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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.

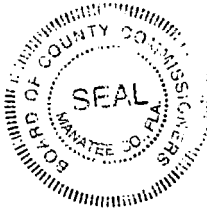
**Section 8. EFFECTIVE DATE.** This ordinance shall take effect immediately upon filing with the Department of State, State of Florida.

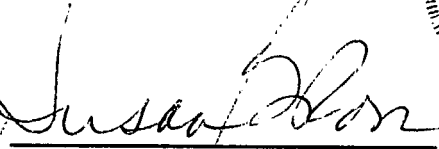
**PASSED AND DULY ADOPTED**, by the Board of County Commissioners of Manatee County, Florida on this 25<sup>th</sup> day of October, 2011.

**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		
<b>TOTAL</b>	<b>4,101.2</b>	<b>2,109,376</b> 150 Hospital beds	<b>3,941</b>

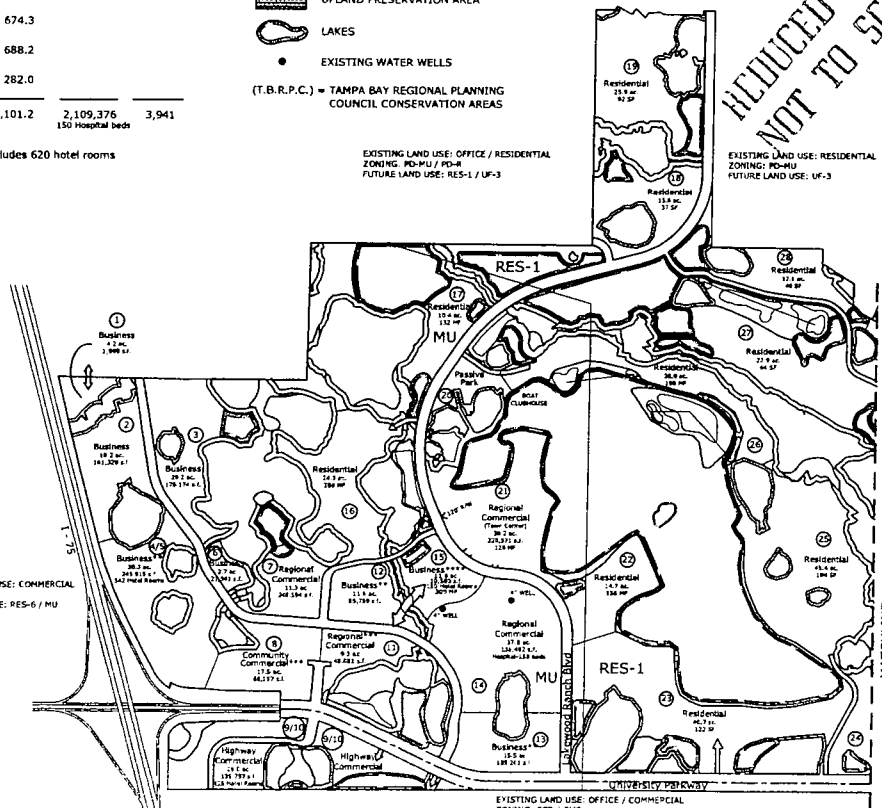
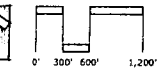
\*Includes 620 hotel rooms

**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-FOODED 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



EXISTING LAND USE: COMMERCIAL  
ZONING: PD-MU  
FUTURE LAND USE: RES-6 / MU

EXISTING LAND USE: OFFICE / COMMERCIAL  
ZONING: PCD / OMC  
FUTURE LAND USE: REC

- \*\*\* 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.

**GENERAL NOTES**

- 1. Description of Title Block**  
The subject property is located in the University Lakes Center, Schroeder-Manatee Ranch, Inc. The property is zoned PD-MU and is currently used for office and residential purposes. The property is bounded by S.R. 1 to the north, University Parkway to the east, and the existing residential development to the south and west.
- 2. Survey**  
The subject property is shown on the Survey of the University Lakes Center, Schroeder-Manatee Ranch, Inc., dated 10/15/09. The survey shows the property boundaries, easements, and other features. The survey is subject to the provisions of the Florida Statutes and the rules of the State Board of Professional Engineers and Architects.
- 3. Zoning**  
The subject property is currently zoned PD-MU and is proposed to be rezoned RES-1. The rezoning is subject to the provisions of the Florida Statutes and the rules of the State Board of Professional Engineers and Architects.
- 4. Easements**  
The subject property is subject to the easements shown on the Survey of the University Lakes Center, Schroeder-Manatee Ranch, Inc., dated 10/15/09. The easements include the easement for the University Parkway right-of-way and the easement for the existing residential development.
- 5. Wetlands**  
The subject property is located in an area that is designated as a Wetland Mitigation Area. The wetlands are shown on the Survey of the University Lakes Center, Schroeder-Manatee Ranch, Inc., dated 10/15/09. The wetlands are subject to the provisions of the Florida Statutes and the rules of the State Board of Professional Engineers and Architects.
- 6. Other**  
The subject property is subject to the provisions of the Florida Statutes and the rules of the State Board of Professional Engineers and Architects. The subject property is also subject to the provisions of the University Lakes Center, Schroeder-Manatee Ranch, Inc. General Development Plan.

