

**MANATEE COUNTY ZONING ORDINANCE**  
**PDR-15-13(Z)(P) – MANASARA CORP / TENNESSEE STREET PROPERTY, LLC**  
**/THE OASIS AT UNIVERSITY**  
**(DTS #20150244)**

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT, AMENDING THE OFFICIAL ZONING ATLAS (ORDINANCE 15-17, AS AMENDED, THE MANATEE COUNTY LAND DEVELOPMENT CODE), RELATING TO ZONING WITHIN THE UNINCORPORATED AREA; PROVIDING FOR A REZONE OF APPROXIMATELY 25.6 ACRES OF LAND ON THE NORTH SIDE OF UNIVERSITY PARKWAY BETWEEN FLORIDA STREET ON THE EAST AND THE S.C.L. RAILROAD ON THE WEST, AND SOUTH OF BROADWAY AVENUE, SARASOTA (MANATEE COUNTY), FROM PDC (PLANNED DEVELOPMENT – COMMERCIAL) AND LM (LIGHT MANUFACTURING) TO THE PDR (PLANNED DEVELOPMENT RESIDENTIAL) ZONING DISTRICT; APPROVING A PRELIMINARY SITE PLAN FOR 324 MULTI-FAMILY RESIDENTIAL UNITS; SUBJECT TO STIPULATIONS AS CONDITIONS OF APPROVAL; SETTING FORTH FINDINGS; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, Manasara Corp. Tennessee Street Property, LLC (the “Applicant”) filed an application to rezone approximately 25.6 ± acres described in Exhibit “A”, attached hereto, (the “property”) from PDC (Planned Development Commercial) and LM (Light Manufacturing) to the PDR (Planned Development Residential) zoning district; and

**WHEREAS**, the applicant also filed a Preliminary Site Plan for 324 multi-family residential units (the “project”) on the property; and

**WHEREAS**, the applicant also filed a request for Special Approval for: 1) a project exceeding a gross density of 9 dwelling units per acre in the RES-16 Future Land Use Category; 2) a project adjacent to a perennial stream; and 3) for a project located within the Entranceway; and

**WHEREAS**, Building and Development Services staff recommended approval of the rezone, Preliminary Site Plan and Special Approval applications subject to the stipulations contained in the staff report; and

**WHEREAS**, the Manatee County Planning Commission, after due public notice, held a public hearing on March 10, 2016 to consider the rezone, Preliminary Site Plan and Special Approval applications, received the staff recommendation and considered the criteria for approval in the Manatee County Comprehensive Plan and the Land Development Code; and

**WHEREAS**, the Manatee County Planning Commission, as the County’s Local Planning Agency, found the applications consistent with the Manatee County Comprehensive Plan and to satisfy the criteria for approval in the Manatee County Land Development Code and recommended approval of the applications subject to the stipulations contained in the staff report.

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

**Section 1. FINDINGS OF FACT.** The recitals set forth above are true and correct and are hereby adopted as findings by the Board of County Commissioners.

The Board of County Commissioners, after considering the testimony, evidence, documentation, application for amendment of the Official Zoning Atlas, the recommendation and findings of the Planning Commission, as well as 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 has received and considered the report of the Manatee County Planning Commission concerning the application for Official Zoning Atlas Amendment as it relates to the real property described in Exhibit “A” of this Ordinance from PDC (Planned Development Commercial) and LM (Light Manufacturing) to the PDR (Planned Development Residential) zoning district.

B. The Board of County Commissioners held duly noticed public hearings on April 7, 2016, May 5, 2016 and June 2, 2016 regarding the proposed Official Zoning Atlas Amendment described herein in accordance with the requirements of Manatee County Ordinance No. 90-01, the Manatee County Land Development Code, and has further considered the information received at said public hearing.

C. The proposed amendment to the Official Zoning Atlas regarding the property described in Exhibit “A” herein is found to be consistent with the requirements of Manatee County Ordinance No. 89-01, the Manatee County Comprehensive Plan.

D. For the purposes of granting Special Approval, the Board finds that the purpose of the Special Approval regulation is satisfied by the analysis provided in the staff report and proposed design which indicates the proposed project will have no significant detrimental impacts on natural resources, adjacent land uses, or public facilities.

