

FILED
2011 NOV -4 PM 1:29
TALLAHASSEE, FLORIDA

**MANATEE COUNTY ZONING ORDINANCE
PDMU-92-01(G)(R13) SCHROEDER-MANATEE RANCH, INC.
(AKA SMR Communities Joint Venture, a Florida general partnership)**

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, RELATING TO LAND DEVELOPMENT, AMENDING STIPULATION Q.(1) OF ORDINANCE PDMU-92-01(Z)(G)(R12) AND AMENDING THE GENERAL DEVELOPMENT PLAN TO REALLOCATE 100 MULTI-FAMILY UNITS FROM PARCEL 53 TO PARCEL 15, 16,791 SQUARE FEET OF NON-RESIDENTIAL SQUARE FOOTAGE FROM PARCEL 15 TO PARCEL 4/5, AND 255 HOTEL ROOMS FROM PARCEL 15 TO PARCEL 4/5 AND AMENDING NOTE 2(E) REGARDING PARCEL 15; LOCATED AT THE NORTHEAST INTERSECTION OF THE UNIVERSITY PARKWAY AND I-75 INTERCHANGE, SOUTH OF SR 70, NORTH OF UNIVERSITY PARKWAY, AND EAST OF I-75 TO THE CURRENT BOUNDARY AT THREE MILES EAST OF LORRAINE ROAD; THE PRESENT ZONING IS PDMU/WP-E/ST (PLANNED DEVELOPMENT MIXED USE/EVERS RESERVOIR WATERSHED PROTECTION AND SPECIAL TREATMENT OVERLAY DISTRICT) (4,101.2 ± ACRES); OTHER MINOR AMENDMENTS AS NECESSARY; SETTING FORTH FINDINGS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1. Ordinance PDMU-92-01(Z)(G)(R12) is hereby amended to modify a stipulation regarding the architectural design restrictions for Parcel 15 and to adopt a revised General Development Plan. All stipulations not hereby amended by this ordinance shall remain in full force and effect as previously approved in Ordinance PDMU-92-01(Z)(G)(R12).

Section 2. FINDINGS OF FACT. The Board of County Commissioners of Manatee County, after considering the testimony, evidence, documentation, application for amendment of the Zoning Ordinance, the recommendation and findings of the Planning Commission, 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 public hearing on October 25, 2011, regarding the proposed amendment to the zoning ordinance and the revised General Development Plan described herein in accordance with the requirements of Manatee County Ordinance No. 90-01, (the Manatee County Land Development Code), and further considered the information received at the public hearing.

B. The revised General Development Plan and the proposed amended stipulation 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-92-01(Z)(G)(R12) Stipulation Q.(1), Land Conditions, regarding design limitations. Said Q.(1) shall be amended as follows: (additional text indicated by underlining, deletions by ~~strikeout~~)

Land Conditions

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

USES	HEIGHT MAXIMUM ****	LOT WIDTH *	FRONT	SIDE	REAR
Single Family Detached	35 ft.	45+++ - 79 ft.	20/15ft.***/ 5 ft +++	6 ft.	15 ft./ 5 ft +++
Single Family Detached	35 ft.	80 or greater ft.	25/20 ft. ***/ 5 ft +++	8 ft.	15 ft./5 ft. +++
Zero Lot Line (SFD)	35 ft.	45 ft.	20/15 ft.***	0 ft./10	15 ft.
Single Family Attached	35 ft.	35 ft./ 30 ft.+++	20/15 ft. ***/ 5 ft. +++	0/8 ft.+	15 ft./ 5 ft. +++
Single Family Semi-Detached	35 ft.	35 ft.	20/15 ft. ***	0/8 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.
Industrial	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), or end unit.
 *** Front setback for units with side entry garages.
 **** Section 702.5 of the Manatee County Land Development Code shall not apply to the maximum height of buildings within the University Lakes Project. 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.
 + Applies to end unit.
 ++ Five (5) stories allowed in Town Center parcel and Nine (9) stories allowed in Business Parcel 15. The structures on Business Parcel 15 shall be in substantial compliance with the graphics provided at the public hearing on October 16, 2007 or October 25, 2011. At time of Preliminary/Final Site Plan, if the applicant proposes elevations less than nine stories for Business Parcel

15 that are not in substantial compliance with the elevations entered into the Record, staff may review and administratively approve the new elevations, provided they are consistent with LDC Section 603.7.4.9, Building Height. The applicant may appeal staff's decision regarding the proposed elevations to the Board of County Commissioners at an advertised public hearing.

+++ For units south of University Parkway. Minimum lot width is 44 feet measured at setback line; however, in no instance shall flag lots be permitted.

Section 4. The revised General Development plan, dated September 2011, attached as Exhibit B, entitled UNIVERSITY LAKES, is hereby APPROVED, to reallocate 100 multi-family units from Parcel 53 to Parcel 15, 16,791 square feet of non-residential square footage from Parcel 15 to Parcel 4/5, and 255 hotel rooms from Parcel 15 to Parcel 4/5, amend Note 2(e) regarding Parcel 15; and amend the Zoning Ordinance to reflect these changes.

Section 5: Except as expressly amended herein, all other prior zoning ordinances shall remain in full force and effect.

Section 6. LEGAL DESCRIPTION.

Legal description of the Project is attached as Exhibit A.

Section 7. 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, clause, sentence, or other 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 8. EFFECTIVE DATE. This ordinance shall take effect immediately upon filing with the Department of State, State of Florida.

PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida on this 25th day of October, 2011.

