

**MANATEE COUNTY ORDINANCE NO.
PDMU-05-19(G)(R6)
NORTHWEST SECTOR**

AN ORDINANCE OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT, AMENDING ORDINANCE PDMU-05-19(G)(R4) AND PDMU-05-19(G)(R5) PERTAINING TO CONDITIONS OF APPROVAL REGARDING A SITE GENERALLY LOCATED EAST OF LAKEWOOD RANCH BOULEVARD, SOUTH OF 44TH AVENUE EAST EXTENSION, WEST OF LORRAINE ROAD, AND NORTH OF SR 70 (±1,518.9 ACRES); PROVIDING FOR AMENDMENT OF CONDITIONS OF APPROVAL TO ALLOW THE TRANSFER OF MULTI-FAMILY AND SINGLE FAMILY UNITS BETWEEN CERTAIN INDIVIDUAL PARCELS, SPECIFY RECREATION, INCLUDING GOLF COURSE, AS AN ALLOWABLE USE ON CERTAIN RESIDENTIAL PARCELS, ADJUST RESTRICTIONS ON CUL-DE-SAC LENGTH, AND OTHER AMENDMENTS FOR INTERNAL CONSISTENCY; SETTING FORTH FINDINGS; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

2012 AUG - 8 AM 10:42

FILED

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

SECTION 1. Ordinances PDMU-05-19(G)(R4) and PDMU-05-19(G)(R5) are hereby amended regarding certain conditions to allow the transfer of multi-family and single family units between certain individual parcels, to provide for a golf course as a recreation use on certain parcels, to adjust restrictions on cul-de-sac length and to make revisions for internal consistency. All conditions not hereby amended by this ordinance shall remain in full force and effect as previously approved in Ordinance PDMU-05-19(G)(R4) and PDMU-05-19(G)(R5).

SECTION 2. FINDINGS OF FACT. The Board of County Commissioners (BOCC) of Manatee County, after considering the testimony, evidence, documentation, application for Zoning Ordinance, and 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 held a duly notice public hearing on August 2, 2012 regarding the proposed amendment to the zoning ordinance and General Development Plan described below and further considered the information received at the public hearing.

B. The revised General Development Plan and proposed amended conditions as stated in Section 3 hereof are hereby found to be consistent with the requirements of the Manatee County Comprehensive Plan.

SECTION 3. Ordinance No. PDMU-05-19(G)(R4) and PDMU-05-19(G)(R5) are hereby amended in Condition A, Development Approvals, Subparagraph (1) regarding Land Uses and Condition B(16). regarding maximum cul-de-sac length, with Condition S(3) j. regarding setbacks for multi-family buildings added, as follows with additions underlined and deletions struck through:

A(1). This Zoning Ordinance shall constitute approval of the revised General Development Plan subject to the conditions set forth herein and limited to the development amounts set forth in Table 1, below.

TABLE 1 - DEVELOPMENT TOTALS			
TYPE OF DEVELOPMENT: Multi-Use Development			
Land Use	PHASE I 2007-2020¹	PHASE II 2009-2024¹	TOTAL
Commercial	200,000 s.f.	0	200,000 s.f.
Office	105,000 s.f.	0	105,000 s.f.
Residential ²			
Single-family	2,650 units	1,422 units	4,072 units
Multi-family	350 units	0	350 units
Total Residential Units	3,000 units	1,422 units	4,422 units
Recreation (Golf Course)	18 holes	0	18 holes

¹ November 21st of referenced year which includes legislatively approved extensions (SB 360 and SB 1752) for Phase I and HB 7207 and F.S. 252.363 for Phases I and II.

² Includes the option for a group care facility for up to 120 beds as part of a land use exchange. The Land Use Equivalency Matrix allows the exchange of other approved land uses (single-family detached, multi-family, commercial, and office space) for Group Care Facility (a.k.a. Assisted Living Facility) beds.

B.(16) The Developer shall grant to the appropriate agency or agencies, a non-ingress/egress easement prohibiting vehicular access to and from the development

via SR 70, Lakewood Ranch Boulevard, 44th Avenue, Center Ice Parkway , Lorraine Road, and Pope Road, except as shown on the General Development Plan for permitted road and driveway crossings.

