

ORDINANCE 4000

AN ORDINANCE TO AMEND ORDINANCE 2852, AS AMENDED BY ORDINANCE 3029, BY THE CITY COUNCIL OF THE CITY OF BRADENTON, FLORIDA, TO CONTRACT THE BOUNDARIES OF THE VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Villages of Glen Creek Community Development District, a community development district (the "District") was established by City of Bradenton Ordinance 2852, as amended by Ordinance 3029, pursuant to the Uniform Community District Act of 1980, Chapter 190, Florida Statutes; and

WHEREAS, the District has submitted a Petition to Contract the Boundaries of the Villages of Glen Creek Community Development District (the "Petition") to the City Council of the City of Bradenton, Florida (the "City") pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, to adopt an ordinance contracting the boundaries of the District, and designating the land area for which the contracted District is authorized to manage and finance basic infrastructure services; and

WHEREAS, pursuant to Chapter 190, Florida Statutes, the City conducted a public hearing on August 10, 2022, to consider oral and written comments on the Petition; and

WHEREAS, the proposed contracted District complies with the requirements of law, and is in the best interest and promotes the health, safety and welfare of the citizens of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRADENTON, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby incorporated as if fully set forth herein.

Section 2. The Villages of Glen Creek Community Development District boundary is hereby amended, as more particularly described in **Exhibit A**, attached hereto and incorporated herein. The contracted District shall continue to operate in accordance with the Uniform Community Development Act of 1980 and those requirements as set forth in Chapters 189 and 190, Florida Statutes, as amended.

Section 3. All statements contained within the Petition have been found to be true and correct to the best of the Council's knowledge.

Section 4. The contraction of the District is consistent with any applicable element or portion of the State Comprehensive Plan and with the City's Comprehensive Plan.

Section 5. The area of land within the contracted District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community.

Section 6. The contracted District is the best alternative available for delivering community development services and facilities to the area that will be served by the contracted District.

Section 7. The community development services and facilities of the contracted District will be compatible with the capacity and uses of existing local and regional community development services and facilities.

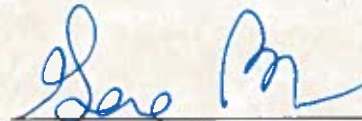
Section 8. The area that will be served by the contracted District is amenable to separate special-district government.

Section 9. Severability. If any section, subsection, sentence, clause, provision, or part of this Ordinance shall be invalid for any reason, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

Section 10. Effective Date. This Ordinance shall become effective as provided by law.

PASSED AND DULY ADOPTED, BY THE CITY COUNCIL OF THE CITY OF BRADENTON, FLORIDA, with a quorum present and voting, this 10th, day of August, 2022.

CITY OF BRADENTON, FLORIDA



Gene Brown, Mayor

ATTEST:


By: 
Tamara Melton, City Clerk



City Council First Reading: July 20, 2022
City Council Second Reading: August 10, 2022

City Council ad published on July 29, 2022

APPROVED AS TO FORM:

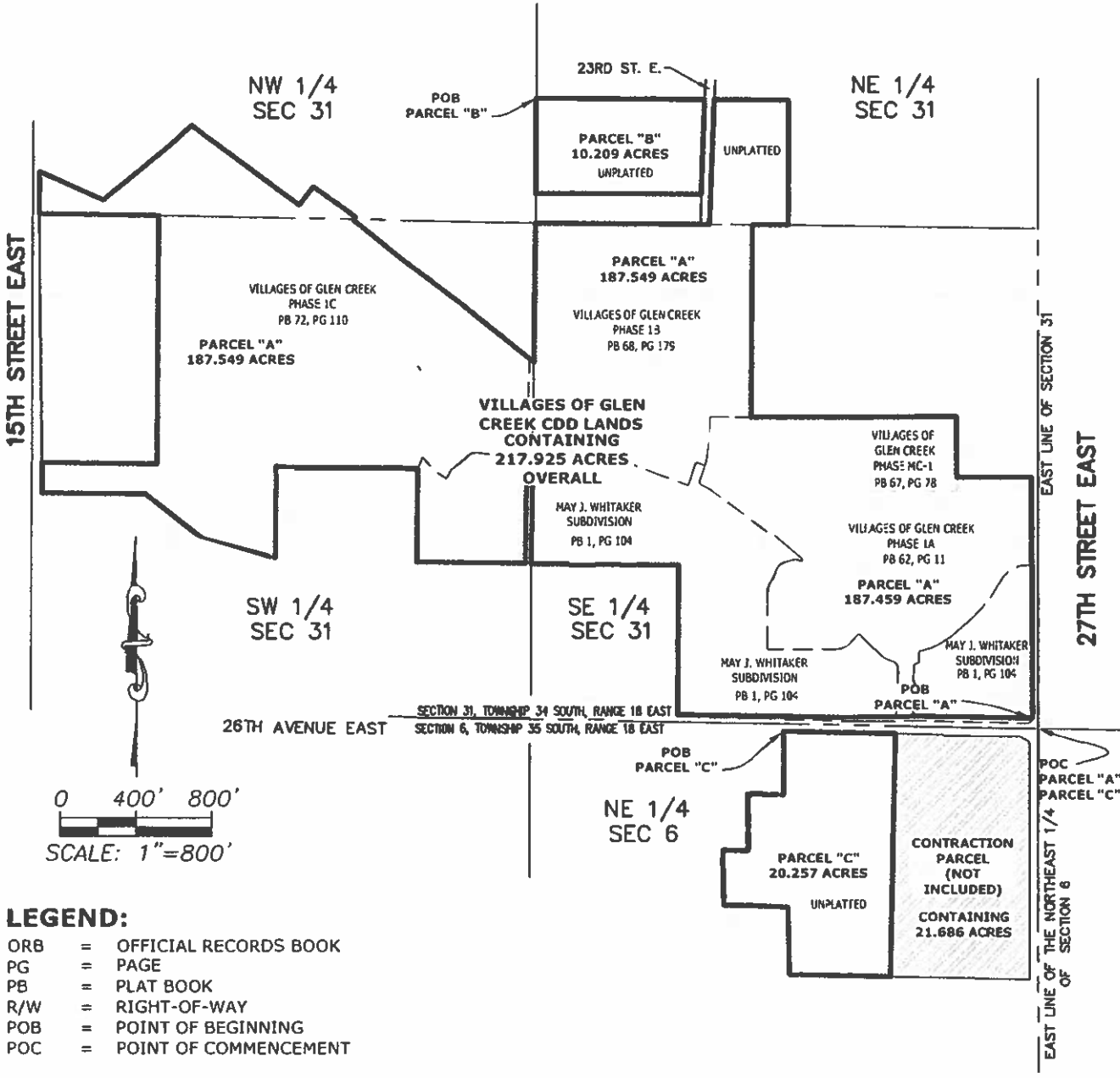
By: 

Scott Rudacille, City Attorney

Exhibit A

THIS IS NOT A SURVEY

SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 EAST
SECTION 6, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA



LEGEND:

- ORB = OFFICIAL RECORDS BOOK
- PG = PAGE
- PB = PLAT BOOK
- R/W = RIGHT-OF-WAY
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT

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VILLAGES OF GLEN CREEK CDD LESS CONTRACTION PARCEL

SCALE AS SHOWN	DATE 4/08/2022	JOB No. 2022-0621-000		
DRAWN RBC	CHECKED RBC	SECTION 31-6	TOWNSHIP 34S-35S	RANGE 18E

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
Sketch and Legal Description not valid without the original
signature and seal of a Florida licensed Surveyor and Mapper

Robert B Curtis
2022.04.08 07:36:21
-04'00'

Robert B. Curtis, State of Florida, Professional Surveyor and Mapper License No. 12661. This seal has been used for the purpose and scope of the above described work. No other surveyor or mapper has been involved in the preparation of this map. The seal is a permanent one and may not be used for any other purpose.



