

FILED FOR RECORD
R. B. SHORE

2002 APR -9 PM 3: 17

CITIZEN COURT
MANATEE CO. FLORIDA

**MANATEE COUNTY ORDINANCE NO. Z-86-30(G)(R⁹)
AMENDING NO. Z-86-30 AS AMENDED BY Z-86-30(R),
Z-86-30(R²), Z-86-30(G)(R³-B), Z-86-30(G)(R³-A), Z-86-30(G)(R⁴),
Z-86-30(G)(R⁷) AND Z-86-30(G)(R⁸) SCHROEDER MANATEE RANCH, INC.
(CYPRESS BANKS)**

**AN ORDINANCE OF THE COUNTY OF MANATEE, FLORIDA, AMENDING
MANATEE COUNTY ORDINANCE NO. Z-86-30(G)(R⁸), AS AMENDED, TO
AMEND CONDITION C.(13) OF THE ZONING ORDINANCE REGARDING
THE TIMING & SURFACE MATERIALS OF THE ROADWAY, AND
PROVIDE AN EFFECTIVE DATE.**

**BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY,
FLORIDA:**

SECTION 1. FINDINGS OF FACT.

The Board of County Commissioners, after considering the testimony, evidence, documentation, application for amendment of the Zoning Ordinance and all other matters presented to said 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 staff report and recommendation of staff concerning the application for a Zoning Ordinance Amendment as it relates to the real property described in Section 4 of this Ordinance.
- B. The Board of County Commissioners on August 8, 1989 approved Manatee County Zoning Ordinance Z-86-30 with the Conceptual Development Plan and Conditions.
- C. The Board of County Commissioners held a public hearing on November 16, 1989 to approve amendment Z-86-30(R), on May 26, 1994 to approve amendment Z-86-30(R²), on September 28, 1995 to approve amendment Z-86-30(G)(R³-A), on February 22, 1996 to approve amendment Z-86-30(G)(R³-B), on April 2, 1996 to approve amendment Z-86-30(G)(R⁴), on January 6, 1997 to approve amendment Z-86-30(G)(R⁵), on December 12, 1998 to approve amendment Z-86-30(G)(R⁶), which rescinded Z-86-30(G)(R⁵), on April 27, 1999 to approved Z-86-30(G)(R⁷), and on March 28, 2000 to approve amendment Z-86-30(G)(R⁸), and on March 26th, 2002 to consider Z-86-30(R⁹) all in accordance with the requirements of Manatee County Ordinance No. 90-01, as amended (The Manatee County Land Development Code).
- D. The proposed amendment to Ordinance Z-86-30(R⁸), as amended, regarding the property described in Section 4 herein is found to be consistent with the requirements of Manatee County Ordinance No. - 89-01, as amended (The 2020 Manatee County Comprehensive Plan).

SECTION 2. ZONING ORDINANCE. The Zoning Ordinance is hereby AMENDED to revise condition

2002 APR 11 AM 8: 39
DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

FILED

C.(13)as follows:

C.(13) The first intersection west of Lorraine Road on SR-70, shall be signaled or a paved second means of access meeting all requirements of Section 712.2.8 shall be provided to SR-70, through a connection to Lorraine Road (as graphically described in Section 712.2.8, Diagram A.2) prior to the issuance of a building permit for Final Plat approval (or Final Site Plan approval if a plat is not required) of the 300th lot/unit or the 101st lot/unit without direct access to a boulevard section, whichever comes first. The Developer shall provide to the Planning Department, information regarding the number of units which have received a building permit and the number of permits issued which do not have direct access to a boulevard section. This shall be received by the Planning Department on the 1st day of every month until the 300th unit is permitted or until the road is constructed.

Prior to Final Plat approval (or Final Site Plan approval if a plat is not required) of the 300th lot/unit or 101st lot/unit without direct access to a boulevard section, the applicant shall post performance security, in a manner acceptable to the County Attorney's office, to secure the cost of will constructing an a unpaved access road to SR-70 through a connection to existing Lorraine Road. Such security shall be posted for a period not to exceed one year. Additionally, a Fugitive Particulate Abatement Program shall be approved by the Environmental Management Department. The applicant shall also provide Security Performance in a format acceptable to the County Attorney's Office for the construction of the required second means of access per Section 712.2.8 for a maximum period of 3 years.

