



SCHOOL BOARD

Scott L. Hopes, M.P.H., D.B.A.
Chair

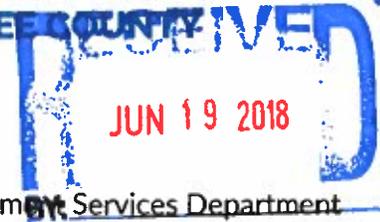
Gina Messenger
Vice Chair

John A. Colón
Charlie Kennedy
Dave "Watchdog" Miner

SUPERINTENDENT

Diana Greene, Ph.D.

SCHOOL DISTRICT OF MANATEE COUNTY



June 12, 2018

Mr. John Barnott, Director
Manatee County Building and Development Services Department
P.O. Box 1000
Bradenton, FL 34206

Re: Comprehensive Plan Consistency Review - K-8 School Site

Dear Mr. Barnott,

The purpose of this letter is to request a Comprehensive Plan Consistency determination. Section 1013.33(5) of the Florida Statutes requires that the School District provide written notice to the local government having regulatory authority over the use of land prior to acquisition of a site. **The local government is required to provide a response notifying the School Board if the site proposed is consistent with the land use categories and policies of the comprehensive plan.**

The School Board of Manatee County intends to acquire a K-8 school site from Schroeder Manatee Ranch (SMR) located approximately 1,250 feet east of Uihlein Road and approximately 1,360 feet south of SR 64. The School Board intends to select 40+/- acres of an overall 60+/- acre site. DP ID numbers or an address are not available at this time. The exact location and configuration of the 60 +/- site can be seen on the attached graphics.

This property is within SMR's Northeast Quadrant which is proposed for a variety of land uses including residential, commercial and parks. Acquisition of a new K-8 school site is necessary to enable the School Board to serve the significant residential growth planned for this area.

SMR has committed to build Uihlein Road and a two lane local road to connect the 40 acres chosen for the K-8 to one or more thoroughfare roads prior to the property transferring to the School Board. Additionally, SMR has also agreed to provide water and sewer utilities to serve the school in the same time period. The aforementioned roads and utilities will adjoin the proposed school site.

Your prompt review and response on this matter would be appreciated. Please call me at 708-8800 Ext. 1056 if you have any questions on this matter.

Sincerely,

Michael Pendley
Executive Planner

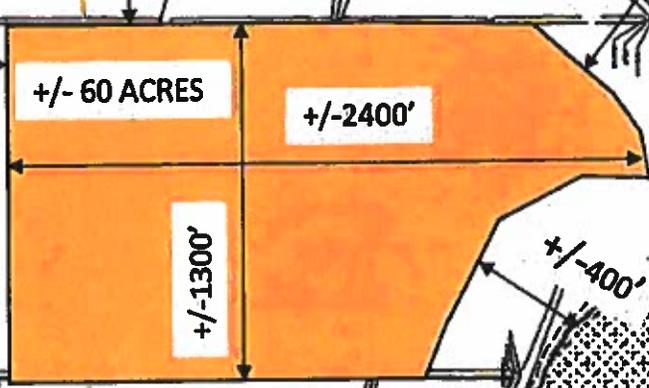
Attachments

cc: Lisa Barrett, Manatee County
Steve Dye, Dye Harrison

EXHIBIT A-2

SR64

PROPOSED EXTENSION OF
UIHLEIN ROAD

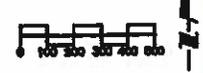


+/- 1360'

+/- 1250'