S(3) j. Parcels G-1, G-2 and G-3

All multi-family buildings shall be setback a minimum of 75 feet from 44th Avenue East and Pope Road. This shall be approved by the Building and Development Services Department with the Preliminary and Final Site Plans.

SECTION 4. Except as expressly amended herein, all other prior zoning ordinances (and any site plans approved pursuant thereto) shall remain in full force and effect.

SECTION 5. LEGAL DESCRIPTION.

Legal description of the Project is attached as Exhibit A.

SECTION 6. EFFECTIVE DATE. This ordinance shall take effect upon filing with the Department of State, State of Florida.

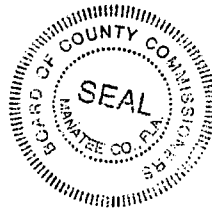
PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida this the 2nd day of August, 2012.

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

BY: 
John R. Chappie, Chairman

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

By: 
Deputy Clerk



EXHIBITS:

Legal Description (Exhibit A)

General Development Plan (Exhibit B)

**Land Development Application
Exhibit A – Legal Description**

LEGAL DESCRIPTION PARCEL 1 (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Sections 7, 8, 9, 15 and 16, Township 35 South, Range 19 East, Manatee County, Florida and described as follows:

Commence at the Southeast corner of Section 7, Township 35 South, Range 19 East ; thence S.89°34'35"E., a distance of 4,650.84 feet; thence N.00°25'25"E., a distance of 1,889.17 feet to the POINT OF BEGINNING; Thence S82°55'49"W, 912.79 feet to a point of curvature; Thence 1,287.78 feet along the arc of said curve to the left through a central angle of 34°25'49", said curve having a radius of 2,143.00 feet and being subtended by a chord which bears S65°42'55"W, 1,268.49 feet to a point of reverse curvature; Thence 1,575.57 feet along the arc of a curve to the right through a central angle of 44°37'25", said curve having a radius of 2,023.00 feet and being subtended by a chord which bears S70°48'42"W, 1,536.04 feet to the point of tangency of said curve; Thence N86°52'35"W, 1,131.57 feet to a point of curvature; Thence 79.90 feet along the arc of said curve to the right through a central angle of 91°33'16", said curve having a radius of 50.00 feet and being subtended by a chord which bears N41°05'57"W, 71.66 feet to the point of tangency of said curve; said point being a point on the east line of Lakewood Ranch Boulevard as recorded in Official Record Book 1443, Page 4980 of the Public Records of Manatee County, Florida; the following 2 calls are along said east line of Lakewood Ranch Boulevard; Thence N04°40'41"E, 2,619.78 feet to a point of curvature; Thence 933.27 feet along the arc of said curve to the left through a central angle of 25°57'27", said curve having a radius of 2,060.00 feet and being subtended by a chord which bears N08°18'02"W, 925.31 feet to a point of reverse curvature; Thence 83.52 feet along the arc of a curve to the right through a central angle of 95°42'23", said curve having a radius of 50.00 feet and being subtended by a chord which bears N26°34'26"E, 74.14 feet; Thence N 74°25'37"E, 50.78 feet to a point of curvature; Thence 721.56 feet along the arc of said curve to the right through a central angle of 14°53'05", said curve having a radius of 2,777.50 feet and being subtended by a chord which bears N81°52'09"E, 719.53 feet; Thence N00°41'18"W, 12.50 feet to a point on the arc of a curve; Thence 643.57 feet along the arc of said curve to the right through a central angle of 13°12'59", said curve having a radius of 2,790.00 feet and being subtended by a chord which bears S84°04'49"E, 642.15 feet to a point of reverse curvature; Thence 2,117.60 feet along the arc of a curve to the left through a central angle of 41°16'07", said curve having a radius of 2,940.00 feet and being subtended by a chord which bears N81°53'37"E, 2,072.13 feet to a point of reverse curvature; Thence 805.71 feet along the arc of a curve to the right through a central angle of 16°32'46", said curve having a radius of 2,790.00 feet and being subtended by a chord which bears N69°31'57"E, 802.91 feet; Thence S12°11'41"E, 12.50 feet to a point on the arc of a curve; Thence 633.68 feet along the arc of said curve to the right through a central angle of 13°04'19", said curve having a radius of 2,777.50 feet and being subtended by a chord which bears N84°20'29"E, 632.31 feet; Thence S89°07'21"E, 354.65 feet to a point on the arc of a curve; Thence 36.14 feet along the arc of said curve to the right through a central angle of 41°24'35", said curve having a radius of 50.00 feet and being