SECTION 3. LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN A PORTION OF SECTIONS 17, 20, 21, 22, 27, 28 AND 29, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 20, SAID SECTION CORNER ALSO BEING THE COMMON CORNER OF SECTIONS 17, 18 AND 19; THENCE N00°35'47"E ALONG THE WESTERLY LINE OF SAID SECTION 17, A DISTANCE OF 140.67 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD 70; (THE FOLLOWING 6 CALLS ARE ALONG SAID SOUTHERLY RIGHT-OF-WAY OF STATE ROAD 70), THENCE S70°24'24"E, A DISTANCE OF 373.46 FEET TO THE POINT OF CURVATURE OF A CURVE

TO THE LEFT, HAVING A RADIUS OF 2,041.86 FEET AND A CENTRAL ANGLE OF 18'21'30"; THENCE ALONG THE ARC OF SAID CURVE IN A SOUTHEASTERLY DIRECTION, AN ARC LENGTH OF 654.24 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S88'45'54"E. A DISTANCE OF 4,362.42 FEET; THENCE S89'41'54"E. A DISTANCE OF 1,575.96 FEET; THENCE S89'42'03"E, A DISTANCE OF 2,821.50 FEET; THENCE S89'19'57"E, A DISTANCE OF 3,193.08 FEET; THENCE S00'39'03"W, A DISTANCE OF 898.94 FEET; THENCE N89'20'57"W, A DISTANCE OF 867.82' FEET; THENCE S00'24'05"W, A DISTANCE OF 267.14 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,735.00 FEET AND A CENTRAL ANGLE OF 31'55'30"; THENCE ALONG THE ARC OF SAID CURVE IN A SOUTHWESTERLY DIRECTION, ON ARC LENGTH OF 1,523.93 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S32'19'35"W, A DISTANCE OF 790.03 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2,380.00 FEET AND A CENTRAL ANGLE OF 31'49'15"; THENCE ALONG THE ARC OF SAID CURVE IN A SOUTHWESTERLY DIRECTION, AN ARC LENGTH OF 1,599.49 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S00'30'20"W, A DISTANCE OF 355.33 FEET; THENCE S00'51'26"W ALONG A LINE 120 FEET EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF SAID SECTION 27, A DISTANCE OF 5,313.46 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SECTION 27; THENCE S89'57'56"W ALONG THE SOUTHERLY LINE OF SAID SECTION 27, A DISTANCE OF 120.01 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 28; THENCE N89'30'25"W ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 2,662.03 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 28; THENCE N00'45'47"E ALONG THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 28, A DISTANCE OF 2,236.77 FEET; THENCE N89'31'24"W ALONG A LINE 3,077.34 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 2,665.72 FEET TO A POINT ON THE EASTERLY LINE OF SAID SECTION 29; THENCE N00'40'06"E ALONG THE EAST LINE OF SAID SECTION 29. A DISTANCE OF 1,749.02 FEET TO THE EAST 1/4 CORNER OF THE NORTHEAST 1/4 OF SECTION 29; THENCE N89'29'29"W ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, A DISTANCE OF 2,679.05 FEET TO THE WEST 1/4 CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE S00'32'07"W ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF SAID SECTION 29. A DISTANCE OF 1,327.72 FEET TO THE CENTER OF SAID SECTION 29; THENCE N89'30'30"W ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 29, A DISTANCE OF 1,455.36 FEET; THENCE S00'29'12"W, A DISTANCE OF 46.03 FEET; THENCE N89'30'48"W, A DISTANCE OF 469.78 FEET; THENCE N61'13'53"W, A DISTANCE OF 51.46 FEET; THENCE S85'03'09"W, A DISTANCE OF 131.05 FEET; THENCE S33'11'55"W, A DISTANCE OF 59.75 FEET; THENCE N46'13'24"W, A DISTANCE OF 141.12 FEET TO A POINT ON A CURVE OF WHICH THE RADIUS POINT LIES N46'13'24"W, A RADIAL DISTANCE OF 295.00 FEET; THENCE ALONG THE ARC OF SAID CURVE IN A SOUTHWESTERLY DIRECTION, PASSING THROUGH A CENTRAL OF 15'08'35", AN ARC LENGTH OF 77.97 FEET TO THE END OF SAID CURVE; THENCE N61'21'58"W ALONG A LINE NOT TANGENT TO THE LOST DESCRIBED CURVE, A DISTANCE OF 186.33 FEET; THENCE S26'03'03"W, A DISTANCE OF 41.15 FEET; THENCE N89'30'30"W, A DISTANCE OF 212.08 FEET TO A POINT ON THE

WEST LINE OF SAID SECTION 29; THENCE NOO'23'24"E ALONG THE WEST LINE OF SAID SECTION 29, A DISTANCE OF 2,656.56 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 20; THENCE NOO'35'53"E ALONG THE WEST LINE OF SAID SECTION 20, A DISTANCE OF 5,300.74 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 2,164.9 ACRES MORE OR LESS, WHICH INCLUDES THE ADDITION OF THE NEW ACREAGE (+374.1 ACRES) DESCRIBED INDEPENDENTLY BELOW:

A PARCEL OF LAND LYING WITHIN A PORTION OF SECTIONS 22, 27 AND 28, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 28; THENCE N 89'30'25"W ALONG THE SOUTH LINE OF SAID SECTION 23, A DISTANCE OF 2,662.03 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 28; THENCE NOO'45'47"E ALONG THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 28, A DISTANCE OF 5,314.15 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 28; THENCE S 89'31'24"E ALONG THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 2,670.80 FEET TO THE NORTHEAST CORNER OF SAID SECTION 28, ALSO BEING THE COMMON CORNER OF SECTIONS 21, 22 AND 27; THENCE S 89'29'42"E ALONG THE SOUTH LINE OF SAID SECTION 22, A DISTANCE OF 100.00 FEET; THENCE NOO'30'20"E, A DISTANCE OF 2,397.34 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 950.00 FEET AND A CENTRAL ANGLE OF 68'46'17"; THENCE ALONG THE ARC OF SAID CURVE IN A NORTHEASTERLY DIRECTION, ON ARC LENGTH OF 1,140.27 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,050.00 FEET AND A CENTRAL ANGLE OF 68'37'34"; THENCE ALONG THE ARC OF SAID CURVE IN A NORTHEASTERLY DIRECTION, AN ARC LENGTH OF 1,257.64 FEET TO THE END OF SAID CURVE-, THENCE S 89 DEGREES 20'57"E ALONG A LINE NOT TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 4.18 FEET; THENCE S 00'24'05"W, A DISTANCE OF 267.14 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,735.00 FEET AND A CENTRAL ANGLE OF 31'55'30"; THENCE ALONG THE ARC OF SAID CURVE IN A SOUTHWESTERLY DIRECTION, AN ARC LENGTH OF 1,523.93 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 32'19'35"W, A DISTANCE OF 790.03 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2,880.00 FEET AND A CENTRAL ANGLE OF 31'49'15"; THENCE ALONG THE ARC OF SAID CURVE IN A SOUTHWESTERLY DIRECTION, AN ARC LENGTH OF 1,599.49 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S00'30'20"W, A DISTANCE OF 355.33 FEET; THENCE S00'51'26"W TO A POINT ON THE SOUTHERLY LINE OF SAID SECTION 27, A DISTANCE OF 5,313.46 FEET; THENCE S89'57'56"W ALONG THE SOUTHERLY LINE OF SAID SECTION 27, A DISTANCE OF 120.01 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 374.1 ACRES MORE OR LESS.

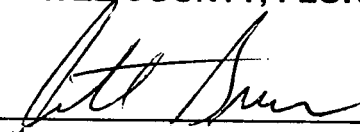
CONTAINING 2,164.9 ACRES MORE OR LESS.

SECTION 4. SEVERABILITY. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Resolution shall remain in full force and effect.

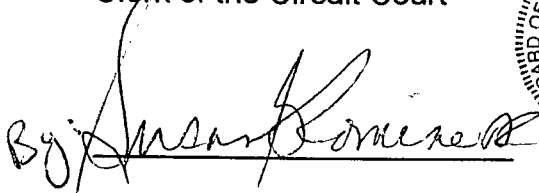
SECTION 5. EFFECTIVE DATE. This ordinance shall take effect immediately upon filing with the Office of the Secretary of State, Florida Department of State.

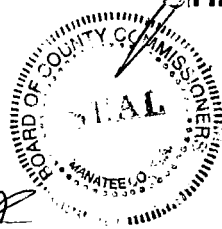
PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida this 26th day of March, 2002.

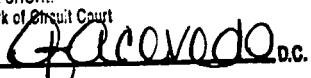
**BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA**

BY: 
First Vice-Chairman

ATTEST: **R.B. SHORE**
Clerk of the Circuit Court

By: 



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 27th day of March, 2002
R.B. SHORE
Clerk of Circuit Court
By:  D.C.

DIVISIONS OF FLORIDA DEPARTMENT OF STATE
Office of the Secretary
Division of Administrative Services
Division of Corporations
Division of Cultural Affairs
Division of Elections
Division of Historical Resources
Division of Library and Information Services
Division of Licensing
MEMBER OF THE FLORIDA CABINET



HISTORIC PRESERVATION BOARDS
Historic Florida Keys Preservation Board
Historic Palm Beach County Preservation Board
Historic Pensacola Preservation Board
Historic St. Augustine Preservation Board
Historic Tallahassee Preservation Board
Historic Tampa/Hillsborough County
Preservation Board
RINGLING MUSEUM OF ART

FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State
DIVISION OF ELECTIONS

April 4, 2002

Honorable R. B. Shore
Clerk of the Circuit Court and Comptroller
Manatee County
Post Office Box 1000
Bradenton, Florida 34206

Attention: Diane E. Vollmer

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letters dated April 1, 2002 and certified copies of Manatee County Ordinance Nos. Z-86-30(G)(R9), Z-01-20, 02-05 and 02-18, which were filed in this office on April 4, 2002.

As requested, the original date stamped copies are being returned for your records.

Sincerely,

Liz Cloud, Chief
Bureau of Administrative Code

LC/mp

Enclosure

FILED FOR RECORD
R. B. SHORE
2002 APR -9 PM 3:17
CLERK OF THE CIRCUIT COURT
MANATEE CO. FLORIDA