

JAN 4 12 25 PM '96

MANATEE COUNTY ZONING ORDINANCE  
PDMU-92-01(Z)(G)(R<sup>2</sup>) SCHROEDER-MANATEE, INC.  
(AKA UNIVERSITY LAKES OF MANATEE, INC.)

SECRETARY OF STATE

JAN 2 11 23 AM '96

FILED

AN ORDINANCE OF THE COUNTY OF MANATEE, FLORIDA, AMENDING THE OFFICIAL ZONING ATLAS OF MANATEE COUNTY ORDINANCE 90-01, THE MANATEE COUNTY LAND DEVELOPMENT CODE, RELATING TO ZONING WITHIN THE UNINCORPORATED AREA OF MANATEE COUNTY; PROVIDING FOR THE REZONING OF CERTAIN LAND FROM A/WP-E/ST (GENERAL AGRICULTURE 1 DU/5ACRES/EVARS RESERVOIR WATERSHED PROTECTION AND SPECIAL TREATMENT OVERLAY DISTRICTS) TO PDMU (PLANNED DEVELOPMENT MIXED USE) RETAINING ALL OF THE OVERLAY DISTRICTS; PROVIDING AN EFFECTIVE DATE; APPROVAL OF A REVISED GENERAL DEVELOPMENT PLAN (MAP H); AND MODIFY THE PHASING SCHEDULE TO ACCELERATE CONSTRUCTION OF THE RECREATIONAL FACILITIES.

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

Section 1. FINDINGS OF FACT The Board of County Commissioners of said County, after considering the testimony, evidence, documentation, application for amendment of Ordinance PDMU-92-01(Z)(G)(R<sup>1</sup>), the recommendation of the Planning Commission of said County as well as 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 report of the Manatee County Planning Commission concerning the amendment to PDMU-92-01(Z)(G)(R<sup>1</sup>) to (i) amend conditions F.(8), J.(1)c, J.(1)e, J.(4), K.(1), L.(1), M.(5), Q.(1) and Table C, Development Components, (ii) add new conditions J.(6), Q.(17), Q.(18) and Q.(19) and the definition of district, (iii) add real property to the land described in Section 4. of PDMU-92-01(Z)(G)(R<sup>1</sup>), and (iiii) amend the Official Zoning Atlas as to said added real property.

B. The said Board of County Commissioners held Public Hearings on December 5, 1995 and December 21, 1995 regarding said proposed amendment to approved Manatee County Ordinance No. PDMU-92-01(Z) (G)(R<sup>1</sup>) described herein in accordance with the requirements of Manatee County Ordinance 90-01, the Manatee County Land Development Code, and has considered the information received at said Public Hearings.

C. The proposed amendment to Ordinance PDMU-92-01(G)(R<sup>1</sup>) regarding the property described in Section 4. herein is found to be consistent with the requirements of Manatee County Ordinance 89-01, the Manatee County Comprehensive Plan.

D. The Public Hearings referenced above have been conducted in conjunction with public hearings upon an Application for the Notice of Proposed Change (NOPC) for the same development project, submitted pursuant to Chapter 380, Florida Statutes.

Section 2. Conditions F.(8), J.(1)c, J.(1)e, J.(4), K.(1), L.(1), M.(5), Q.(1), Table C, Development Components, and Table D, Phasing Schedule, of Manatee County Ordinance PDMU-92-01 (Z)(G)(R<sup>1</sup>) are hereby amended and new conditions J.(6), Q.(17), Q.(18) and Q.(19) and a definition of district are hereby added to read in their entirety as follows:

Definition:

H. "District\*" shall mean any unit of local special purpose government formed pursuant to Chapter 190, F.S., or any similar entity such as a Municipal Service Taxing Unit or Municipal Service Benefit Unit, from time to time created or previously existing, which acts in accordance with applicable law and regulations, to finance or fund: (i) the cost of such actions as the planning, acquiring, constructing, equipping, installing, operating, and maintaining various community facilities; (ii) the cost of providing certain community services; (iii) contributions of funds to other governmental and non-governmental entities with respect to such facilities, services and/or related Development Order commitments and conditions; and (iv) satisfaction of any of the commitments and conditions contained in this Development Order related to the foregoing. It is declarative of the intent of this Development Order that any commitment or condition of this Development Order may be directly performed or satisfied by any District\* which properly operates within its scope of authority. Such performance or satisfaction of shall not be deemed or construed to constitute the discharge of any obligation of the Developer\*.