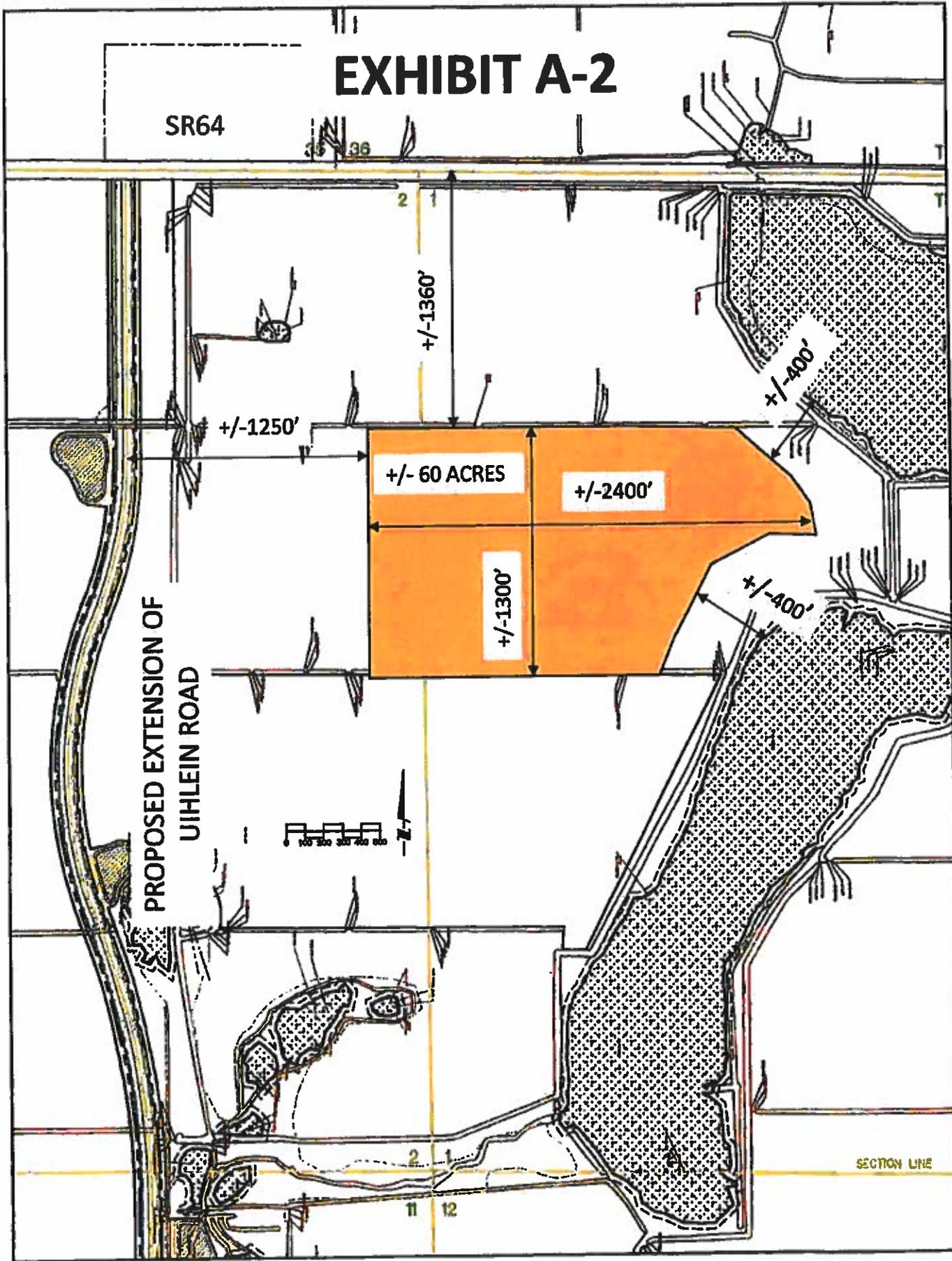
+/- 400'

+/- 400'