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

BY: 
Carol Whitmore, Chairman

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



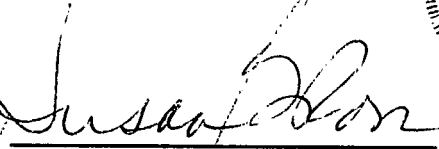
By: 
Deputy Clerk

EXHIBIT A
UNIVERSITY LAKES DRI

LEGAL DESCRIPTION (AS PREPARED BY THE CERTIFYING SURVEYOR AND MAPPER):

A TRACT OF LAND LYING IN SECTION 36, TOWNSHIP 35 SOUTH, RANGE 18 EAST, AND SECTIONS 25, 26, 28, 29, 31, 32, 33, 34, 35 AND 36, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA AND DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 29; THENCE N.00°22'41"E. ALONG THE WEST LINE OF SAID SECTION 29, A DISTANCE OF 2,656.56 FEET; THENCE S.89°30'30"E., A DISTANCE OF 211.38 FEET; THENCE N.26°03'03"E., A DISTANCE OF 41.16 FEET; THENCE S.61°21'58"E., A DISTANCE OF 186.34 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.61°21'58"E., A RADIAL DISTANCE OF 295.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°08'34", AN ARC LENGTH OF 77.97 FEET TO THE END OF SAID CURVE; THENCE S.46°13'24"E. RADIAL TO THE LAST DESCRIBED CURVE, A DISTANCE OF 141.12 FEET; THENCE N.33°11'55"E., A DISTANCE OF 59.75 FEET; THENCE N.85°03'09"E., A DISTANCE OF 131.05 FEET; THENCE S.61°13'40"E., A DISTANCE OF 51.46 FEET; THENCE S.89°30'48"E., A DISTANCE OF 469.77 FEET; THENCE N.00°29'12"E., A DISTANCE OF 48.63 FEET; THENCE S.89°30'30"E., A DISTANCE OF 120.00 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE AFOREMENTIONED SECTION 29; THENCE S.00°29'12"W. ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 29, A DISTANCE OF 2,658.57 FEET TO THE NORTH LINE OF SECTION 32; THENCE S.89°30'25"E. ALONG SAID NORTH LINE, A DISTANCE OF 1,269.55 FEET TO A POINT ON THE EAST LINE OF LAKEWOOD RANCH COUNTRY CLUB VILLAGE, SUBPHASE C, UNIT 1-A, RECORDED IN PLAT BOOK 30, PAGE 189 OF THE PUBLIC RECORDS OF MANATEE COUNTY; THE FOLLOWING 3 CALLS ARE ALONG SAID EAST LINE; THENCE S.00°29'35"W., A DISTANCE OF 166.41 FEET; THENCE S.58°34'00"E., A DISTANCE OF 423.22 FEET; THENCE S.01°20'47"W., A DISTANCE OF 240.50 FEET TO A POINT ON THE NORTH LINE OF PARCEL 4, LEGACY GOLF COURSE AS RECORDED IN ROAD PLAT BOOK 10, PAGE 126 OF THE AFOREMENTIONED PUBLIC RECORDS; THE FOLLOWING 2 CALLS ARE ALONG SAID NORTH LINE; THENCE S.36°55'37"E., A DISTANCE OF 85.33 FEET; THENCE S.60°40'54"E., A DISTANCE OF 184.30 FEET TO THE WEST LINE OF LAKEWOOD RANCH COUNTRY CLUB VILLAGE, SUBPHASE D, UNIT 1 A/K/A SPYGLASS, RECORDED IN PLAT BOOK 34, PAGE 113; THENCE N.23°47'43"E. ALONG SAID WEST LINE, A DISTANCE OF 277.38 FEET TO THE NORTH LINE OF SAID LAKEWOOD RANCH COUNTRY CLUB VILLAGE, SUBPHASE D, UNIT 1 A/K/A SPYGLASS; THENCE N.90°00'00"E. ALONG SAID NORTH LINE, ALSO BEING THE NORTH LINE OF LAKEWOOD RANCH COUNTRY CLUB VILLAGE, SUBPHASE D, UNIT 2, RECORDED IN PLAT BOOK 31, PAGE 33 OF THE AFOREMENTIONED PUBLIC RECORDS, A DISTANCE OF 2,269.90 FEET TO A POINT ON THE NORTH LINE OF LAKEWOOD RANCH COUNTRY CLUB VILLAGE, SUBPHASE D, UNIT 3B & 4 A/K/A GLENEAGLES, RECORDED ON PLAT BOOK 34, PAGE 181 OF THE AFOREMENTIONED PUBLIC RECORDS; THE FOLLOWING 7 CALLS ARE ALONG SAID NORTH LINE; THENCE N.07°30'16"E., A DISTANCE OF 437.56 FEET; THENCE N.72°30'29"E., A DISTANCE OF 190.11 FEET; THENCE S.17°29'31"E., A DISTANCE OF 20.40 FEET; THENCE N.72°30'29"E., A DISTANCE OF 161.83 FEET; THENCE S.26°06'53"E., A DISTANCE OF 49.82 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.26°06'53"E., A RADIAL DISTANCE OF 58.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°50'29", AN ARC LENGTH OF 25.15 FEET TO THE END OF SAID CURVE;