Re-number accordingly

F.(8) Deleted

J.(1)(c) Deleted

- J.(1)(e) Provide a list of agencies which can be consulted regarding the proper handling of hazardous substances and disposal of hazardous wastes;
- J.(4) Surface impoundments of hazardous materials and hazardous wastes, land treatment of hazardous materials and hazardous wastes and landfills for hazardous materials and hazardous wastes are prohibited.
- J.(6) All aboveground and underground pollutant storage tanks systems will be installed, monitored and managed according to applicable Federal, State and Local regulations.
- K.(1) The Project\* shall contain, at a minimum, 405.4 acres of open space (approximately 378.9 acres of wetlands and an estimated minimum of 26.5 acres of mitigation) in addition to approximately 461.7 acres committed to recreation (a 22.6 acre park, 16.1 acre tennis/boat club, 293.7 acres of golf course and a lake of some 160.4 acres).

Notwithstanding the above, if the County\* should decide the 22.6 acres of park is not needed, then the Developer\* shall be able to use the applicable parcel for residential development or as a school site, provided the number of dwelling units is not increased.

- L.(1) The Development shall dedicate an elementary school site either adjacent to, or having direct access on, a constructed county-maintained right of way and meeting all State and Manatee County new school site requirements upon request by the School Board. The school site shall be deemed to be a part of the Phase I approvals for the Project\* and shall be shown on an amendment to the General Development Plan unless dedicated off-site as may be allowed elsewhere in this condition. The dedicated school site shall be a minimum of 18 acres, depending upon the characteristics of the site selected and said site shall be selected from property shown as residential, commercial, or business on Revised Map H, and shall be reflected on a revised General Development Plan unless dedicated off-site as may be allowed elsewhere in this condition. If the Developer\* and the County School Board agree, the dedicated school site may be located off-site on property owned by the Applicant\*. If adjacent property is provided as a public park or for emergency services, this acreage may be reduced to a total of fifteen acres.
- M.(5) Prior to approval of each Final Site Plan, the Developer\* shall provide assurance for each increment of development that the site will be supplied to the extent required by applicable code with water lines of adequate size, and functioning fire hydrants in sufficient number and appropriate locations to accommodate fire fighting operations. Additionally, the Developer\* shall provide calculations by a Florida registered engineer to the County\* indicating that fire flow and water pressure to the site are adequate for fire protection purposes and written assurance from the Braden River Fire Department that the proposed locations of all fire hydrants and appurtenances are adequate prior to the issuance of any Certificate of Occupancy for the Project\* by the County\*.

Q.(1) The setbacks and height for land uses shall be as follows:

USES	HEIGHT MAXIMUM ****	LOT WIDTH * -	FRONT	SIDE	REAR
Single Family	35 ft.	45 - 79 ft.	20/15 ft.***	6 ft.	15 ft.
Single Family	35 ft.	80 or greater ft.	25/20 ft. ***	8 ft.	15 ft.
Zero Lot Line	35 ft.	45 ft.	20/15 ft.***	0 ft./10 ft.**	15 ft.
Duplex	35 ft.	80 ft.	20/15 ft.***	8 ft.	15 ft.
Multi-Family	4 stories		20 ft.	10 ft.	25 ft.
Commercial	35 ft.		40 ft.	15 ft.	20 ft.
Office/Hotel	10 stories		40 ft.	15 ft.	20 ft.
Business	6 stories		30 ft.	15 ft.	20 ft.
School, Park Recreation Center	35 ft.		25 ft.	15 ft.	15 ft.

\* Minimum lot width is 45 ft. measured at setback line.

\*\* Applies to one side (when one yard is measured at 0 feet the other yard must be ten feet)

\*\*\* Front setback for units with side entry garages.