E. The Board makes a Specific Finding that the multi-family buildings exceeding 35-feet in height are consistent with Land Development Code Section 402.7.D.9 in that the development, as approved and stipulated, is compatible with the surrounding area and will not create any external impacts that would adversely affect surrounding development or the entranceway.

**Section 2. PRELIMINARY SITE PLAN.** The Preliminary Site Plan is hereby approved for 324 multi-family residential units upon the property subject to the following Stipulations:

## **STIPULATIONS**

### **A. DESIGN AND LAND USE STIPULATIONS**

1. At the time of Final Site Plan, the applicant shall demonstrate that the vegetation within areas identified as Natural Vegetation Buffers on the Preliminary Site Plan are adequately protected during construction and that the vegetation remaining after nuisance, exotic species removal will meet or exceed the buffering requirements of the Land Development Code. Areas not meeting the minimum buffer/screening

requirements shall be planted with vegetation as necessary to meet Land Development Code standards.

2. All dumpsters, compactors, and other utility equipment shall be screened from view from adjacent residential property with a six-foot high wall constructed with building materials matching the principal structures.
3. All project buffers (width and vegetation) shall be provided as shown on the PSP Landscaping Plan. The location and details of the proposed berms within the buffer shall be reviewed and approved concurrent with the Final Site Plan. Buffers shall meet the minimum requirements of LDC Section 900.6.A (Entranceway Landscaping and Buffers).
4. Proposed buildings shall be in conformance with the elevations entered into the records (Attachment 6). Building elevations shall be provided with the Final Site Plan for review and approval.

#### **B. INFRASTRUCTURE STIPULATIONS**

1. Connection to the County wastewater system is required pursuant to the Manatee County Comprehensive Plan. The cost of connection, including the design, permitting and construction of off-site extensions of lines, shall be the responsibility of the Applicant. Such off-site extension shall be designed and constructed in accordance with the County's Wastewater System Master Plan. The connection shall be designed, engineered and permitted by the Applicant consistent with Manatee County Public Works Standards and approved by County Engineer through the construction plans review process for the project.

#### **C. STORMWATER STIPULATIONS**

1. This project shall be required to reduce the calculated pre-development flow rate by a full fifty percent (50%) for all stormwater outfall flow directly or indirectly into Pearce Drain/Gap Creek. The discharge reduction requirement does not apply for runoff contribution from public right-of-way. Modeling shall be used to determine pre- and post-development flows.
2. Any impacts (fill) within the 100-year floodplain of Pearce Drain/Gap Creek shall be compensated by the creation of an equal or greater storage volume above seasonal high water table. 100-year floodplain impacts shall be mitigated in sole use compensation areas, not dual-use stormwater facilities (i.e., stormwater attenuation and floodplain compensation). Compensatory floodplain storage shall be located on site. No credit will be given for existing floodplain storage within existing drainage ditches between Seasonal High Water Table (SHWT) and 100-year flood stage.
3. A Drainage Easement and a minimum twenty (20) feet wide Drainage Maintenance Access Easement shall be shown on the Final Site Plan/Construction Plan submittal for the existing drainage ditch along the western boundary of the project (County Maintained

System “E-1”). Manatee County is only responsible for maintaining the free flow of drainage through these systems. The 20 feet Drainage Maintenance-Access Easement shall be located along the east top-of-bank of the drainage ditch. The Drainage Maintenance-Access Easement shall be on level ground, free of vegetation associated with landscape buffers.

4. Existing perimeter drainage conveyance systems shall remain undisturbed or an equivalent replacement collection/conveyance system shall be provided along the northern, eastern, and southern perimeter of the project.