THENCE N.72°30'29"E. NON-TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 181.80 FEET; THENCE N.76°17'54"E., A DISTANCE OF 33.84 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.76°17'54"W., A RADIAL DISTANCE OF 550.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 59°36'16", AN ARC LENGTH OF 572.16 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 600.00 FEET AND A CENTRAL ANGLE OF 73°58'28"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 774.66 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.00°40'06"E., A DISTANCE OF 221.36 FEET; THENCE S.89°31'24"E. PARALLEL WITH THE NORTH LINE OF THE AFOREMENTIONED SECTION 28 AND 4077.34 FEET SOUTHERLY THEREFROM, A DISTANCE OF 2,614.09 FEET TO THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 28; THENCE S.00°45'47"W. ALONG SAID WEST LINE, A DISTANCE OF 1,236.76 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 28; THENCE S.89°30'25"E. ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 2,662.03 FEET TO THE NORTHWEST CORNER OF THE AFOREMENTIONED SECTION 34; THENCE N.89°57'56"E. ALONG THE NORTH 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 NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.89°08'34"E., A RADIAL DISTANCE OF 2,190.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°14'44", AN ARC LENGTH 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 3,060.00 FEET AND A CENTRAL ANGLE OF 10°28'18"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 559.26 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.01°55'00"E., A DISTANCE OF 1076.32 FEET TO THE SOUTHWEST CORNER OF PREMISES DESCRIBED IN OFFICIAL RECORD BOOK 1532, PAGE 5848, OF SAID PUBLIC RECORDS; THE FOLLOWING 2 CALLS ARE ALONG THE LINES OF SAID PREMISES DESCRIBED IN OFFICIAL RECORD BOOK 1532, PAGE 5848; THENCE N.88°07'20"E., A DISTANCE OF 1,147.54 FEET; THENCE N.00°45'04"W., A DISTANCE OF 877.03 FEET; THENCE N.88°05'00"E., A DISTANCE OF 155.33 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 2,723.82 FEET AND A CENTRAL ANGLE OF 23°07'59"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 1,099.74 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,690.00 FEET AND A CENTRAL ANGLE OF 21°24'41"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 631.55 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.86°21'42"E., A DISTANCE OF 275.42 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,940.00 FEET AND A CENTRAL ANGLE OF 38°34'52"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 1,306.33 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.47°46'50"E., A DISTANCE OF 466.55 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2,610.00 FEET AND A CENTRAL ANGLE OF 28°29'57"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 1,298.23 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.76°16'47"E., A DISTANCE OF 615.98 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2,920.00 FEET AND A CENTRAL ANGLE OF 30°55'19"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 1,575.89 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.72°47'54"E., A DISTANCE OF 1,139.89 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 2,940.00 FEET AND A CENTRAL ANGLE OF 31°21'44"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 1,609.28 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.75°50'22"E., A

DISTANCE OF 1,640.22 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5,060.00 FEET AND A CENTRAL ANGLE OF 14°11'52"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 1,253.85 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.89°57'46"E., A DISTANCE OF 1,827.12 FEET TO THE EAST LINE OF SAID SECTION 25; THENCE S.00°30'59"W. ALONG SAID EAST LINE, A DISTANCE OF 62.61 FEET TO THE NORTHEAST CORNER OF SAID SECTION 36; THENCE S.00°35'33"W. ALONG THE EAST LINE OF SAID SECTION 36, A DISTANCE OF 5,904.94 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE N.89°58'32"W. ALONG THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 5,320.24 FEET TO THE SOUTHEAST CORNER OF AFOREMENTIONED SECTION 35; THENCE CONTINUE N.89°58'32"W. ALONG THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 5,320.24 FEET TO THE SOUTHEAST CORNER OF AFOREMENTIONED SECTION 34; THENCE N.89°58'32"W. ALONG THE SOUTHERLY LINE OF SECTION 34, A DISTANCE OF 5320.24 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE N.89°58'32"W. ALONG THE SOUTHERLY LINE OF THE AFOREMENTIONED SECTION 33, A DISTANCE OF 5,320.24 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 33; THENCE N.89°58'32"W. ALONG THE SOUTHERLY LINE OF THE AFOREMENTIONED SECTION 32, A DISTANCE OF 5,320.24 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE N.89°58'32"W. ALONG THE SOUTHERLY LINE OF THE AFOREMENTIONED SECTION 31, A DISTANCE OF 4,602.00 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 31, ALSO BEING A POINT ON THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY OF STATE ROAD 93 (INTERSTATE 75); THE FOLLOWING 15 CALLS ARE ALONG THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY OF STATE ROAD 93 (INTERSTATE 75); THENCE N.00°37'10"E. ALONG THE WEST LINE OF SAID SECTION 31, A DISTANCE OF 615.67 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.68°06'12"E., A RADIAL DISTANCE OF 216.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 66°23'34", AN ARC LENGTH OF 250.29 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.88°17'22"E., A DISTANCE OF 628.58 FEET; THENCE S.89°25'46"E., A DISTANCE OF 298.15 FEET; THENCE CONTINUE S.89°25'46"E., A DISTANCE OF 133.30 FEET; THENCE N.00°34'14"E., A DISTANCE OF 336.00 FEET; THENCE N.89°25'46"W., A DISTANCE OF 606.88 FEET; THENCE N.85°36'55"W., A DISTANCE OF 460.53 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 396.00 FEET AND A CENTRAL ANGLE OF 27°45'53"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 191.90 FEET TO THE END OF SAID CURVE; THENCE S.01°15'38"W., A DISTANCE OF 68.34 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.27°44'12"E., A RADIAL DISTANCE OF 456.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°29'47", AN ARC LENGTH OF 274.55 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.27°46'01"W., A DISTANCE OF 566.48 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 4,489.66 FEET AND A CENTRAL ANGLE OF 12°57'00"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 1,014.75 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.14°49'01"W., A DISTANCE OF 899.55 FEET; THENCE N.13°40'16"W., A DISTANCE OF 1,016.33 FEET; THENCE S.88°43'35"E., A DISTANCE OF 1,369.65 FEET; THENCE S.89°40'28"E., A DISTANCE OF 1,438.64 FEET; THENCE N.01°15'38"E., A DISTANCE OF 1,532.73 FEET TO THE NORTH LINE OF THE AFOREMENTIONED SECTION 31; THENCE S.89°40'28"E., A DISTANCE OF 3,164.99 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 4131.64 ACRES, MORE OR LESS.