\*\*\*\* In instances where structures are proposed adjacent to I-75, for each 1 foot of height over 35 feet, the setback from the I-75 right-of-way shall be increased by 1 foot. Structures which are proposed to be located within 200 feet from the Project\* boundary on sites which are adjacent to off-site residential zoning or uses shall be limited to four stories. Structures which are proposed to be located within 400 feet of I-75 cannot exceed six stories.

Q.(17) The setback for the secondary front yard of corner lots shall be a minimum of fifteen (15) feet.

Q.(18) Where side yards are adjacent to rear yards of corner lots, the driveway on the adjacent lot (non-corner lot) shall be located on the opposite side of the lot from the corner lot.

Q.(19) Where residential uses abut Lorraine Road, the Developer\* shall provide a twenty (20) foot landscaped buffer immediately adjacent to the right-of-way. This buffer shall consist of a 3' high berm measured from the proposed finish grade of the road right-of-way, with trees and shrubs planted on the berm to create a 6-8' high hedge. The hedge will consist of suitable plant material (i.e. Wax Myrtle, Viburnum ordora, Ligustrum jap) installed from 15 gallon containers, measuring 5-6' overall height, placed on alternating 5-7' centers.

All landscape buffers will be adequately irrigated by an automatic irrigation system and maintained by SMR Communities, the Community Development District, or the appropriate homeowner association.

In those cases where there is existing vegetation that effectively meet this criteria, no additional planting will be required.

This landscaped buffer shall be installed prior to the issuance of the first Certificate of Occupancy for a residential structure within the adjacent development area.

TABLE C UNIVERSITY LAKES DEVELOPMENT COMPONENTS				
Column A Map H Land Use (Section 380.0651 F.S. Designation)	Column B Number Acres *****	Column C Square Feet	Column D Dwelling Units	Column E Land Use Exchange Maximum Increase
Residential (Residential)	678.1	n/a	3,137	An increase in dwelling units by 5% or 50 units, whichever is greater
General Commercial* (Retail)	101.7	1,240,000	n/a	Land Area increased by 6 acres or increase by 50,000 s.f. of gross floor area, or the greater of a 5% increase in parking spaces or an increase of customer parking by 300 spaces
Neighborhood Commercial** (Retail)	38.7	381,000	n/a	
General Commercial*** (Retail)	28.0 21.0	400,000 (150,000)	n/a n/a	
(Hotel and Motel)	7.0	(250,000/ 300 rooms)	n/a n/a	
Business (Office)	127.2 (63.6)	1,968,000 (787,200)	n/a	Land area increased by the greater of 5% or 6 acres, whichever is greater, or gross floor area increased by greater of 5% or 60,000 s.f. whichever is greater
(Industrial)	(63.6)	(1,180,800)	n/a	
Right of Way	169.3			
Recreation	332.4			
Wetlands/Mitigation	378.9			
Lakes****	358.6			
Open Space	210.0			
<b>TOTAL</b>	<b>2,422.5</b>	<b>3,989,000</b>	<b>3,137</b>	

\* Acreage and square footage are referred to as Regional Commercial in the ADA\*.

\*\* Acreage and square footage are referred to as Community Commercial in the ADA\*.

\*\*\* Acreage and square footage are referred to as Highway Commercial in the ADA\*.

\*\*\*\* Additional lakes will be constructed within the Project\* as required by the stormwater management system.

\*\*\*\*\* Acreages subject to verification and adjustment based upon future survey activities, consistent with the graphic depictions on revised Map H.

