race Village is specifically designed for Buyers, Owners and/or Tenants that want to take advantage of being in close proximity to the adjacent Dragstrip and Racetrack and the operations of both.
    - iii. Noise: The Dragstrip and Racetrack facilities have ongoing events that by their nature create loud noises, which they are permitted to have. Any buyer in this Subdivision buys with the understanding that the Dragstrip and the Racetrack both pre-existed this Subdivision and each has all rights to operate



and continue. By purchasing a Lot in this Subdivision, each Lot Owner recognizes these rights and agrees that the Lot Owner will not object to the permitted uses of the Dragstrip or Racetrack and the permitted operations of each and will take no action to close down their permitted operations. The Subdivision is located within the overall site known as the “Taylor Ranch” pursuant to Manatee County Zoning Ordinance PDR-21-27(Z)(G). The Lakewood Ranch Stewardship District has constructed a berm/wall combination structure together with landscaping along a portion of the east boundary of the overall site as identified on the General Development Plan approved pursuant to such Zoning Ordinance (the “Racetrack Buffer”). The Racetrack Buffer is intended to buffer the Subdivision from the Dragstrip and Racetrack and to mitigate sound from the Dragstrip and Racetrack. Neither the Association nor any Lot Owner will take any steps to reduce the buffer or any component thereof, including its size and height. The provisions in this Section [\_\_\_\_\_] are for the benefit of the Dragstrip Site and the Racetrack Site and may not be deleted, amended or terminated without first obtaining the written approval of both then owners of the Dragstrip Site and the Racetrack Site. Any such approval shall be at the sole discretion of the Dragstrip Site and Racetrack Site owners.

- b. All Other Parcels. The Declaration of Covenants and Restrictions for all parcels of land not designated as “Parcel C – Race Village” on the General Development Plan approved pursuant to Manatee County Zoning Ordinance PDR-21-27(Z)(G), shall include the following provisions
  - i. Racetrack and Dragstrip: \_\_\_\_\_ *[name of subdivision]* (“Subdivision”) is located in the vicinity a dragstrip and a racetrack currently known as the Bradenton Motorsports Park (“Dragstrip”) and the Freedom Factory Raceway (“Racetrack”), respectively, and identified with Parcel ID numbers 303710107 (“Dragstrip Site”) and 305300059 (“Racetrack Site”).
  - ii. Noise: The Dragstrip and Racetrack facilities have ongoing events that by their nature create loud noises, which they are permitted to have. Any buyer in this Subdivision buys with the understanding that the Dragstrip and the Racetrack both pre-existed this Subdivision and each has all rights to operate and continue. By purchasing a Lot in this Subdivision, each Lot Owner recognizes these rights and agrees that the Lot Owner will not object to the permitted uses of the Dragstrip or Racetrack and the permitted operations of each and will take no action to close down their permitted operations. The Subdivision is located within the overall site known as the “Taylor Ranch” pursuant to Manatee County Zoning Ordinance PDR-21-27(Z)(G). The Lakewood Ranch Stewardship District has constructed a berm/wall combination structure together with landscaping along a portion of the east boundary of the overall site as identified on the General Development Plan approved pursuant to such Zoning Ordinance (the “Racetrack Buffer”). The Racetrack Buffer is intended to buffer the Subdivision from the Dragstrip and Racetrack and to mitigate sound from the Dragstrip and Racetrack. Neither the Association nor any Lot Owner will take any steps to reduce the buffer or any component thereof, including its size and height. The provisions in this Section [\_\_\_\_\_] are for the benefit of the Dragstrip Site and the Racetrack

Site and may not be deleted, amended or terminated without first obtaining the written approval of both then owners of the Dragstrip Site and the Racetrack Site. Any such approval shall be at the sole discretion of the Dragstrip Site and Racetrack Site owners.

Manatee County shall have no legal obligation to enforce these private Declaration of Covenants and Restrictions.

4. Compliance with all applicable regulations of the Land Development Code shall be demonstrated at the time of Preliminary / Final Site Plan application review, with exception of those requirements in which Specific Approval is granted as stated in the staff report.
5. The project open space requirement is 788.7 acres at build-out. Each FSP for the project over the life of the project shall provide a tracking table to account for the acreage of open space provided.
6. If applicable, 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.
7. Final Site Plan (FSP) review and approval is required for any recreational area/amenity center. Required number of parking spaces will be determined at FSP based on the type and square footage of the recreational uses. Any recreation or amenity structure shall have a minimum 20-foot setback from all property lines.
8. The uses approved for this project shall be limited to 4,500 residential units, including single-family detached, single-family attached, single-family semi-detached, and multi-family; a Personal Wireless Service Facility (cell tower site in the form of 150-foot monopole) and a possible 20-acre school site, subject to applicable legal processes in the Florida Statutes, Comprehensive Plan, the Land Development Code and the Amended and Restated Interlocal Agreement for Public School Facility Planning.
9. If applicable, all lots adjacent to active agricultural operation shall have an additional 35-foot 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 401.3.E.(8) shall no longer apply, and the additional 35-foot setback may be eliminated from the plat.
10. Minimum building setbacks for four (4) story buildings shall be in accordance with the standards provided in the site data of the approved General Development Plan.