subtended by a chord which bears N70°10'21"E, 35.36 feet; Thence S89°07'21"E, 808.68 feet; Thence N00°52'39"E, 10.36 feet to a point on the arc of a curve; Thence 127.15 feet along the arc of said curve to the left through a central angle of 02°29'11", said curve having a radius of 2,930.00 feet and being subtended by a chord which bears N88°44'06"E, 127.14 feet to the point of reverse curvature of said curve ; Thence 2,138.82 feet along the arc of said curve to the right through a central angle of 43°45'59", said curve having a radius of 2,800.00 feet and being subtended by a chord which bears S77°37'30"E, 2,087.20 feet to the point of tangency of said curve ; Thence S48°44'31"E, 1,779.99 feet to a point of curvature; Thence 1,253.44 feet along the arc of said curve to the left through a central angle of 24°30'39", said curve having a radius of 2,930.00 feet and being subtended by a chord which bears S60°59'50"E, 1,243.90 feet to the point of tangency of said curve; Thence S00°10'39"W, 111.78 feet; Thence continue along said line S00°10'39"W, 1,324.27 feet; Thence continue along said line S00°10'39"W, 1,324.27 feet; Thence S00°12'01"W, 1,321.71 feet; Thence S89°26'33"E, 601.98 feet; Thence S00°02'33"W, 660.46 feet; Thence S89°28'53"E, 735.80 feet; Thence S00°06'56"E, 659.98 feet; Thence N89°31'12"W, 1,343.23 feet; Thence S00°24'15"E, 1,319.40 feet; Thence S00°25'33"E, 1,253.39 feet; Thence N89°20'55"W, 129.12 feet; Thence N00°13'59"E, 756.06 feet; Thence N89°05'49"W, 353.71 feet; Thence S15°32'18"W, 181.54 feet; Thence S69°04'52"E, 191.91 feet; Thence S40°52'20"E, 174.58 feet; Thence S01°06'51"W, 127.77 feet; Thence S84°30'37"W, 241.82 feet; Thence S04°24'14"W, 231.83 feet; Thence N89°20'55"W, 644.47 feet; Thence N89°43'18"W, 1,128.10 feet; Thence N00°16'21"E, 195.76 feet; Thence N34°32'27"W, 127.88 feet; Thence N74°22'37"W, 27.04 feet; Thence N89°06'07"W, 130.35 feet; Thence N50°59'38"W, 52.87 feet; Thence N89°43'39"W, 67.72 feet; Thence S34°23'48"W, 150.71 feet; Thence N00°07'45"W, 1,045.68 feet; Thence N89°21'00"W, 672.60 feet; Thence S00°08'39"E, 1,267.67 feet; Thence N89°43'18"W, 66.35 feet; Thence N10°16'40"E, 140.44 feet; Thence N03°14'20"W, 121.92 feet; Thence N89°43'20"W, 265.15 feet; Thence N67°44'14"W, 65.42 feet; Thence N89°03'25"W, 74.89 feet; Thence South, 285.36 feet; Thence N89°43'18"W, 150.77 feet to a point of curvature; Thence 78.54 feet along the arc of said curve to the right through a central angle of 90°00'00", said curve having a radius of 50.00 feet and being subtended by a chord which bears N44°43'18"W, 70.71 feet to the point of tangency of said curve; Thence N00°16'42"E, 1,581.12 feet to a point of curvature; Thence 1,394.32 feet along the arc of said curve to the left through a central angle of 27°15'57", said curve having a radius of 2,930.00 feet and being subtended by a chord which bears N13°21'17"W, 1,381.21 feet to the point of tangency of said curve; Thence N26°59'15"W, 1,159.92 feet to a point of curvature; Thence 853.47 feet along the arc of said curve to the right through a central angle of 17°27'52", said curve having a radius of 2,800.00 feet and being subtended by a chord which bears N18°15'19"W, 850.17 feet to a point of reverse curvature; Thence 1,194.50 feet along the arc of a curve to the left through a central angle of 23°21'30", said curve having a radius of 2,930.00 feet and being subtended by a chord which bears N21°12'08"W, 1,186.24 feet to a point of reverse curvature; Thence 1,321.41 feet along the arc of a curve to the right through a central angle of 27°02'23", said curve having a radius of 2,800.00 feet and being subtended by a chord which bears N19°21'42"W, 1,309.18 feet to the POINT OF BEGINNING.