**TABLE D  
UNIVERSITY LAKES PHASING SCHEDULE**

Map H Land Use Designation (Section 380.0651, F.S., Designation)	Phase I	Phase II	Phase III	Phase IV	Total	
	1992-97	1998-2002	2003-2007	2008-2012	Residential	Dwelling
<b>Units</b>						
Single Family	746	448	669	350	2,193	Single
Family Attached	245	94	111	29	477	
Multi-Family	204	263	0	0	467	
<b>Total (Residential)</b>	<b>1,196</b>	<b>805</b>	<b>780</b>	<b>359</b>	<b>3,137</b>	
<b>General Commercial<sup>**</sup> s.f.</b>	<b>436,000</b>	<b>804,000</b>	<b>0</b>	<b>0</b>	<b>1,240,000</b>	
(Retail)						
<b>Neighborhood Commercial<sup>***</sup> s.f.</b>	<b>87,000</b>	<b>135,883</b>	<b>0</b>	<b>138,115</b>	<b>361,000</b>	
(Retail)						
<b>Business s.f.</b>	<b>483,000</b>	<b>521,520</b>	<b>404,180</b>	<b>559,300</b>	<b>1,968,000</b>	
(Office)	(193,200)	(208,608)	(161,672)	(223,720)	(787,200)	
(Industrial)	(289,800)	(312,912)	(242,508)	(335,580)	(1,180,800)	
<b>General Commercial<sup>****</sup> s.f.</b>	<b>250,000</b>	<b>150,000</b>	<b>0</b>	<b>0</b>	<b>400,000</b>	
(Retail)	(0)	(150,000)	0	0	(150,000)	
(Hotel and Motel)	(250,000/ 300 Rooms)	(0)	0	0	(250,000/ 300 Rooms)	
<b>Recreational Facilities<sup>*****</sup></b>	<b>Tennis &amp; Boat Club, Park +, Golf Course</b>					

\* Acres and square footage are referred to as Regional Commercial in the ADA\*.  
 \*\* Acres and square footage are referred to as Community Commercial in the ADA\*.  
 \*\*\* Acres and square footage are referred to as Highway Commercial in the ADA\*.  
 \*\*\*\* Phasing of recreational facilities may be accelerated in accordance with the provisions of Sections 4.B., C. and E.  
 \*\*\*\*\* The Boat Club shall be located on the 160 ± acre manmade lake and shall contain facilities for launching and docking for wet storage of not more than 20 watercraft and dry storage for not more than 30 watercraft. Small craft not commonly moored, such as sailboards, canoes, paddle boats and similar non-motorized craft, and assorted storage facilities for such small craft shall not count against this limitation, and such craft may be used on the manmade lake.

Section 3. AMENDMENT OF THE OFFICIAL ZONING ATLAS. The Official Zoning Atlas of Manatee County, Ordinance No. 90-01, the Manatee County Land Development Code, is hereby amended by changing the zoning district classification of the property identified in this Section 3 herein from A/WP-E/ST (General Agriculture/Evers Reservoir Watershed Protection and Special Treatment overlay districts) to PDMU (Planned Development Mixed Use retaining all of the overlay districts, and the Clerk of the Circuit Court, as Clerk to the Board of County Commissioners, as well as the Planning, Permitting and Inspections Department, are hereby instructed to cause such amendment to the said Official Zoning Atlas:

BEGIN at the southwest corner of said Section 34; thence N.01°24'24"E., along the westerly line of said Section 34, a distance of 6019.33 to the northwest corner of said Section 34; thence N.89°57'56"E, along the northerly line of said Section 34, a distance of 120.02 feet; thence S.00°51'27"W, a distance of 1.87 feet to the point of curvature of a curve to the left, having a radius of 2190.00 feet and a central angle of 13°14'44"; thence along the arc in a southerly direction, an arc distance of 506.28 feet to the point of tangency of said curve; thence S.12°23'18" E., a distance of 982.01 feet to the point of curvature of a curve to the right having a radius of 3060.00 feet and a central angle of 10°28'18"; thence along the arc in a Southerly direction a distance of 559.26 feet to the point of tangency of said curve; thence S.01°55'00"E., a distance of 2240.90 feet to the point of curvature of a curve to the right having a radius of 10560.00 feet and a central angle of 01°56'28"; thence along the arc in a Southerly direction a distance of 357.76 feet to the point of tangency of said curve; thence S.00°01'28"W., a distance of 1402.77 feet to the Southerly line of said Section 34; thence N.89°58'32"W, along said Southerly line a distance of 678.98 feet to the POINT OF BEGINNING.

Parcel contains 69.8365 acres, more or less.