#### **D. ENVIRONMENTAL STIPULATIONS**

1. The developer shall provide an updated study, consistent with Policy 3.3.2.1 of the Comprehensive Plan, for threatened and endangered plant and animal species prior to Final Site Plan approval. A Management Plan, approved by the appropriate State or federal agency, shall be provided to the County for any listed species found on-site, prior to Final Site Plan approval.
2. Prior to Final Site Plan approval, the entire site should be evaluated for potential hazardous material locations (i.e., historical cattle dipping vats, underground/above ground storage tanks, or buried drums) by a qualified environmental consultant. Should evidence of contamination be discovered, further investigation will be required to determine the level of contamination and appropriate remediation/mitigative measures.
3. Landscape plant material details including species and quantities shown on the Preliminary Site Plan are not approved at this time and shall be reviewed for consistency with the LDC at the time of Final Site Plan.
4. A Construction Water Quality Monitoring Program and proposed sampling locations are required to be included in the ESCP information on the Final Site Plan in accordance with Section 519 of the LDC.
5. A Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the County for review and approval prior to Final Site Plan approval. The Well Management Plan shall include the following information:
  - Digital photographs of the well along with nearby reference structures (if existing).
  - GPS coordinates (latitude/longitude) of the well.
  - The methodology used to secure the well during construction (e.g. fence, tape).
  - The final disposition of the well - used, capped, or plugged.
6. Irrigation for landscaping shall use the lowest water quality source available, which shall be identified on the Final Site Plan. Use of Manatee County public potable water supply shall be prohibited.

7. Landscape plant material details including species and quantities, shown on the Preliminary Site Plan are not approved at this time and shall be reviewed for consistency with the Land Development Code at the time of Final Site Plan.

#### **E. FLOODPLAIN MANAGEMENT STIPULATIONS**

1. Developer to establish the Base Flood Elevation at the Final Site Plan submittal.

#### **F. FLORIDA DEPARTMENT OF HEALTH STIPULATIONS**

1. Public swimming pools and spas shall meet the standards in Chapter 64E-9, Florida Administrative Code, and require an Initial and an Annual operating permit from FL Department of Health.

**Section 3. SPECIAL AND SPECIFIC APPROVALS.** Special Approval is hereby granted for a project: 1) a project exceeding a gross density of 9 dwelling units per acre in the RES-16 Future Land Use Category; 2) a project adjacent to a perennial stream; and 3) for a project located within the Entranceway. Special Approval shall continue in effect and shall expire concurrent with the Preliminary Site Plan for the project approved pursuant to Section 2 hereof. Specific Approval is hereby granted for a finding that the multi-family buildings exceeding 35-feet in height are consistent with Land Development Code Section 402.7.D.9 in that the development, as approved and stipulated, is compatible with the surrounding area and will not create any external impacts that would adversely affect surrounding development or the entranceway. The Specific Approval shall continue in effect and shall expire concurrent with the Preliminary Site Plan for the project approved pursuant to Section 2 hereof.

**Section 4. 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 classification of the property identified in Exhibit “A” herein from PDC (Planned Development Commercial) and LM (Light Manufacturing) to the PDR (Planned Development Residential) zoning district and the Clerk of the Circuit Court, as Clerk to the Board of County Commissioners, as well as the Planning Department, are hereby instructed to cause such amendment to the Official Zoning Atlas.

**Section 5. 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 6. CODIFICATION.** Pursuant to § 125.68(1), Florida Statutes, this ordinance is not required to be codified. Therefore, the Clerk shall not transmit the ordinance for codification.

**Section 7. STATE AND FEDERAL PERMITTING.** The issuance of the local development permit by the County shall not create any liability on the part of the County in the event the applicant fails to obtain the required state or federal agency approvals or permits or fails to fulfill

the obligations imposed by any state or federal agency or undertakes actions that result in a violation of state or federal law.

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

**PASSED AND DULY ADOPTED,** by the Board of County Commissioners of Manatee County, Florida on the 2<sup>nd</sup> day of June, 2016.

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

BY: \_\_\_\_\_  
Vanessa Baugh, Chairman

**ATTEST: ANGELINA COLONNESO  
Clerk of the Circuit Court and Comptroller**

BY: \_\_\_\_\_  
Deputy Clerk

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

PARCEL A

THE NORTH 1/2 OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

LESS: RAILROAD R.O.W. ALONG THE WEST LINE THEREOF.