LESS AND EXCEPT

THE TRACT KNOWN AS PARCELS NO.1, NO. 4, NO. 5 AND A PORTION OF COVENANT WAY
DESCRIPTION (AS PREPARED BY THE CERTIFYING SURVEYOR AND MAPPER):

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

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE S.89°58'32"E.
ALONG THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 678.97 FEET TO A POINT
ON THE EASTERLY LINE OF PREMISES DESCRIBED IN OFFICIAL RECORDS BOOK 1532,
PAGE 5845 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE
N.00°01'28"E. ALONG SAID EASTERLY LINE AND THE EAST LINE OF LORRAINE ROAD ALSO
DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1532, PAGE 5845, A DISTANCE OF 1,020.28
FEET TO THE SOUTHWEST CORNER OF PREMISES DESCRIBED IN OFFICIAL RECORD
BOOK 1555, PAGE 4954 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA;
THENCE S.89°58'32"E., ALONG THE SOUTH LINE OF SAID PREMISES, A DISTANCE OF
488.93 FEET; THENCE N.00°01'28"E., ALONG THE EAST LINE OF SAID PREMISES AND THE
NORTHERLY EXTENSION THEREOF, A DISTANCE OF 891.04 FEET TO A POINT ON THE
NORTH LINE OF COVENANT WAY (84-FOOT WIDE PRIVATE ROADWAY) AS SHOWN ON
COVENANT WAY, A ROADWAY PLAT AND RECORDED IN PLAT BOOK 37, PAGE 148 OF THE
PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, ALSO BEING A POINT ON THE
SOUTHERLY LINE OF PREMISES DESCRIBED IN OFFICIAL RECORD BOOK 1571, PAGE 4068
OF SAID PUBLIC RECORDS; THE FOLLOWING 28 CALLS ARE ALONG LINE OF SAID
PREMISES DESCRIBED IN OFFICIAL RECORD BOOK 1571, PAGE 4068; THENCE
N.88°05'00"E. A DISTANCE OF 151.89 FEET TO THE POINT OF CURVATURE OF A CURVE TO
THE RIGHT HAVING A RADIUS OF 292.00 FEET AND A CENTRAL ANGLE OF 33°21'59";
THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 170.05 FEET TO
THE POINT OF TANGENCY OF SAID CURVE; THENCE S.58°33'01"E., A DISTANCE OF 208.77
FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF
211.00 FEET AND A CENTRAL ANGLE OF 31°25'31"; THENCE EASTERLY ALONG THE ARC
OF SAID CURVE, AN ARC LENGTH OF 115.73 FEET TO THE POINT OF TANGENCY OF SAID
CURVE; THENCE S.89°58'32"E., A DISTANCE OF 38.37 FEET; THENCE N.00°01'28"E., A
DISTANCE OF 391.85 FEET; THENCE N.53°08'42"W., A DISTANCE OF 108.39 FEET; THENCE
N.64°51'52"W., A DISTANCE OF 72.10 FEET; THENCE N.51°15'29"W., A DISTANCE OF 71.24
FEET; THENCE N.88°53'01"W., A DISTANCE OF 64.72 FEET; THENCE S.42°31'45"W., A
DISTANCE OF 48.99 FEET; THENCE S.57°15'03"W., A DISTANCE OF 43.67 FEET; THENCE
N.75°08'44"W., A DISTANCE OF 93.01 FEET; THENCE N.36°23'58"W., A DISTANCE OF 51.93
FEET; THENCE N.30°15'09"W., A DISTANCE OF 120.41 FEET; THENCE N.26°03'26"W., A
DISTANCE OF 83.03 FEET; THENCE N.11°24'03"E., A DISTANCE OF 191.05 FEET; THENCE
N.77°32'10"W., A DISTANCE OF 49.33 FEET; THENCE N.54°48'49"W., A DISTANCE OF 53.50
FEET; THENCE S.83°25'42"W., A DISTANCE OF 39.97 FEET; THENCE N.77°03'04"W., A
DISTANCE OF 27.57 FEET; THENCE N.76°42'11"W., A DISTANCE OF 51.49 FEET; THENCE
S.09°58'45"W., A DISTANCE OF 46.64 FEET; THENCE S.17°32'46"W., A DISTANCE OF 26.17
FEET; THENCE N.55°40'30"W., A DISTANCE OF 120.52 FEET; THENCE S.34°19'30"W., A
DISTANCE OF 52.27 FEET; THENCE S00°00'00"W, A DISTANCE OF 86.03 FEET; THENCE
S.88°05'00"W., A DISTANCE OF 286.50 FEET TO THE AFOREMENTIONED EAST LINE OF
LORRAINE ROAD; THE FOLLOWING 3 CALLS ARE ALONG SAID EAST LINE OF LORRAINE
ROAD; THENCE S.01°55'00"E., A DISTANCE OF 791.84 FEET TO THE POINT OF CURVATURE
OF A CURVE TO THE RIGHT HAVING A RADIUS OF 10,560.00 FEET AND A CENTRAL ANGLE

OF $01^{\circ}56'28''$; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 357.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE $S.00^{\circ}01'28''W.$, A DISTANCE OF 382.49 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 24.95 ACRES, MORE OR LESS.