Section 4. LEGAL DESCRIPTION

A TRACT OF LAND SITUATED AND BEING IN SECTIONS 28, 29, 31, 32 AND 33, TOWNSHIP 35 S, RANGE 19 E AND SECTION 36, TOWNSHIP 35 S, RANGE 18, MANATEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SECTION CORNER COMMON TO SECTIONS 29, 30, 31 AND 32, TOWNSHIP 35 S, RANGE 19 E., FOR A POINT OF BEGINNING; THENCE N 00°22'41" E, ALONG THE WEST LINE OF SAID SECTION 29, A DISTANCE OF 2656.57 FT. TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 29; THENCE S 89°30'30" E, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 1337.72 FT. TO THE NORTHEAST CORNER OF THE WEST 1/2 OF SAID SOUTHWEST 1/4; THENCE S 00°27'02" W, ALONG THE EAST LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4, A DISTANCE OF 2656.59 FT. TO THE SOUTHEAST CORNER OF SAID WEST 1/2 OF THE SOUTHWEST 1/4; THENCE S 89°30'25" E, ALONG THE SOUTH LINE OF SAID SECTION 29 (ALSO BEING THE NORTH LINE OF SECTION 32, TOWNSHIP 35 S, RANGE 19E), A DISTANCE OF 4003.06 FT. TO THE SECTION CORNER COMMON TO SECTIONS 28, 29, 32 AND 33, TOWNSHIP 35 S, RANGE