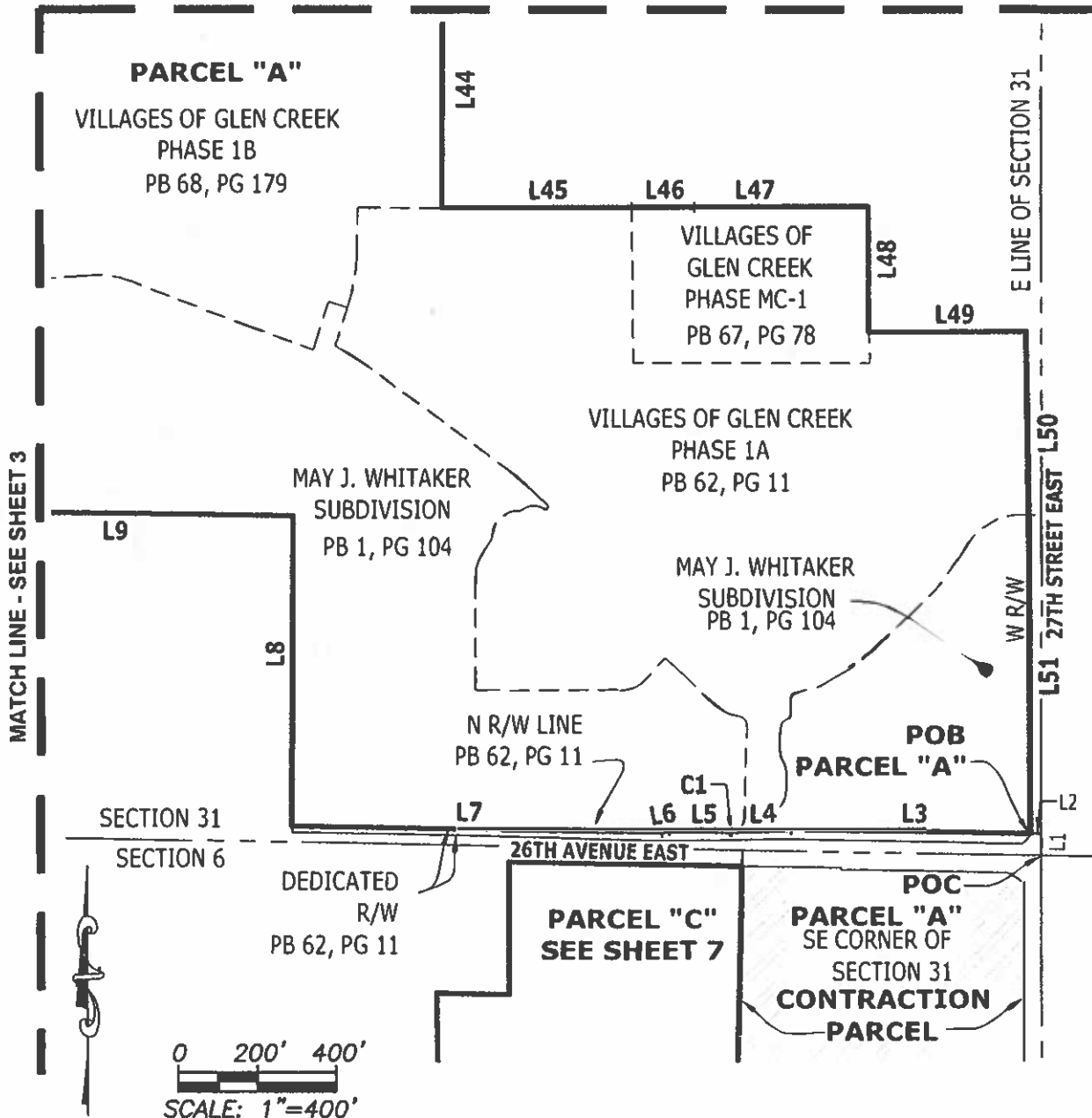
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ROBERT B. CURTIS
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # LS6051
CERTIFICATE OF AUTHORIZATION No. LB 2610