ALSO LESS: THAT PART ALONG THE EAST LINE THEREOF LYING WITHIN AND SHOWN ON THE SUBDIVISION OF "NORTH SARASOTA", AS PER MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 151 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AS ORDERED AND ADJUDGED IN THAT CERTAIN "FINAL JUDGMENT", AS DESCRIBED AND RECORDED IN O.R. BOOK 1191, PAGE 2758 & 2759 OF SAID PUBLIC RECORDS.

TOGETHER WITH: ADDITIONAL R/W FOR "BROADWAY" AS PER O.R. BOOK 1489, PAGE 5143 OF SAID PUBLIC RECORDS.

(PER REVERSION CLAUSE)

PARCEL B

LOTS 34 THRU 43, BLOCK 2; LOTS 1 THRU 16, LOTS 21 THRU 28 AND 29 THRU 48, BLOCK 3; LOTS 1 THRU 18, BLOCK 4, "NORTH SARASOTA", AS RECORDED IN PLAT BOOK 2, PAGE 151 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. SECTION 32, TOWNSHIP 35 SOUTH, RANGE 18 EAST, TOGETHER WITH THOSE CERTAIN VACATED RIGHT-OF-WAYS, AS DESCRIBED IN THAT CERTAIN RESOLUTION, RECORDED IN O.R. BOOK 1066, PAGE 1320 THRU 1323 OF SAID PUBLIC RECORDS.

PARCEL C

LOTS 29, 30, 31, 32 AND 33, BLOCK 2, NORTH SARASOTA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 151 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

PARCEL D

A PORTION OF BROADWAY (30'± PUBLIC R/W) AND A PORTION OF 28TH STREET EAST (TENNESSEE AVE, 50' PUBLIC R/W) AS SHOWN ON THE PLAT OF "NORTH SARASOTA", A SUBDIVISION RECORDED IN PLAT BOOK 2, PAGE 151, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN THE SOUTH 1/2 OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE

SOUTHWEST QUARTER, S 89°23'52" E, 47.17 FEET TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF THE SEABOARD COAST LINE RAILROAD; THENCE, ALONG THE SAID EAST LINE, S 00°25'22" W, 670.11 FEET TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF BROADWAY; THENCE, ALONG SAID NORTH RIGHT-OF-WAY LINE, S 89°24'46" E, 327.88 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE, S 89°24'46" E, 150.00 FEET TO ITS INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF 28TH STREET EAST; THENCE, ALONG SAID EAST EXTENSION OF THE EAST LINE, S 00°11'37" W, 154.97 FEET TO THE NORTHWEST CORNER OF LOT 6, BLOCK 3, MAP OF NORTH SARASOTA, AS RECORDED IN PLAT BOOK 2, PAGE 151 OF THE PUBLIC RECORDS OF MANATEE COUNTY; THENCE N 89°25'40" W, 50.00 FEET TO THE NORTHEAST CORNER OF LOT 34, BLOCK 2, OF SAID MAP OF NORTH SARASOTA; THENCE N 00°11'37" E, ALONG THE EAST LINE OF SAID BLOCK 2, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF SAID 28TH STREET EAST, 125.00 FEET TO ITS INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF BROADWAY; THENCE, ALONG SAID SOUTH RIGHT-OF-WAY LINE, N 89°25'40" W, 100.00 FEET TO THE NORTHWEST CORNER OF LOT 29, BLOCK 2, OF SAID MAP OF NORTH SARASOTA; THENCE N 00°11'37" E, 30.02 FEET TO THE POINT OF BEGINNING.  
CONTAINING 10,749 SQUARE FEET MORE OR LESS.