Containing 1479.6 acres, more or less.

TOGETHER WITH:

LEGAL DESCRIPTION PARCEL 2 (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Sections 7 AND 8, Township 35 South, Range 19 East, Manatee County, Florida and described as follows:

Commence at the Southeast corner of Section 7, Township 35 South, Range 19 East ; thence S.89°34'35"E., a distance of 4,650.84 feet; thence N.00°25'25"E., a distance of 1,889.17 feet; Thence S82°55'49"W, 912.79 feet to a point of curvature; Thence 1,287.78 feet along the arc of said curve to the left through a central angle of 34°25'49", said curve having a radius of 2,143.00 feet and being subtended by a chord which bears S65°42'55"W, 1,268.49 feet to a point of reverse curvature; Thence 1,575.57 feet along the arc of a curve to the right through a central angle of 44°37'25", said curve having a radius of 2,023.00 feet and being subtended by a chord which bears S70°48'42"W, 1,536.04 feet to the point of tangency of said curve; Thence N86°52'35"W, 1,131.57 feet to a point of curvature; Thence 79.90 feet along the arc of said curve to the right through a central angle of 91°33'16", said curve having a radius of 50.00 feet and being subtended by a chord which bears N41°05'57"W, 71.66 feet to the point of tangency of said curve; said point being a point on the east line of Lakewood Ranch Boulevard as recorded in Official Record Book 1443, Page 4980 of the Public Records of Manatee County, Florida; thence along said east line of Lakewood Ranch Boulevard, N04°40'41"E, 1649.57 feet; Thence N85°19'19"W, 120.00 feet to an intersection with the west line of said Lakewood Ranch Boulevard and the POINT OF BEGINNING; Thence S86°50'17"W, 227.27 feet; Thence S40°02'37"W, 121.13 feet; Thence S28°36'43"W, 108.34 feet; Thence S43°57'34"W, 79.62 feet; Thence S56°46'06"W, 71.21 feet; Thence N22°59'39"W, 32.80 feet; Thence S59°56'00"W, 91.50 feet; Thence S54°50'36"W, 42.43 feet; Thence S21°03'16"W, 42.67 feet; Thence S64°33'59"W, 57.70 feet; Thence S78°35'00"W, 52.83 feet; Thence S26°29'07"W, 28.22 feet; Thence S72°42'09"W, 41.01 feet; Thence N88°04'14"W, 58.26 feet; Thence N63°20'21"W, 61.49 feet; Thence N77°09'41"W, 34.90 feet; Thence N87°11'33"W, 50.79 feet; Thence N88°21'13"W, 70.97 feet; Thence N59°06'15"W, 54.56 feet; Thence S87°08'17"W, 75.46 feet; Thence N27°44'24"E, 782.09 feet; Thence N08°14'34"E, 859.88 feet; Thence N04°53'06"W, 605.45 feet to a point on the arc of a curve; Thence 552.19 feet along the arc of said curve to the left through a central angle of 10°42'56", said curve having a radius of 2,952.50 feet and being subtended by a chord which bears N79°47'05"E, 551.38 feet to the point of tangency of said curve; Thence N74°25'37"E, 69.64 feet to a point of curvature; Thence 72.98 feet along the arc of said curve to the right through a central angle of 83°37'55", said curve having a radius of 50.00 feet and being subtended by a chord which bears S63°45'26"E, 66.67 feet to a point of compound curvature; Thence 901.48 feet along the arc of said curve to the right through a central angle of 26°37'27", said curve having a radius of 1,940.00 feet and being subtended by a chord which bears S08°38'03"E, 893.39 feet; Thence S04°40'41"W, 970.22 feet to the POINT OF BEGINNING.

Containing 39.281 acres (1,711,094 square feet), more or less.