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MATCH LINE - SEE SHEET 4



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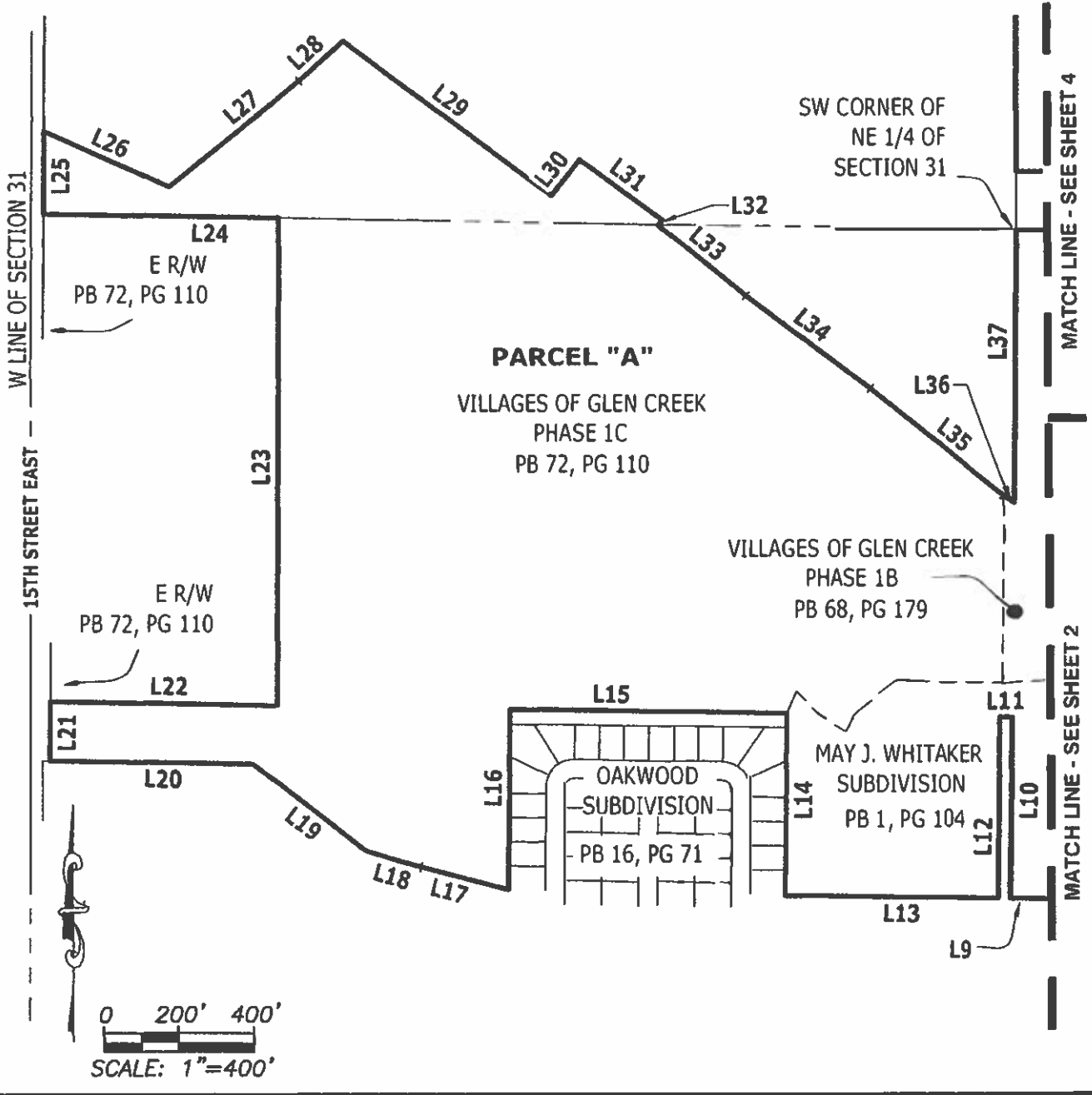


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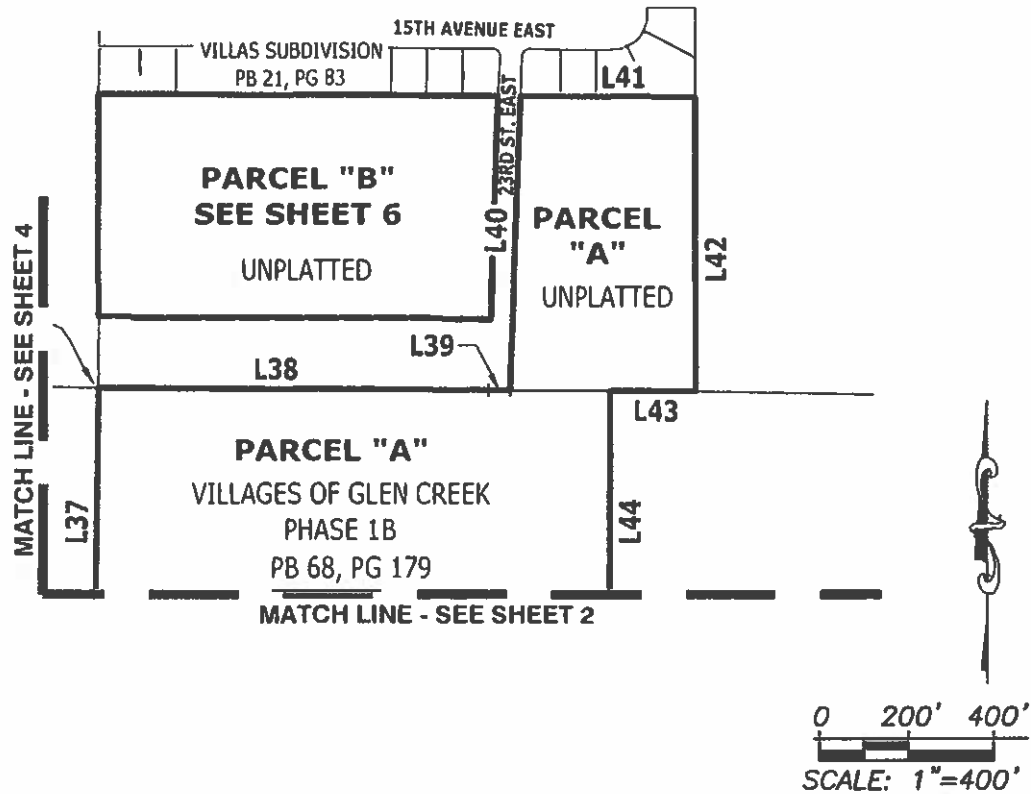
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SURVEYOR'S NOTES:

- 1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
- 2. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
- 3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
- 4. BEARINGS ARE BASED ON NORTH LINE OF SECTION 6, BEING NORTH 88°57'01" WEST, AS SHOWN HEREON.
- 5. DISTANCES SHOWN HEREON ARE IN U.S. FEET.