19 E; THENCE N 00°40'07" E, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 2236.01 FT; THENCE S 89°31'24" E, PARALLEL WITH THE NORTH LINE OF SAID SECTION 28 AND 3077.34 FT. SOUTHERLY THEREFROM, A DISTANCE OF 2665.72 FT. TO THE INTERSECTION WITH THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 28; THENCE S 00°45'47" W, ALONG THE EAST LINE OF SAID WEST 1/2, A DISTANCE OF 2236.80 FT. TO THE INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 28; THENCE S 89°30'25" E, ALONG THE SOUTH LINE OF SAID SECTION 28 (ALSO BEING THE NORTH LINE OF SECTION 33, TOWNSHIP 35 S, RANGE 19 E), A DISTANCE OF 2662.03 FT. TO THE NORTHEAST CORNER OF SAID SECTION 33; THENCE S 01°24'24" W, ALONG THE EAST LINE OF SAID SECTION 33, A DISTANCE OF 6019.29 FT. TO THE SOUTHEAST CORNER OF SAID SECTION 33, THENCE N 89°58'32" W, ALONG THE SOUTH LINE OF SAID SECTION 33 (ALSO BEING THE COMMON LINE BETWEEN MANATEE AND SARASOTA COUNTIES), A DISTANCE OF 5320.24 FT. TO THE SOUTHWEST CORNER OF SAID SECTION 33 (SAME BEING THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 35 S, RANGE 19 E); THENCE N 89°58'32" W, ALONG THE SOUTH LINE OF SAID SECTION 32, AND THE COUNTY LINE, A DISTANCE OF 5320.24 FT. TO THE SOUTHWEST CORNER OF SAID SECTION 32 (SAME BEING THE SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 35 S, RANGE 19 E); THENCE N 89°58'32" W, ALONG THE SOUTH LINE OF SAID SECTION 31 AND THE COUNTY LINE, A DISTANCE OF 4602.00 FT. TO THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE N 00°37'10" E, ALONG THE WEST LINE OF SAID SECTION 31, ALSO BEING THE EASTERLY LIMITED ACCESS R/W OF STATE ROAD NO. 93 (INTERSTATE 75), A DISTANCE OF 615.95 FT. TO A POINT ON THE ARC OF A CURVE WHOSE RADIUS POINT LIES S 67°41'09" E, 216.00 FT; THENCE RUN NORTHEASTERLY, ALONG SAID LIMITED ACCESS R/W, AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 65°57'32", A DISTANCE OF 248.66 FT. TO THE P.T. OF SAID CURVE; THENCE N 88°16'24" E, ALONG THE LIMITED ACCESS R/W OF STATE ROAD NO. 93 (I-75) - "UNIVERSITY PARKWAY" INTERCHANGE, A DISTANCE OF 628.74 FT; THENCE S 89°27'41" E, ALONG SAID LIMITED ACCESS INTERCHANGE R/W, A DISTANCE OF 298.75 FT. TO THE EASTERLY END OF SAID LIMITED ACCESS INTERCHANGE R/W; THENCE CONTINUE S 89°25'29" E, ALONG THE SOUTHERLY R/W OF "UNIVERSITY PARKWAY", A DISTANCE OF 133.18 FT; THENCE N 00°34'14" E, ALONG THE EASTERLY END OF SAID "UNIVERSITY PARKWAY" R/W, A DISTANCE OF 336.00 FT; THENCE N 89°26'21" W, ALONG THE NORTH LINE OF A 60 FT. WIDE F.D.O.T. SERVICE ROAD R/W, WHICH LIES PARALLEL AND CONTIGUOUS WITH THE NORTHERLY SIDE OF "UNIVERSITY PARKWAY", A DISTANCE OF 606.88 FT; THENCE N 85°37'30" W, ALONG SAID SERVICE ROAD R/W, A DISTANCE OF 460.53 FT. TO THE P.C. OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 396.00 FT.; THENCE RUN NORTHWESTERLY, ALONG SAID SERVICE ROAD R/W, AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°45'40", A DISTANCE OF 191.87 FT. TO THE INTERSECTION WITH THE WEST LINE OF SAID SECTION 31, TOWNSHIP 35 S, RANGE 19 E, SAME BEING THE EAST LINE OF SECTION 36, TOWNSHIP 35S, RANGE 18 E, (THE RANGE LINE); THENCE S 01°15'38" W, ALONG THE COMMON LINE BETWEEN SAID SECTION 31 AND 36 (THE RANGE LINE), SAME BEING THE WESTERLY END OF SAID F.D.O.T. SERVICE ROAD R/W, A DISTANCE OF 68.34 FT. TO THE INTERSECTION WITH THE EASTERLY LIMITED ACCESS R/W OF SAID STATE ROAD NO. 93 (I-75), SAID POINT BEING ON THE ARC OF A CURVE WHOSE RADIUS POINT LIES N 27°43'29" E, 456 FT; THENCE RUN NORTHWESTERLY, ALONG SAID EASTERLY LIMITED ACCESS R/W, AND THE ARC OF SAID CURVE; THROUGH A CENTRAL ANGLE OF 34°29'56", A DISTANCE OF 274.57 FT. TO THE P.T. OF SAID CURVE; THENCE N 27°46'35" W, ALONG SAID EASTERLY LIMITED ACCESS R/W, A DISTANCE OF 566.48 FT. TO THE P.C. OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 4489.66 FT.; THENCE RUN NORTHWESTERLY, ALONG SAID EASTERLY LIMITED ACCESS R/W, AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°57'00", A DISTANCE OF 1014.75 FT. TO THE P.T. OF SAID CURVE; THENCE N 14°49'36" W, ALONG SAID EASTERLY LIMITED ACCESS R/W, A DISTANCE OF 899.55 FT.; THENCE N 13°40'49" W, ALONG SAID EASTERLY LIMITED ACCESS R/W, A DISTANCE OF 1016.32 FT.; THENCE S 88°46'12" E, A DISTANCE OF 1369.85 FT. TO THE INTERSECTION WITH THE EAST LINE OF SAID SECTION 36, TOWNSHIP 35S, RANGE 18 E., SAME BEING THE WEST LINE OF SAID SECTION 31, TOWNSHIP 35S, RANGE 19 E (THE RANGE LINE); THENCE S 89°40'28" E, A DISTANCE OF 1438.64 FT; THENCE N 01°15'38" E, A DISTANCE OF 1532.73 FT. TO THE INTERSECTION WITH THE NORTH LINE OF SAID SECTION 31, TOWNSHIP 35S, RANGE 19 E (SAID POINT LYING S 89°40'28" E, ALONG SAID NORTH LINE, A DISTANCE OF 1438.64 FT. FROM THE NORTHWEST CORNER OF SAID SECTION 31); THENCE S 89°40'28" E, ALONG THE NORTH LINE OF SAID SECTION 31, A DISTANCE OF 3165.00 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 28, 29, 31, 32, AND 33, TOWNSHIP 35 S, RANGE 19 E AND SECTION 36, TOWNSHIP 35 S RANGE 18 E, MANATEE COUNTY, FLORIDA.