STATE OF FLORIDA, COUNTY OF MANATEE
 correct copy of the documents on file in my office.
 Witness my hand and official seal this 20th day of AUGUST 2012
 R.B. SHORE
 Clerk of Circuit Court
 By: *[Signature]*
 D.C.

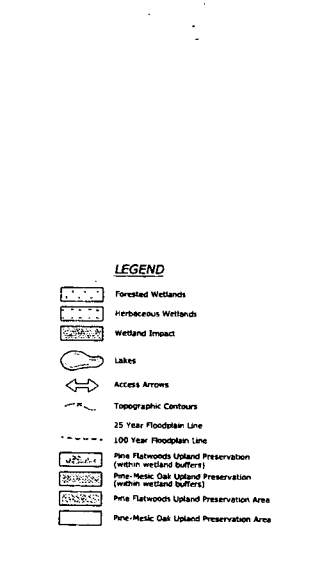


Parcel sizes and acreages are based on a 2.0 density. The net density is 4.5 units/acre. Land uses by parcel are summarized below:

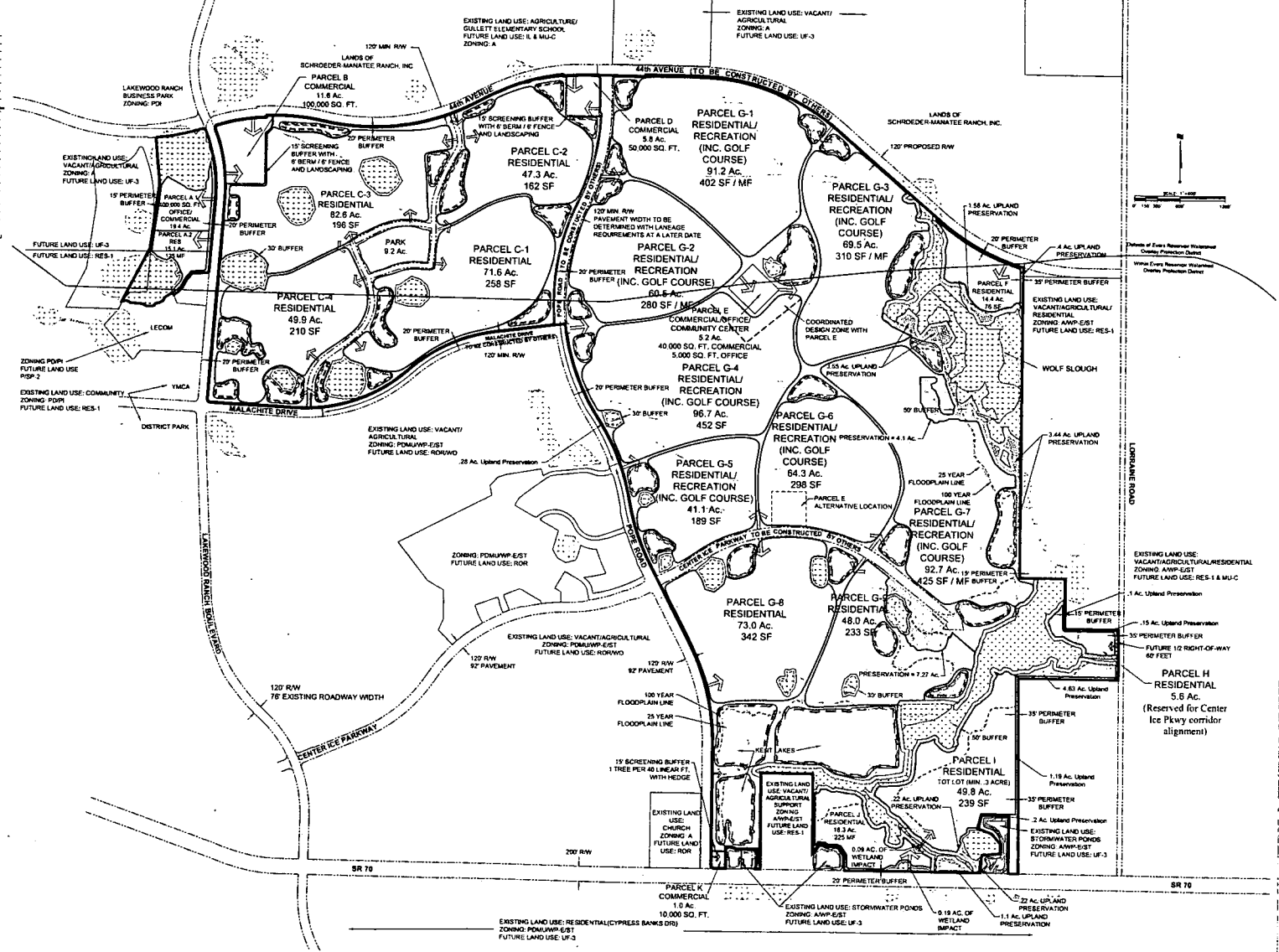
PARCEL	AREA	RESIDENTIAL UNITS	PARCEL DESCRIPTION	3.0 R RESIDENTIAL (SQ. FT.)
A-1	27.4	N/A	2.7	108,000
A-2	101	N/A	2.7	108,000
B	11.6	N/A	2.7	108,000
C-1	71.4	2.9	12.0	475,200
C-2	47.3	1.8	7.2	289,200
C-3	122.2	4.7	18.8	751,200
C-4	49.9	1.8	7.2	289,200
D	1.8	N/A	1.8	72,000
E	12	N/A	2.7	108,000
F	12.4	1.8	7.2	289,200
G-1	91.2	3.4	13.6	547,200
G-2	280	10.0	40.0	1,600,000
G-3	69.5	2.5	10.0	400,000
G-4	96.7	3.5	14.0	560,000
G-5	41.1	1.5	6.0	240,000
G-6	64.3	2.3	9.2	369,600
G-7	92.7	3.4	13.6	547,200
G-8	73.0	2.7	10.8	432,000
G-9	48.0	1.8	7.2	289,200
G-10	49.8	1.8	7.2	289,200
G-11	19.3	0.7	2.8	112,800
G-12	0.9	0.0	0.0	0
K	1.0	N/A	1.0	40,000