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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	3.63'	35.00'	5°56'37"	S87°58'13"W	3.63'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°09'23"E	56.65'
L2	N89°50'37"W	24.97'
L3	N89°03'28"W	612.28'
L4	S87°58'13"W	150.68'
L5	N89°03'28"W	152.60'
L6	S79°36'29"W	20.33'
L7	N89°02'42"W	940.41'
L8	N00°19'42"E	796.58'
L9	N89°20'10"W	784.20'
L10	N00°48'59"E	488.67'
L11	N89°20'10"W	30.00'
L12	S00°48'59"W	488.67'
L13	N89°20'10"W	576.30'
L14	N00°42'46"E	492.20'
L15	N89°00'09"W	741.89'
L16	S00°30'27"W	486.81'
L17	N75°44'14"W	243.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L18	N73°29'14"W	157.00'
L19	N52°04'58"W	381.05'
L20	N89°00'57"W	543.45'
L21	N00°13'25"E	160.02'
L22	S89°00'55"E	606.02'
L23	N00°21'04"E	1,320.52'
L24	N89°02'13"W	629.16'
L25	N00°13'21"E	223.78'
L26	S66°01'06"E	369.52'
L27	N50°18'11"E	448.55'
L28	N47°26'50"E	161.42'
L29	S53°20'59"E	703.64'
L30	N37°36'20"E	122.08'
L31	S53°44'23"E	273.63'
L32	S38°13'34"W	18.41'
L33	S50°56'24"E	301.83'
L34	S52°43'12"E	415.69'

LINE TABLE		
LINE	BEARING	DISTANCE
L35	S51°30'59"E	466.26'
L36	S51°30'59"E	31.61'
L37	N00°44'45"E	737.08'
L38	S89°40'58"E	870.20'
L39	S89°38'32"E	49.41'
L40	N02°04'24"E	664.06'
L41	S89°40'34"E	388.39'
L42	S00°05'38"E	663.99'
L43	N89°38'56"W	190.44'
L44	S00°12'07"W	1,023.77'
L45	N89°48'08"E	482.29'
L46	N89°48'08"E	158.03'
L47	N89°45'08"E	441.97'
L48	S00°20'38"E	322.99'
L49	N89°49'01"E	407.76'
L50	S00°25'04"E	469.04'
L51	S00°00'51"W	816.74'

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POB
PARCEL "B"
SE CORNER OF
VILLAS SUBDIVISION
PB 21, PG 83

BREK ACRES
SUBDIVISION
PB 15, PG 99

21ST STREET EAST

15TH AVENUE EAST

VILLAS SUBDIVISION
PB 21, PG 83

S89°41'36"E 891.01'

S LINE OF VILLAS SUBDIVISION

N00°14'00"E
503.42'

E LINE

LAND DESCRIBED IN
ORB 2444, PG 3733

PARCEL "B"
CONTAINING 10.209 ACRES

PORTION OF LAND
DESCRIBED IN
ORB 2723, PG 3424

S02°03'23"W 503.80'

23RD STREET EAST

N02°04'24"E 664.06'

PARCEL "A"
UNPLATTED

N LINE N89°40'59"W 875.21'

NE CORNER

LAND DESCRIBED IN
ORB 2587, PG 3155

S89°40'58"E 870.20'