THE TRACT KNOWN AS THE CRICKET CLUB:

DESCRIPTION:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 19 EAST; THENCE $S89^{\circ}58'32''E$, ALONG THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 3762.59 FT.; THENCE $N00^{\circ}01'28''E$, PERPENDICULAR WITH SAID SOUTH LINE, A DISTANCE OF 801.79 FT. FOR A POINT OF BEGINNING; THENCE $N00^{\circ}00'00''E$ (NORTH), A DISTANCE OF 358.16 FT.; THENCE $N85^{\circ}08'24''E$, 58.79 FT.; THENCE $N54^{\circ}54'36''E$, 292.35 FT.; THENCE $N90^{\circ}00'00''E$ (EAST), 221.92 FT.; THENCE $S00^{\circ}00'00''E$ (SOUTH), 528.25 FT.; THENCE $N85^{\circ}00'17''W$, A DISTANCE OF 48.76 FT. TO THE P.C. OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2303.68 FT.; THENCE RUN WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $11^{\circ}44'23''$, A DISTANCE OF 472.02 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 5.52 ACRES MORE OR LESS.

THE ABOVE TRACT CONTAINS IN TOTAL 4,101.17 ACRES, MORE OR LESS.

Exhibit B

Revised General Development Plan dated September 2011

Attachment #1

IS NOT ATTACHED BUT IS ON FILE AT THE CLERK'S OFFICE AS AN ATTACHMENT TO THE
PREVIOUSLY APPROVED PDMU-92-01(Z)(G)(R1)

LAND USE SCHEDULE

USE	ACRES	SQ. FT.	UNITS
RESIDENTIAL	1,444.2		3,941
REGIONAL COMMERCIAL	88.6	677,506 150 Hospital beds	
COMMUNITY COMMERCIAL	39.7	141,298	
HIGHWAY COMMERCIAL	28.0	250,000*	
BUSINESS	114.3	1,040,572	
RIGHT-OF-WAY	393.5		
RECREATION	348.4		
WETLANDS	674.3		
LAKES	688.2		
OPEN SPACE	282.0		
TOTAL	4,101.2	2,109,376 150 Hospital beds	3,941

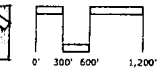
*Includes 620 hotel rooms

LEGEND

- TEMPERATE HARDWOODS
- LIVE OAKS
- STREAM & LAKE SWAMPS (T.B.R.P.C.)
- INLAND PONDS & SLOUGHS (T.B.R.P.C.)
- MIXED WETLAND HARDWOODS (T.B.R.P.C.)
- FRESHWATER MARSHES
- WET PRAIRIES
- WETLAND MITIGATION AREAS
- VEGETATED NON-FOIESTED WETLANDS
- UPLAND PRESERVATION AREA
- LAKES
- EXISTING WATER WELLS