11. Prior to obtaining approval of a Final Site Plan for a PWSF (Personal Wireless Service Facility) within the project boundary, the applicant for this use shall be required to demonstrate compliance with all the applicable sections of the Land Development Code, especially Section 531.37 – Personal Wireless Service Facility.

## **B. ENVIRONMENTAL STIPULATIONS**

1. All other applicable state or federal permits shall be obtained prior to commencement of development.
2. No lots shall be platted through post-development wetlands, wetland buffers or upland preservation areas.
3. Pursuant to the June 2022 Environmental Narrative prepared by Ardurra, ninety (90) days prior to construction and land clearing, a 100% survey of suitable habitat for gopher tortoises shall be conducted as recommended. If evidence of gopher tortoises is found, a FWC permit will be obtained for relocation and/or management of tortoises.
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. A Well Management Plan for the proper protection and abandonment of the existing wells shall be submitted to the EPS for review and approval prior to recommending 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.
7. The only wetland impacts approved by the adoption of this ordinance are for the alignment of 44<sup>th</sup> Avenue East (Option A) the alignment of which is generally depicted on the General Development Plan.

## **C. 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 FEMA 2014 FIRM, Mill Creek Watershed Management Plan, Braden



River Watershed Management Plan, master drainage modeling, and post-development discharge of runoff. The following design storm frequency events, corresponding cumulative rainfall, and rainfall distribution shall be provided as a comparison as delineated below of the existing pre-development condition versus the proposed post-development development condition

Storm Frequency:	Cumulative:	Rainfall Notes:
Rainfall: Distribution:		
10-year 24-hour	7 inches	FLMOD A
25-year 24-hour	8 inches	FLMOD B
50-year 24-hour	9 inches	FLMOD C
100-year 24-hour	10 inches	FLMOD B
100-year 72-hour	18 inches	FDOT-72 D

Notes:

- A. For no-rise analysis of stages: internal drainage system design
- B. Pre- versus post-development runoff analysis: no-rise analysis of stages.
- C. Pre- versus post-development runoff analysis: no-rise analysis of stages for thoroughfare roadway network only
- D. No-rise analysis of stages.

The comparison of existing pre-development condition versus the proposed post-development development condition shall include results in terms of the peak rate 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. Any fill within the 100-year floodplain (as derived from the FEMA 2014 FIRM, Mill Creek Watershed Management Plan, Braden River 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 are created for the design storm frequency events.
3. 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.

Braden River Watershed

4. The Engineer of Record (EOR) shall submit drainage modeling to demonstrate the allowable pre-development rate of discharge has been reduced by twenty-five (25) percent for Braden River-Evers Reservoir Watershed.

Mill Creek Watershed:

5. 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.

Water Quality Treatment:

6. This project shall be required to provide 150% water quality treatment for Manatee River/Lake Manatee Watershed and the Braden River/Evers Reservoir.

**D. DEVELOPMENT REVIEW 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.
2. If utility tie in locations is not per the County's master plan the project will be subject to the Alternate Connection Facility Investment Fee.
3. The project will need to be built to the Manatee County utility, highway & traffic and stormwater standards that are current at the time of construction.

**Section 3. SPECIFIC APPROVAL.** Specific Approval is hereby granted for alternatives to Land Development Code Sections: 1001.1.C and 701.6.

**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/WP-E/WP-M/ST (General Agriculture/Watershed Protection Evers /Watershed Protection Lake Manatee/Special Treatment Overlays) to the PDR/WP-E/WP-M/ST (Planned Development Residential) zoning district, retaining the Watershed Protection Evers/Watershed Protection Lake Manatee and Special Treatment Overlay Districts, 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 § 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 upon the later of (a) the filing of this Ordinance with the Office of the Secretary of State, Florida Department of State and (b) the effective date of Ordinance 23-11 approving Comprehensive Plan Amendment PA-21-09, whichever is the last to occur.

**PASSED AND DULY ADOPTED,** by the Board of County Commissioners of Manatee County, Florida on the 23<sup>rd</sup> day of March 2023.



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

BY:

A handwritten signature in blue ink, appearing to read "K. Van Ostenbridge", is written over a horizontal line.