SW CORNER OF
NE 1/4 OF
SECTION 31

VILLAGES OF GLEN
CREEK PHASE 1B
PB 68, PG 179

PARCEL "A"
PORTION OF LAND
DESCRIBED IN
ORB 2723, PG 3424



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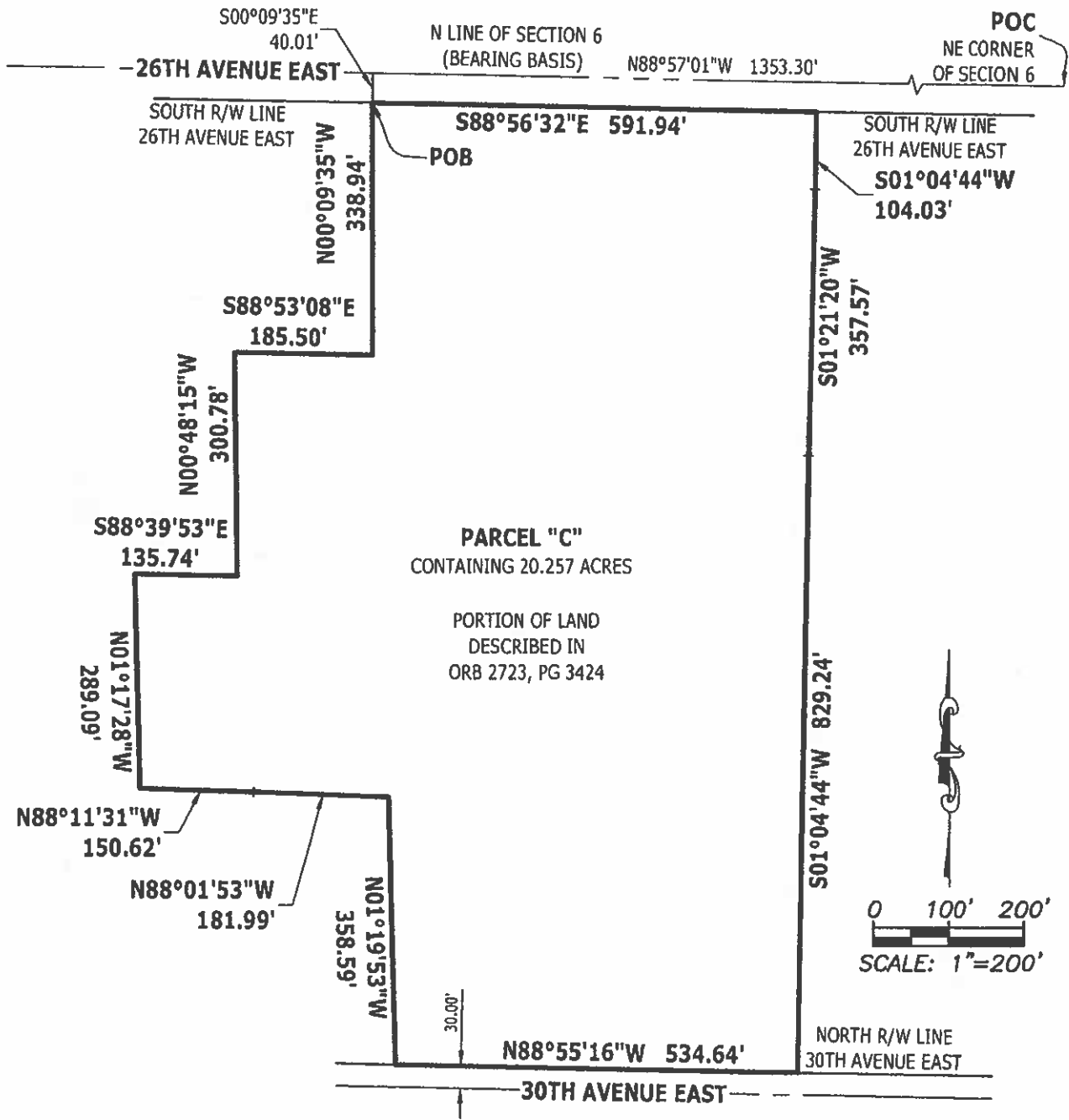


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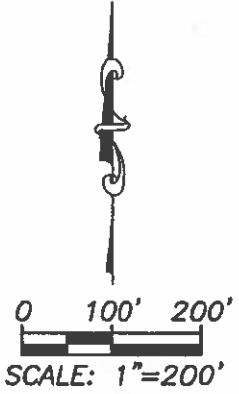
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PARCEL "C"
CONTAINING 20.257 ACRES

PORTION OF LAND
DESCRIBED IN
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PARCELS OF LAND BEING A PORTION OF THAT CERTAIN PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 2723, PAGE 3424 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 EAST, AND SECTION 6, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A