CONTAINING 2352.7 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

THIS DESCRIPTION IS NOT BASED ON AN ACTUAL FIELD SURVEY.

ALSO:

A TRACT OF LAND SITUATED AND BEING IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE N 01°24'24" E, ALONG THE WESTERLY LINE OF SAID SECTION 34, A DISTANCE OF 6019.33 FEET TO THE NORTHWEST CORNER OF SAID SECTION 34; THENCE N 89°57'56" E, ALONG THE NORTHERLY LINE OF SAID SECTION 34, A DISTANCE OF 120.02 FEET; THENCE S 00°51'27" W, A DISTANCE OF 1.87 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2190.00 FEET AND A CENTRAL ANGLE OF 13°14'44"; THENCE ALONG THE ARC IN A SOUTHERLY DIRECTION, AN ARC DISTANCE OF 506.28 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 12°23'18" E,; A DISTANCE OF 982.01 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 3060.00 FEET AND A CENTRAL ANGLE OF 10°28'18"; THENCE ALONG THE ARC IN A SOUTHERLY DIRECTION A DISTANCE OF 559.26 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 01°55'00" E., A DISTANCE OF 2240.90 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 10560.00 FEET AND A CENTRAL ANGLE OF 01°56'28"; THENCE ALONG THE ARC IN A SOUTHERLY DIRECTION A DISTANCE OF 357.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 00°01'28" W, A DISTANCE OF 1402.77 FEET TO THE SOUTHERLY LINE OF SAID SECTION 34; THENCE N 89°58'32" W, ALONG SAID SOUTHERLY LINE A DISTANCE OF 678.98 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 69.8365 ACRES, MORE OR LESS.

Section 5. All other provisions of Manatee County Ordinance No. PDMU-92-01(G)(R<sup>1</sup>) shall remain in full effect. In the event there is an inconsistency between the terms of this Ordinance and the Ordinance referred to above, the terms of this Ordinance shall control.

Section 6. EFFECTIVE DATE. This ordinance shall take effect immediately upon the receipt of the official acknowledgment from the Office of the Secretary of State, State of Florida, that same has been filed with that office.

PASSED AND DULY ADOPTED, by the Board of County Commissioners<sup>1</sup> of Manatee County, Florida on the 21st day of December, 1995.

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA

BY: Sean Stephen

Chairman

ATTEST: R. B. Shore,  
Clerk of the Circuit Court

Judy L. Lee  
deputy clerk

STATE OF FLORIDA COUNTY OF MANATEE  
I hereby certify that the foregoing is a true  
copy of ORDINANCE NO. PDMU-92-01(G)(R2) adopted by the  
Board of County Commissioners of said County on  
the 21 day of Dec, 1995, this 22 day  
of Dec, 1995, in Bradenton, Florida.

R. B. Shore  
Clerk of Circuit Court  
By Jane Ross D.C.



FILED  
R.B. SHORE  
CLERK OF COUNTY COURT  
MANATEE COUNTY

JAN 4 12 25 PM '96

FLORIDA DEPARTMENT OF STATE

Sandra B. Mortham  
Secretary of State

DIVISION OF ELECTIONS  
Bureau of Administrative Code  
The Elliot Building  
401 South Monroe Street  
Tallahassee, Florida 32399-0250  
(904) 488-8427

January 2, 1996

Honorable R. B. Shore  
Clerk to Board of County Commissioners  
Manatee County  
Post Office Box 1000  
Bradenton, Florida 34206

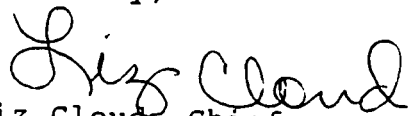
Attention: Richard H. Ashley, Deputy Clerk

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge your letters of December 28, 1995 and certified copy each of Manatee County Ordinance Nos. 95-44, 95-52, 95-54, Z-95-19, Z-95-21, PDC-95-12(Z)(P), and PDMU-92-01(Z)(G)(R2), which were filed in this office on January 2, 1996.

The duplicate copy of each showing the filing date is being returned for your records.

Sincerely,

  
Liz Cloud, Chief  
Bureau of Administrative Code

LC/mw

Enclosures