**Kevin Van Ostenbridge, Chairman**

**ATTEST:      ANGELINA COLONNESO  
Clerk of the Circuit Court**

BY:

A handwritten signature in blue ink, appearing to read "Angelina Colonnese", is written over a horizontal line.

**Deputy Clerk**

**Exhibit "A"**

**Legal Description**

**DESCRIPTION FROM TITLE COMMITMENT**

**PARCEL 1:**

TRACTS 9 THROUGH 24, IN SECTION 5, TOWNSHIP 35 SOUTH, RANGE 20 EAST, OF THE WATERBURY GRAPEFRUIT TRACTS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 37. PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

TRACTS 43, 44, 45 AND 46, IN SECTION 5, TOWNSHIP 35 SOUTH, RANGE 20 EAST, OF THE ARMITAGE TRACT, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 316, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. TOGETHER WITH AND SUBJECT TO A DRAINAGE EASEMENT DESCRIBED AS FOLLOWS: THE NORTH 50 FEET OF THE SOUTH 623 FEET OF THE EAST 1700 FEET OF THE WEST 3/4 OF THE NW 1/4 OF SAID SECTION 5, TOWNSHIP 35 SOUTH, RANGE 20 EAST, MANATEE COUNTY, FLORIDA.

TRACTS 1 THROUGH 32, LESS THE EAST 200 FEET OF TRACTS 29, 30, 31 AND 32; ALSO LESS A PORTION OF SAID TRACT 1 CONVEYED TO THE STATE OF FLORIDA, BOARD OF TRUSTEES OF INTERNAL IMPROVEMENT TRUST FUND AS DESCRIBED IN O.R. BOOK 963. PAGE 346 AND LESS RIGHT OF WAY FOR STATE ROAD NO. 64; ALSO TRACTS 37 THROUGH 56, WATERBURY GRAPEFRUIT TRACTS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2. PAGE 37; ALSO TRACTS 40, 41 AND 42 OF ARMITAGE TRACT, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 316, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, IN SECTION 6, TOWNSHIP 35 SOUTH, RANGE 20 EAST, MANATEE COUNTY, FLORIDA.

TRACTS 1 THROUGH 64, IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 20 EAST, OF WATERBURY GRAPEFRUIT TRACTS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 37, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

TRACTS 1, 2, 3, 4, 5, 6, 7, 8, 25, 26, 27, 28, 29, 30, 31 AND 32, IN SECTION 8, TOWNSHIP 35 SOUTH, RANGE 20 EAST OF THE WATERBURY GRAPEFRUIT TRACTS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2. PAGE 37, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

TRACTS 2 THROUGH 31, IN SECTION 17, TOWNSHIP 35 SOUTH, RANGE 20 EAST, OF THE WATERBURY GRAPEFRUIT TRACTS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 37. PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

TRACTS 1 THROUGH 64, IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 20 EAST, OF THE WATERBURY GRAPEFRUIT TRACTS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 37, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

**PARCEL 2:**

COMMENCE AT THE NORTHEAST CORNER OF BOURNESIDE BOULEVARD (PUBLIC RIGHT-OF-WAY, LAKEWOOD RANCH STEWARDSHIP DISTRICT) AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 201841091275 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; BEING THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 66°08'03"; THENCE SOUTHWESTERLY ALONG THE EAST RIGHT-OF-WAY LINE OF SAID BOURNESIDE BOULEVARD AND ALONG THE ARC OF SAID CURVE, A DISTANCE OF 57.71 FEET, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF S.57°46'22"W.,