SECTION LINE

11 12





SR

3034720

3134720

06335720

07335720

2533419

3933419

01335119

12335119

2833419

3533419

02335119

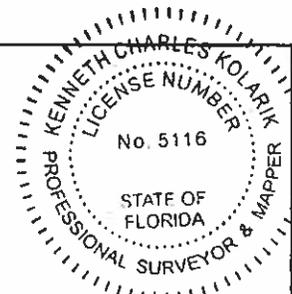
11335119

2133419

3233419

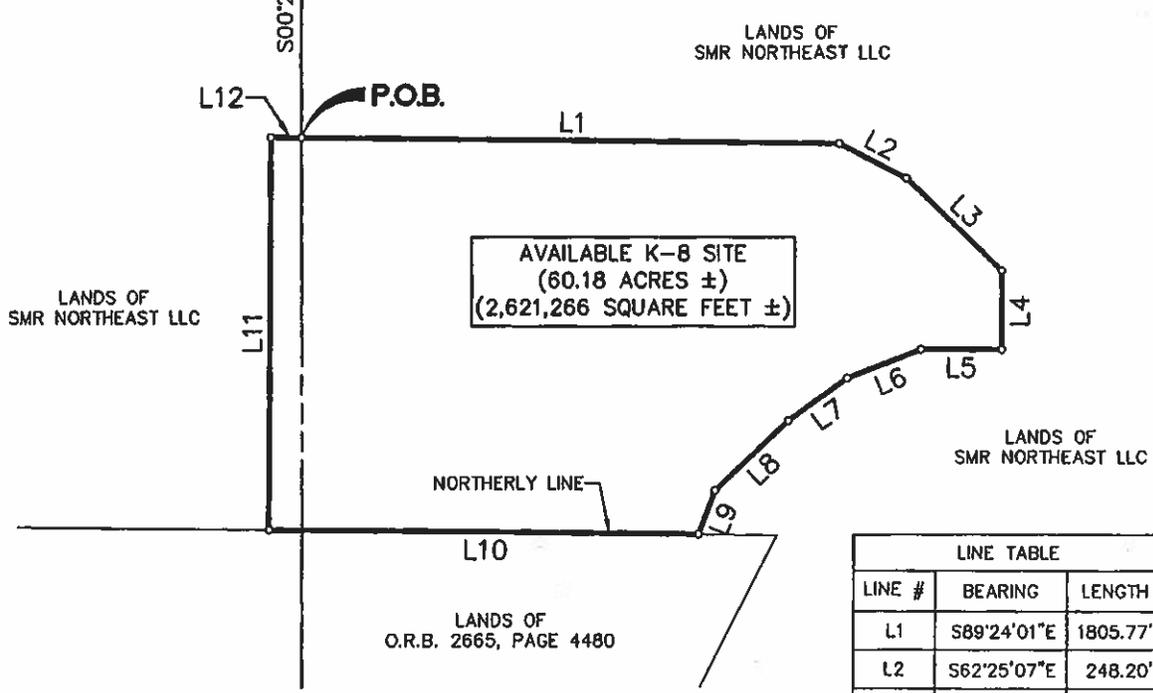
03335119

10335119



35 36

2 1
 S00°20'08"E-1369.46'
 P.O.C.
 NORTHWEST CORNER
 SECTION 1-35-19
 SAME BEING
 NORTHEAST CORNER
 SECTION 2-35-19
 COMMON SECTION LINE



AVAILABLE K-8 SITE
 (60.18 ACRES ±)
 (2,621,266 SQUARE FEET ±)

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S89°24'01"E	1805.77'
L2	S62°25'07"E	248.20'
L3	S46°31'55"E	445.34'
L4	S00°00'00"E	259.63'
L5	N90°00'00"W	273.90'
L6	S68°34'30"W	260.87'
L7	S53°55'32"W	240.33'
L8	S46°27'12"W	336.58'
L9	S21°11'37"W	156.12'
L10	N89°24'01"W	1438.69'
L11	N00°00'00"E	1300.07'
L12	S89°24'01"E	101.13'

LEGEND
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 L1 = DENOTES A LINE NUMBER,
 REFER TO LINE TABLE
 o = ANGLE POINT ONLY,
 NO CORNER SET OR FOUND

*BEARINGS ARE BASED ON THE SECTION
 LINE COMMON TO SECTIONS 1 & 2,
 TOWNSHIP 35, RANGE 19,
 BEING S00°20'08"E

(REFER TO SHEET 1 OF 2 FOR LEGAL DESCRIPTION)
 NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

JOB NUMBER: 3371.1 DRAWN BY: T.BALL SCALE: NONE SHEET NUMBER 2 OF 2

FOLEY / KOLARIK, INC.

Consulting Engineers, Surveyors and Planners

503 8th Avenue West • Palmetto, Florida 34221 • (941) 722-4561



Z:\Master Drawing Survey\SKETCH & DESCRIPTIONS\LAKEWOOD RANCH\SMR HS SITE-SK.dwg, 4/24/2018 8:27:07 AM, lonya, 1:800

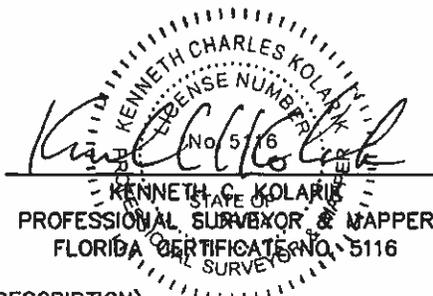
DESCRIPTION: AVAILABLE K-8 SITE

COMMENCE AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 35 SOUTH, RANGE 19 EAST, SAME BEING THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 35 SOUTH, RANGE 19 EAST; THENCE S00°20'08"E, ALONG THE SECTION LINE COMMON TO SAID SECTION 1 AND SECTION 2, A DISTANCE OF 1369.46 FT. FOR A POINT OF BEGINNING; THENCE S89°24'01"E, 1805.77 FT.; THENCE S62°25'07"E, 248.20 FT.; THENCE S46°31'55"E, 445.34 FT.; THENCE S00°00'00"E, 259.63 FT.; THENCE N90°00'00"W, 273.90 FT.; THENCE S68°34'30"W, 260.87 FT.; THENCE S53°55'32"W, 240.33 FT.; THENCE S46°27'12"W, 336.58 FT.; THENCE S21°11'37"W, A DISTANCE OF 156.12 FT. TO THE INTERSECTION WITH THE NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2665, PAGE 4480, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N89°24'01"W, ALONG SAID NORTHERLY LINE, A DISTANCE OF 1438.69 FT.; THENCE N00°00'00"E, 1300.07 FT.; THENCE S89°24'01"E, A DISTANCE OF 101.13 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTIONS 1 & 2, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 60.18 ACRES (2,621,266 SQUARE FEET) MORE OR LESS.

APRIL 20, 2018

DATE OF CERTIFICATE



(REFER TO SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION)

FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER, LB 2241

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

JOB NUMBER: 3371.1

DRAWN BY: T.BALL

SCALE: NONE

SHEET NUMBER 1 OF 2

FOLEY / KOLARIK, INC.

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