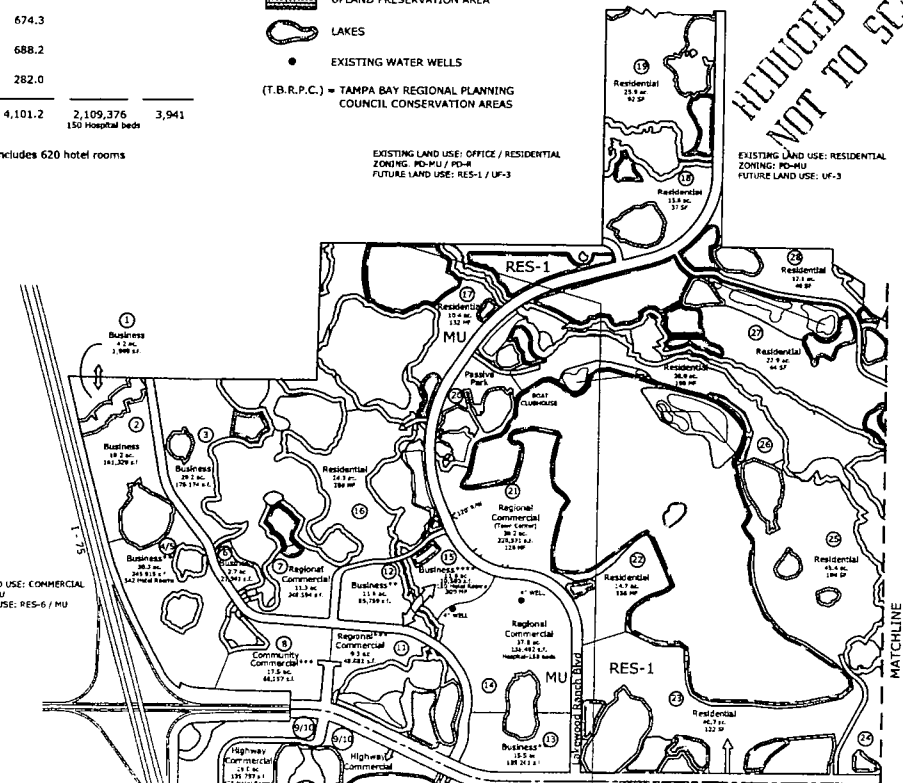
(T.B.R.P.C.) = TAMPA BAY REGIONAL PLANNING COUNCIL CONSERVATION AREAS

EXISTING LAND USE: OFFICE / RESIDENTIAL
ZONING: PD-MU / PD-M
FUTURE LAND USE: RES-1 / UF-3



GENERAL NOTES

- 1. Description of this Project**
The project is located on the east side of University Lakes Blvd. The site is currently zoned PD-MU and is being proposed for rezoning to RES-1 and UF-3. The project consists of approximately 1,444.2 acres of land, including residential, commercial, and open space uses.
- 2. General Notes**
The applicant is requesting rezoning of the subject property to RES-1 and UF-3. The rezoning is necessary to allow for the proposed development, which includes residential, commercial, and open space uses. The rezoning is consistent with the Comprehensive Zoning Ordinance and the Comprehensive Land Use Plan.
- 3. Environmental Impact**
The project is located in an area with significant environmental resources, including wetlands, streams, and lakes. The applicant has conducted an environmental impact study and has identified measures to avoid, minimize, and compensate for any adverse effects of the project on the environment.
- 4. Traffic**
The project is located in an area with existing and proposed traffic. The applicant has conducted a traffic study and has identified measures to improve traffic flow and safety in the area.
- 5. Other Notes**
The applicant is requesting that the rezoning be effective immediately. The rezoning is necessary to allow for the proposed development, which includes residential, commercial, and open space uses. The rezoning is consistent with the Comprehensive Zoning Ordinance and the Comprehensive Land Use Plan.



**REDUCED COPY
NOT TO SCALE**

- 6. Other Notes**
The applicant is requesting that the rezoning be effective immediately. The rezoning is necessary to allow for the proposed development, which includes residential, commercial, and open space uses. The rezoning is consistent with the Comprehensive Zoning Ordinance and the Comprehensive Land Use Plan.
- 7. Other Notes**
The applicant is requesting that the rezoning be effective immediately. The rezoning is necessary to allow for the proposed development, which includes residential, commercial, and open space uses. The rezoning is consistent with the Comprehensive Zoning Ordinance and the Comprehensive Land Use Plan.
- 8. Other Notes**
The applicant is requesting that the rezoning be effective immediately. The rezoning is necessary to allow for the proposed development, which includes residential, commercial, and open space uses. The rezoning is consistent with the Comprehensive Zoning Ordinance and the Comprehensive Land Use Plan.
- 9. Other Notes**
The applicant is requesting that the rezoning be effective immediately. The rezoning is necessary to allow for the proposed development, which includes residential, commercial, and open space uses. The rezoning is consistent with the Comprehensive Zoning Ordinance and the Comprehensive Land Use Plan.
- 10. Other Notes**
The applicant is requesting that the rezoning be effective immediately. The rezoning is necessary to allow for the proposed development, which includes residential, commercial, and open space uses. The rezoning is consistent with the Comprehensive Zoning Ordinance and the Comprehensive Land Use Plan.
- 11. Other Notes**
The applicant is requesting that the rezoning be effective immediately. The rezoning is necessary to allow for the proposed development, which includes residential, commercial, and open space uses. The rezoning is consistent with the Comprehensive Zoning Ordinance and the Comprehensive Land Use Plan.
- 12. Other Notes**
The applicant is requesting that the rezoning be effective immediately. The rezoning is necessary to allow for the proposed development, which includes residential, commercial, and open space uses. The rezoning is consistent with the Comprehensive Zoning Ordinance and the Comprehensive Land Use Plan.
- 13. Other Notes**
The applicant is requesting that the rezoning be effective immediately. The rezoning is necessary to allow for the proposed development, which includes residential, commercial, and open space uses. The rezoning is consistent with the Comprehensive Zoning Ordinance and the Comprehensive Land Use Plan.
- 14. Other Notes**
The applicant is requesting that the rezoning be effective immediately. The rezoning is necessary to allow for the proposed development, which includes residential, commercial, and open space uses. The rezoning is consistent with the Comprehensive Zoning Ordinance and the Comprehensive Land Use Plan.
- 15. Other Notes**
The applicant is requesting that the rezoning be effective immediately. The rezoning is necessary to allow for the proposed development, which includes residential, commercial, and open space uses. The rezoning is consistent with the Comprehensive Zoning Ordinance and the Comprehensive Land Use Plan.
- 16. Other Notes**
The applicant is requesting that the rezoning be effective immediately. The rezoning is necessary to allow for the proposed development, which includes residential, commercial, and open space uses. The rezoning is consistent with the Comprehensive Zoning Ordinance and the Comprehensive Land Use Plan.

- *** Permitted Commercial square footage may be allowed in these Business Parcels.
- *** Permitted Community, Highway and Regional Commercial square footage may be allowed in these Community Commercial Parcels.
- *** Permitted Commercial square footage and Multifamily Residential may be allowed in this Business Parcel.