54.56 FEET, TO THE POINT OF BEGINNING; THENCE S.89°10'21"E. ALONG A LINE NON-TANGENT TO SAID CURVE, A DISTANCE OF 198.51 FEET; THE FOLLOWING THIRTEEN (13) CALLS ARE ALONG THE WEST LINE OF WATERBURY GRAPEFRUIT RECORDED IN PLAT BOOK 2, PAGE 37 OF SAID PUBLIC RECORDS: (1) THENCE S.00°12'31"W., A DISTANCE OF 235.04 FEET; (2) THENCE S.00°11'31"W., A DISTANCE OF 1,005.61 FEET; (3) THENCE S.00°12'42"W., A DISTANCE OF 1,320.63 FEET; (4) THENCE S.00°13'28"W., A DISTANCE OF 1,321.05 FEET; (5) THENCE S.00°13'58"W., A DISTANCE OF 1,319.87 FEET; (6) THENCE S.00°12'11"W., A DISTANCE OF 1,320.95 FEET; (7) THENCE S.00°11'35"W., A DISTANCE OF 1,320.74 FEET; (8) THENCE S.00°14'59"W., A DISTANCE OF 1,321.31 FEET; (9) THENCE S.00°10'11"W., A DISTANCE OF 1,320.84 FEET; (10) THENCE S.00°10'23"W., A DISTANCE OF 1,320.89 FEET; (11) THENCE CONTINUE S.00°10'23"W., A DISTANCE OF 1,320.89 FEET; (12) THENCE S.00°10'50"W., A DISTANCE OF 1,320.88 FEET; (13) THENCE S.00°11'29"W., A DISTANCE OF 1,320.98 FEET; THENCE N.88°49'16"W., A DISTANCE OF 150.79 FEET; THENCE N.00°27'04"E., A DISTANCE OF 75.49 FEET; THENCE N.89°20'47"W., A DISTANCE OF 290.14 FEET TO A POINT ON THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2598, PAGE 6401 OF SAID PUBLIC RECORDS, ALSO BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 3,000.00 FEET AND A CENTRAL ANGLE OF 11°42'20"; THE FOLLOWING FOUR (4) CALLS ARE ALONG SAID EASTERLY LINE: (1) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 612.91 FEET, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF N.07°33'50"E., 611.84 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; (2) THENCE N.13°25'00"E., A DISTANCE OF 515.31 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 6,000.00 FEET AND A CENTRAL ANGLE OF 13°37'00"; (3) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,425.93 FEET TO THE POINT OF TANGENCY OF SAID CURVE; (4) THENCE N.00°12'00"W., A DISTANCE OF 1,659.15 FEET TO THE SOUTHEAST CORNER OF BOURNESIDE BOULEVARD (PUBLIC RIGHT-OF-WAY, LAKEWOOD RANCH STEWARDSHIP DISTRICT) RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 201841091275 OF SAID PUBLIC RECORDS; THE FOLLOWING TWELVE (12) CALLS ARE ALONG SAID EAST RIGHT-OF-WAY LINE OF BOURNESIDE BOULEVARD: (1) THENCE CONTINUE N.00°12'00"W., A DISTANCE OF 263.94 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 9,940.00 FEET AND A CENTRAL ANGLE OF 01°59'50"; (2) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 346.50 FEET TO THE POINT OF TANGENCY OF SAID CURVE; (3) THENCE N.01°47'50"E., A DISTANCE OF 1,037.12 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 10,060.00 FEET AND A CENTRAL ANGLE OF 01°36'02"; (4) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 281.05 FEET TO THE POINT OF TANGENCY OF SAID CURVE; (5) THENCE N.00°11'48"E., A DISTANCE OF 4,377.86 FEET; (6) THENCE N.00°13'29"E., A DISTANCE OF 3,905.24 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 2,143.00 FEET AND A CENTRAL ANGLE OF 14°26'35"; (7) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 540.20 FEET TO THE END OF SAID CURVE; (8) THENCE N.75°46'54"E. ALONG A LINE NON-TANGENT TO SAID CURVE, A DISTANCE OF 15.00 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,158.00 FEET AND A CENTRAL ANGLE OF 01°25'36"; (9) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 53.73 FEET, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF N.14°55'54"W., 53.73 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2,008.00 FEET AND A CENTRAL ANGLE OF 16°27'09"; (10) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 576.60 FEET TO THE POINT OF



TANGENCY OF SAID CURVE; (11) THENCE N.00°48'28"E., A DISTANCE OF 119.13 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 23°53'52"; (12) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 20.85 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PORTION OF CERTAIN STREETS AND ROADS AS APPURTENANT TO THE ABOVEDESCRIBED PROPERTY BY RESOLUTION VACATING CERTAIN STREETS, ROADS AND OTHER APPROPRIATE PROPERTY PURSUANT TO SECTIONS 177.101 AND 335.09, RECORDED IN O.R. BOOK 1436, PAGE 1116, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

TOGETHER WITH THAT PORTION OF PLATTED RIGHT OF WAY AS APPURTENANT TO THE ABOVEDESCRIBED PROPERTY BY RESOLUTION R-21-097 VACATING PLATTED RIGHT OF WAY PURSUANT TO SECTIONS 336.09, 336.10 AND 336.12, FLORIDA STATUTES RECORDED IN OFFICIAL INSTRUMENT NUMBER 202141110911.

LESS THE FOLLOWING DESCRIBED PROPERTY:

LESS THAT PART CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION IN O.R. BOOK 2532, PAGE 871, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.



## FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

March 27, 2023

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

Attention: Vicki Tessmer

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-21-27(Z)(G), which was filed in this office on March 24, 2023.

Sincerely,

Anya Owens  
Program Administrator

ACO/wlh