REDUCED COPY  
NOT TO SCALE

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

PRINTED  
OCT 17 2011

		SCHROEDER-MANATEE RANCH, INC. UNIVERSITY LAKES	
GENERAL DEVELOPMENT PLAN		04362-060-000	

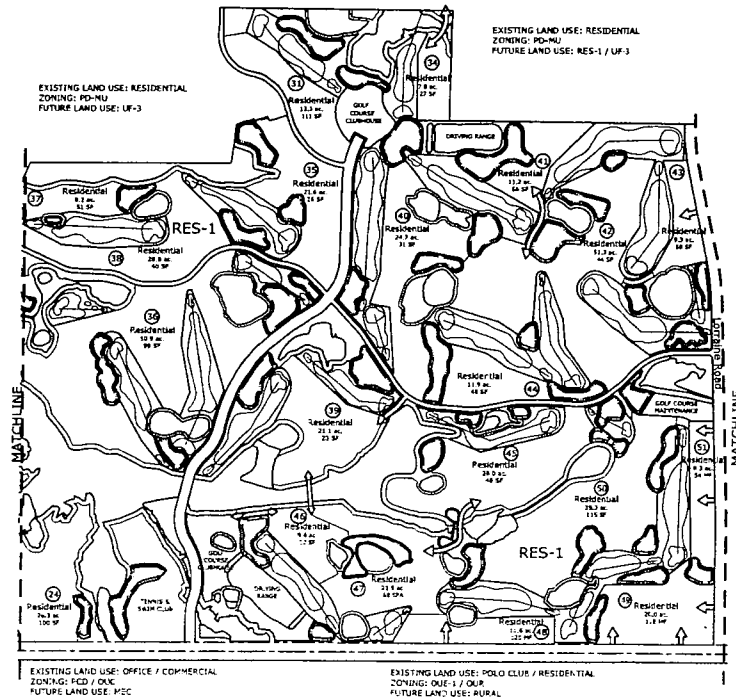
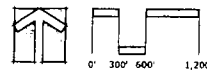
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**LEGEND**

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  - LIVE OAKS
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  - 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 October 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**

DATE: 10/11/11	PROJECT: UNIVERSITY LAKES	CLIENT: SCHROEDER-MANATEE RANCH, INC	TITLE: GENERAL DEVELOPMENT PLAN
SCALE: 1" = 100'	PROJECT: UNIVERSITY LAKES	PROJECT: UNIVERSITY LAKES	PROJECT: UNIVERSITY LAKES
DATE: 10/11/11	PROJECT: UNIVERSITY LAKES	CLIENT: SCHROEDER-MANATEE RANCH, INC	TITLE: GENERAL DEVELOPMENT PLAN
DATE: 10/11/11	PROJECT: UNIVERSITY LAKES	CLIENT: SCHROEDER-MANATEE RANCH, INC	TITLE: GENERAL DEVELOPMENT PLAN





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 28<sup>th</sup> day of  
October, 1911

R.D. GIBSON  
Clerk of Circuit Court  
By: J. Cavedo D.C.



## FLORIDA DEPARTMENT *of* STATE

**RICK SCOTT**  
Governor

**DIVISION OF LIBRARY AND INFORMATION SERVICES**

**KURT S.  
BROWNING**  
Secretary of State

November 8, 2011

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

Attention: Quantana Acevedo, Deputy Clerk

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated October 28, 2011 and certified copy of Manatee County Ordinance No. **PDMU-92-01(G)(R13)**, which was filed in this office on November 4, 2011.

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

Sincerely,

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

Liz Cloud  
Program Administrator

LC/jw

Enclosure



**R. A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250**

**Telephone: 850.245.6600 • Facsimile: 850.245.6282 • <http://info.florida.gov>  
Commemorating 500 years of Florida history [www.fl500.com](http://www.fl500.com)**