PROJECT: UNIVERSITY LAKES PREPARED BY: Wilson Miller DATE: 10/17/2011	PROJECT: UNIVERSITY LAKES PREPARED BY: Wilson Miller DATE: 10/17/2011	PROJECT: UNIVERSITY LAKES PREPARED BY: Wilson Miller DATE: 10/17/2011	PROJECT: UNIVERSITY LAKES PREPARED BY: Wilson Miller DATE: 10/17/2011

PRINTED
OCT 17 2011

PDMU-92-01(G)(R13)
20110273(1)
University Lakes GDP
Modification

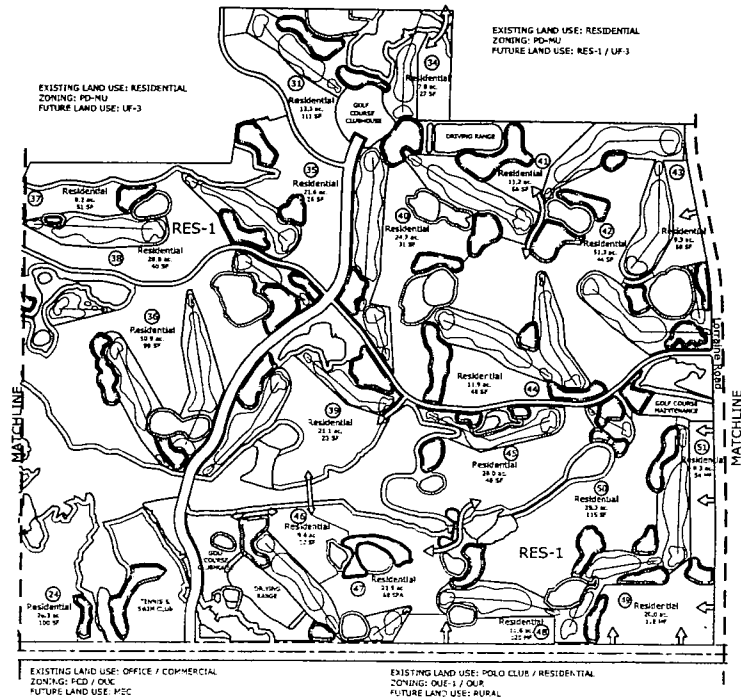
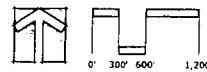
LAND USE SCHEDULE

USE	ACRES	SQ. FT.	UNITS
RESIDENTIAL	1,444.2		3,941
REGIONAL COMMERCIAL	88.6	677,506 150 Hospital beds	
COMMUNITY COMMERCIAL	39.7	141,298	
HIGHWAY COMMERCIAL	28.0	250,000*	
BUSINESS	114.3	1,040,572	
RIGHT-OF-WAY	393.5		
RECREATION	348.4		
WETLANDS	674.3		
LAKES	688.2		
OPEN SPACE	282.0		
TOTAL	4,101.2	2,109,376 150 Hospital beds	3,941

*Includes 620 hotel rooms

LEGEND

- TEMPERATE HARDWOODS
 - LIVE OAKS
 - STREAM & LAKE SWAMPS (T.B.R.P.C.)
 - INLAND PONDS & SLOUGHS (T.B.R.P.C.)
 - MIXED WETLAND HARDWOODS (T.B.R.P.C.)
 - FRESHWATER MARSHES
 - WET PRAIRIES
 - WETLAND MITIGATION AREAS
 - VEGETATED NON-FORESTED WETLANDS
 - UPLAND PRESERVATION AREA
 - LAKES
 - EXISTING WATER WELLS
- (T.B.R.P.C.) = TAMPA BAY REGIONAL PLANNING COUNCIL CONSERVATION AREAS



Adopted June 1, 1992 (Ord. PDMU-92-01(Z)(G))
 Amended October 28, 1993 (Ord. PDMU-92-01(Z)(G)(R1))
 Amended December 21, 1995 (Ord. PDMU-92-01(Z)(G)(R2))
 Amended October 28, 1997 (Ord. PDMU-92-01(Z)(G)(R3))
 Amended December 16, 1997 (Ord. PDMU-92-01(Z)(G)(R4))
 Amended October 27, 1998 (Ord. PDMU-92-01(Z)(G)(R5))
 Amended February 22, 2000 (Ord. PDMU-92-01(Z)(G)(R6))
 Amended October 23, 2001 (Ord. PDMU-92-01(Z)(G)(R7))
 Amended December 18, 2001 (Ord. PDMU-92-01(Z)(G)(R8))
 Amended August 26, 2003 (Ord. PDMU-92-01(Z)(G)(R9))
 Amendment October 19, 2004 (Ord. PDMU-92-01(Z)(G)(R10))
 Amendment October 16, 2007 (Ord. PDMU-92-01(Z)(G)(R11))
 Amendment August 20, 2008 (Ord. PDMU-92-01(Z)(G)(R12))
 Proposed Amendment Submitted September 2011

**REDUCED COPY
NOT TO SCALE**

ATTORNEY: _____ ENGINEER: _____ SURVEYOR: _____ DATE: _____		PROJECT NO. 1: _____ SHEET NO. 41		CLIENT: SCHROEDER-MANATEE RANCH, INC. PROJECT: UNIVERSITY LAKES		TITLE: GENERAL DEVELOPMENT PLAN			
Wilson Miller Surveyors & Engineers, Inc. 200 North 21st Street, Tampa, Florida 33602 • Phone: 813-288-8888 • Fax: 813-288-8889 • www.wilsonmiller.com				DATE: 10/11/11 DRAWN BY: _____ CHECKED BY: _____ PROJECT NO. 1: _____ SHEET NO. 41				DATE: 10/11/11 DRAWN BY: _____ CHECKED BY: _____ PROJECT NO. 1: _____ SHEET NO. 41	