A PARCEL OF LAND BEING A PORTION OF THAT CERTAIN PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 2723, PAGE 3424 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE NORTH 00°09'23" EAST, ALONG THE EAST LINE OF SECTION 31, A DISTANCE OF 56.65 FEET; THENCE LEAVING SAID EAST LINE, NORTH 89°50'37" WEST, A DISTANCE OF 24.97 FEET TO THE POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY OF 27TH STREET EAST ACCORDING TO ROAD PLAT BOOK 12, PAGE 157 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAME BEING THE POINT OF BEGINNING; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF 26TH AVENUE EAST ACCORDING TO THE PLAT OF VILLAGES OF GLEN CREEK PHASE 1A, AS RECORDED IN PLAT BOOK 62, PAGE 11, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THE FOLLOWING SIX (6) COURSES: 1) NORTH 89°03'28" WEST, A DISTANCE OF 612.28 FEET; 2) SOUTH 87°58'13" WEST, A DISTANCE OF 150.68 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; 3) WESTERLY 3.63 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 05°56'37", AND A CHORD BEARING AND DISTANCE OF SOUTH 87°58'13" WEST 3.63 FEET; 4) NORTH 89°03'28" WEST, A DISTANCE OF 152.60 FEET; 5) SOUTH 79°36'29" WEST, A DISTANCE OF 20.33 FEET; 6) NORTH 89°02'42" WEST, A DISTANCE OF 940.41 FEET; THENCE, LEAVING SAID NORTH RIGHT-OF-WAY LINE, NORTH 00°19'42" EAST, A DISTANCE OF 796.58 FEET; THENCE NORTH 89°20'10" WEST, A DISTANCE OF 784.20 FEET; THENCE NORTH 00°48'59" EAST, A DISTANCE OF 488.67 FEET; THENCE NORTH 89°20'10" WEST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 00°48'59" WEST, A DISTANCE OF 488.67 FEET; THENCE NORTH 89°20'10" WEST, A DISTANCE OF 576.30 FEET; THENCE NORTH 00°42'46" EAST, A DISTANCE OF 492.20 FEET TO THE BOUNDARY OF VILLAGES OF GLEN CREEK PHASE 1C, AS RECORDED IN PLAT BOOK 72, PAGE 110, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE, ALONG THE BOUNDARY OF SAID BOUNDARY OF VILLAGES OF GLEN CREEK PHASE 1C, THE FOLLOWING TWENTY-ONE (21) COURSES:; 1) NORTH 89°00'09" WEST, A DISTANCE OF 741.89 FEET; 2) SOUTH 00°30'27" WEST, A DISTANCE OF 486.81 FEET; 3) NORTH 75°44'14" WEST, A DISTANCE OF 243.00 FEET; 4) NORTH 73°29'14" WEST, A DISTANCE OF 157.00 FEET; 5) NORTH 52°04'58" WEST, A DISTANCE OF 381.05 FEET; 6) NORTH 89°00'57" WEST, A DISTANCE OF 543.45 FEET; 7) NORTH 00°13'25" EAST, A DISTANCE OF 160.02 FEET; 8) SOUTH 89°00'55" EAST, A DISTANCE OF 606.02 FEET; 9) NORTH 00°21'04" EAST, A DISTANCE OF 1,320.52 FEET; 10) NORTH 89°02'13" WEST, A DISTANCE OF 629.16 FEET; 11) NORTH 00°13'21" EAST, A DISTANCE OF 223.78 FEET; 12) SOUTH 66°01'06" EAST, A DISTANCE OF 369.52 FEET; 13) NORTH 50°18'11" EAST, A DISTANCE OF 448.55 FEET; 14) NORTH 47°26'50" EAST, A DISTANCE OF 161.42 FEET; 15) SOUTH 53°20'59" EAST, A DISTANCE OF 703.64 FEET; 16) NORTH 37°36'20" EAST, A DISTANCE OF 122.08 FEET; 17) SOUTH 53°44'23" EAST, A DISTANCE OF 273.63 FEET; 18) SOUTH 38°13'34" WEST, A DISTANCE OF 18.41 FEET; 19) SOUTH 50°56'24" EAST, A DISTANCE OF 301.83 FEET; 20) SOUTH 52°43'12" EAST, A DISTANCE OF 415.69 FEET; 21) SOUTH 51°30'59" EAST, A DISTANCE OF 466.26 FEET TO THE BOUNDARY OF VILLAGES OF GLEN CREEK PHASE 1B, AS RECORDED IN PLAT BOOK 68, PAGE 179, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE, ALONG THE

(CONTINUED ON NEXT PAGE)

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(CONTINUED FROM LAST PAGE)