Half-acre and Single 7 acre units may be transferred between parcels A-2, G-1, G-2, G-3, G-4 and J. This does not authorize an increase of the total number of units on any such parcels.
 Total non-residential acreage is 8.0 acres.
 Total non-residential square footage is 305,000 sq. ft.
 *Intentional only.

LAND USE SCHEDULE	ACRES	SQ. FT.	UNITS
Residential			
Single Family	957.9		4,072
(Detached, townhouses and villas)			
Multi-family	33.4		350
Total Residential	991.3		4,422
Commercial/Office	43.0	305,000	
Recreation	9.5		
Golf Course			
Right-of-Way	39.9		
Wetlands	129.3		
Lakes	51.5		
Stormwater Ponds	91.7		
Open Space	109.1		
Upland Preservation	53.6		
Total	1,518.9	305,000	4,422



NO.	REVISION	DATE	BY	DESCRIPTION
1	REVISED PER CLIENT	07/26/12	WILSONMILLER	REVISED PER CLIENT
2	REVISED PER CLIENT	08/01/12	WILSONMILLER	REVISED PER CLIENT
3	CHANGES PER CITY	08/01/12	WILSONMILLER	CHANGES PER CITY



WilsonMiller

Planners Engineers Surveyors Architects Landscape Architects Transportation Consultants

11000 Millwright Drive, Suite 100, Tampa, Florida 33637
 813-988-2200 Fax: 813-988-2201 www.wilsonmiller.com

CLIENT: SMR NORTH 70, LLC

PROJECT: NORTHWEST SECTOR DRI

TITLE: GENERAL DEVELOPMENT PLAN

DATE: JULY 2012

SCALE: AS SHOWN

Exhibit "B"



FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

August 9, 2012

RECEIVED

AUG 13 2012

Honorable R. B. "Chips" Shore
Clerk of the Circuit Court
Manatee County
Post Office Box 25400
Bradenton, Florida 34206

BOARD RECORDS

Attention: Ms. Nancy Harris, Deputy Clerk

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated August 6, 2012 and certified copies of Manatee County Ordinance No. 12-15, Ordinance Z-84-76(R9) and PDMU-05-19(G)(R6) which were filed in this office on August 8, 2012.

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

Sincerely,

A handwritten signature in cursive script that reads "Liz Cloud".

Liz Cloud
Program Administrator

LC/elr

Enclosure