LAND USE SCHEDULE

USE	ACRES	SQ. FT.	UNITS
RESIDENTIAL	1,444.2		3,941
REGIONAL COMMERCIAL	88.6	677,506	150 Hospital beds
COMMUNITY COMMERCIAL	39.7	141,298	
HIGHWAY COMMERCIAL	28.0	250,000*	
BUSINESS	114.3	1,040,572	
RIGHT-OF-WAY	393.5		
RECREATION	348.4		
WETLANDS	674.3		
LAKES	688.2		
OPEN SPACE	282.0		
TOTAL	4,101.2	2,109,376	3,941

*Includes 620 hotel rooms

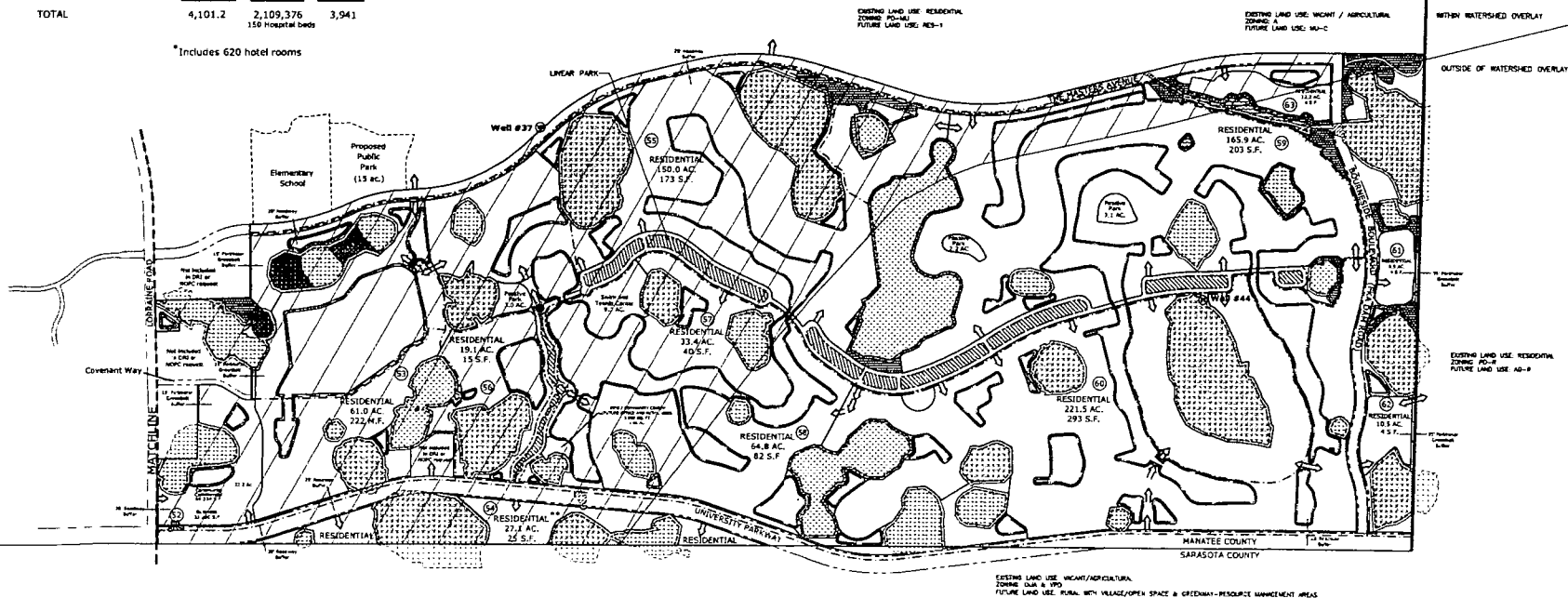
LEGEND

- TEMPERATE HARDWOODS
- LIVE OAKS
- STREAM & LAKE SWAMPS (T.B.R.P.C.)
- INLAND PONDS & SLOUGHS (T.B.R.P.C.)
- MIXED WETLAND HARDWOODS (T.B.R.P.C.)
- FRESHWATER MARSHES
- WET PRAIRIES
- WETLAND MITIGATION AREAS
- VEGETATED NON-FORESTED WETLANDS
- UPLAND PRESERVATION AREA
- PALMETTO PRAIRIE AREAS
- IMPROVED PASTURE
- LINEAR PARK
- WATERSHED OVERLAY
- FRESHWATER MARSHES TO BE IMPACTED BY DEVELOPMENT
- VEGETATED NON-FORESTED WETLANDS TO BE IMPACTED BY DEVELOPMENT
- LAKES
- EXISTING WATER WELLS
- CELL TOWER TO BE RELOCATED OUTSIDE THE PROJECT BOUNDARY
- RECREATIONAL TRAIL

(T.B.R.P.C.) = TAMPA BAY REGIONAL PLANNING COUNCIL CONSERVATION AREAS

** SEE SHEET 1 OF 3 FOR DIMENSIONAL CRITERIA SPECIFIC TO THIS PARCEL. GREENBELT BUFFERS AND ROADWAY BUFFERS SHALL APPLY TO THIS PARCEL.

**REDUCED COPY
NOT TO SCALE**



NOTE: ALL ROADS WILL BE TWO-WAY

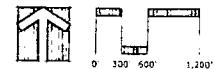


Exhibit "B"

		CLIENT	SCHROEDER-MANATEE RANCH, INC	TITLE	GENERAL DEVELOPMENT PLAN
PROJECT UNIVERSITY LAKES		DATE	11/11/03	SCALE	AS SHOWN
250 North 20th Street - Tallahassee, Florida 32302 - Phone 904-842-8822 - Fax 904-842-8228 - Web Site www.wilsonmiller.com		PROJECT NO.	03-00000000	DATE	11/11/03