BOUNDARY OF SAID BOUNDARY OF VILLAGES OF GLEN CREEK PHASE 1B THE FOLLOWING FOUR (4) COURSES; 1) CONTINUE ALONG SAID LINE, SOUTH 51°30'59" EAST A DISTANCE OF 31.61 FEET; 2) NORTH 00°44'45" EAST, A DISTANCE OF 737.08 FEET; 3) SOUTH 89°40'58" EAST, A DISTANCE OF 870.20 FEET; 4) SOUTH 89°38'32" EAST, A DISTANCE OF 49.41 FEET; THENCE, LEAVING SAID BOUNDARY, NORTH 02°04'24" EAST, A DISTANCE OF 664.06 FEET; THENCE SOUTH 89°40'34" EAST, A DISTANCE OF 388.39 FEET; THENCE SOUTH 00°05'38" EAST, A DISTANCE OF 663.99 FEET; THENCE NORTH 89°38'56" WEST, A DISTANCE OF 190.44 FEET TO THE SAID BOUNDARY OF VILLAGES OF GLEN CREEK PHASE 1B; THENCE, ALONG SAID BOUNDARY, SOUTH 00°12'07" WEST, A DISTANCE OF 1,023.77 FEET TO THE BOUNDARY OF SAID VILLAGES OF GLEN CREEK PHASE 1A; THENCE ALONG SAID BOUNDARY, AND THE BOUNDARY OF VILLAGES OF GLEN CREEK PHASE MC-1, AS RECORDED IN PLAT BOOK 68, PAGE 78, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, RESPECTIVELY, THE FOLLOWING SIX (6) COURSES: 1) NORTH 89°48'08" EAST, A DISTANCE OF 482.29 FEET; 2) CONTINUE ALONG SAID LINE, NORTH 89°48'08" EAST A DISTANCE OF 158.03 FEET; 3) NORTH 89°45'08" EAST, A DISTANCE OF 441.97 FEET; 4) SOUTH 00°20'38" EAST, A DISTANCE OF 322.99 FEET; 5) NORTH 89°49'01" EAST, A DISTANCE OF 407.76 FEET; 6) SOUTH 00°25'04" EAST, A DISTANCE OF 469.04 FEET; THENCE, LEAVING SAID BOUNDARY, ALONG THE SAID WEST RIGHT-OF-WAY OF 27TH STREET EAST, SOUTH 00°00'51" WEST, A DISTANCE OF 816.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 187.459 ACRES.

TOGETHER WITH

PARCEL B

A PARCEL OF LAND BEING A PORTION OF THAT CERTAIN PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 2723, PAGE 3424 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF VILLAS SUBDIVISION ACCORDING TO PLAT BOOK 21, PAGE 83 OF THE PUBLIC RECORDS OF MANATEE COUNTY FLORIDA; THENCE SOUTH 89°41'36" EAST, ALONG THE SOUTH LINE OF SAID VILLAS SUBDIVISION, A DISTANCE OF 891.24 FEET; THENCE, LEAVING SAID SOUTH LINE, SOUTH 02°03'23" WEST, A DISTANCE OF 503.80 FEET TO THE NORTHEAST CORNER OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 2587, PAGE 3155 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE NORTH 89°40'59" WEST, ALONG THE NORTH LINE OF SAID PROPERTY, A DISTANCE OF 875.22 FEET TO THE EAST LINE OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 2444, PAGE 3733 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE NORTH 00°14'00" EAST, ALONG SAID EAST LINE AND THE EAST LINE OF BREK ACRES SUBDIVISION ACCORDING TO PLAT BOOK 15, PAGE 99 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, RESPECTIVELY, A DISTANCE OF 503.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.209 ACRES.

(CONTINUED ON NEXT PAGE)

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(CONTINUED FROM LAST PAGE)

TOGETHER WITH

PARCEL C

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 2723, PAGE 3424 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 35 SOUTH, RANGE 18 EAST; THENCE ALONG THE NORTH LINE OF SAID SECTION 6, NORTH 88°57'01" WEST, A DISTANCE OF 1,353.30 FEET; THENCE DEPARTING SAID LINE, SOUTH 00°09'35" EAST, A DISTANCE OF 40.01 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF 26TH AVENUE EAST, SOUTH 88°56'32" EAST, A DISTANCE OF 591.94 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 01°04'44" WEST, A DISTANCE OF 104.03 FEET; THENCE SOUTH 01°21'20" WEST, A DISTANCE OF 357.57 FEET; THENCE SOUTH 01°04'44" WEST, A DISTANCE OF 829.24 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 30TH AVENUE EAST; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 88°55'16" WEST, A DISTANCE OF 534.64 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, NORTH 01°19'53" WEST, A DISTANCE OF 358.59 FEET; THENCE NORTH 88°01'53" WEST, A DISTANCE OF 181.99 FEET; THENCE NORTH 88°11'31" WEST, A DISTANCE OF 150.62 FEET; THENCE NORTH 01°17'28" WEST, A DISTANCE OF 289.09 FEET; THENCE SOUTH 88°39'53" EAST, A DISTANCE OF 135.74 FEET; THENCE NORTH 00°48'15" WEST, A DISTANCE OF 300.78 FEET; THENCE SOUTH 88°53'08" EAST, A DISTANCE OF 185.50 FEET; THENCE NORTH 00°09'35" WEST, A DISTANCE OF 338.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 20.257 ACRES.

OVERALL PROPERTY CONTAINING 217.925 ACRES

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