PARCELS A, B, C AND D ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE, ALONG THE NORTH LINE OF SAID S.W. 1/4 OF THE S.W. 1/4, S 89°23'52" E, 47.17 FEET TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF THE S.C.L. RAILROAD FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG THE NORTH LINE OF SAID S.W. 1/4 OF THE S.W. 1/4, S 89°23'52" E, 1282.20 FEET TO ITS INTERSECTION WITH THE WEST LINE OF BLOCK 11, SUBDIVISION OF "NORTH SARASOTA", AS RECORDED IN PLAT BOOK 2, PAGE 151, ALSO BEING THE WEST LINE OF SAID BLOCK 11 PER THE "FINAL JUDGMENT", AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1191, PAGE 2758, ALL RECORDED IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE LEAVING SAID NORTH LINE AND ALONG SAID WEST LINE OF BLOCK 11, S 00°11'37" W, 669.78 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF THE NORTH 1/2 OF THE S.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION 32; THENCE ALONG SAID SOUTH LINE, N 89°24'46" W, 106.83 FEET; THENCE, LEAVING SAID SOUTH LINE AND ALONG A PORTION OF BROADWAY (VACATED ON O.R. BOOK 1089, PG. 1994), THE FOLLOWING CALLS: S 00°11'37" W, 14.90 TO ITS INTERSECTION WITH THE CENTERLINE OF SAID BROADWAY, NOW VACATED; THENCE ALONG SAID CENTERLINE N 89°25'13" W, 350.17 FEET; THENCE , LEAVING SAID CENTERLINE OF BROADWAY, NOW VACATED, AND ALONG THE EAST LINE OF LOTS 1 THROUGH 18, BLOCK 4 OF SAID "NORTH SARASOTA", S 00°11'37" W, 464.95 FEET TO THE S.E. CORNER OF SAID LOT 18; THENCE ALONG THE SOUTH LINE OF SAID LOT 18 AND ITS WESTERLY EXTENSION THEREOF N 89°25'40 W, 150.00 FEET TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF 28TH ST. CT. E. (A 50' PUBLIC R/W, PLATTED AS KENTUCKY AVE.), ALSO BEING THE N.E. CORNER OF SAID LOT 47, BLOCK 3; THENCE, ALONG SAID WEST RIGHT-OF-WAY LINE, ALSO BEING THE EAST LINE OF LOTS 47, 48 AND 28, BLOCK 3, S 00°11'37" W, 150.00 FEET TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF UNIVERSITY PARKWAY (S.R. No. 610, PUBLIC R/W, WIDTH VARIES), ALSO BEING THE S.E. CORNER OF SAID LOT 28, BLOCK 3; THENCE N 89°25'40" W, ALONG SAID NORTH RIGHT-OF-WAY LINE, ALSO BEING THE SOUTH LINE OF LOTS 21 THRU 28, BLOCK 3, 200.00 FEET TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF 28TH ST. E. (A 50' PUBLIC R/W, PLATTED AS TENNESSEE AVE.), ALSO BEING THE S.W. CORNER OF SAID LOT 21, BLOCK 3; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE WEST LINE OF SAID LOT 21, BLOCK 3, N 00°11'37" E, 100.00 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE S.W.



CORNER OF LOT 20, BLOCK 3 OF SAID PLAT OF "NORTH SARASOTA"; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE AND ALONG THE SOUTH LINE OF SAID LOT 20, BLOCK 3, S 89°25'40" E, 100.00 FEET TO THE S.E. CORNER OF SAID LOT 20; THENCE ALONG THE EAST LINE OF LOTS 17 THRU 20, BLOCK 3, N 00°11'37" E, 100.00 FEET TO THE N.E. CORNER OF SAID LOT 17; THENCE ALONG THE NORTH LINE OF SAID LOT 17, N 89°25'40" W, 100.00 FEET TO THE N.W. CORNER OF SAID LOT 17 ALSO BEING THE S.E. CORNER OF A VACATED PORTION OF SAID 28TH ST. E., AS RECORDED IN OFFICIAL RECORDS BOOK 1066, PAGE 1320 AND OFFICIAL RECORDS BOOK 1089, PAGE 1994 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID VACATED RIGHT-OF-WAY, N 62°56'20" W, 56.05 FEET TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID 28TH ST. E., ALSO BEING THE S.E. CORNER OF LOT 43, BLOCK 2, SAID PLAT OF "NORTH SARASOTA"; THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE SOUTH LINE OF SAID LOT 43, BLOCK 2, N 89°25'40" W, 100.00 FEET TO THE S.W. CORNER OF SAID LOT 43; THENCE ALONG THE WEST LINE OF LOTS: 29 THRU 43, SAID BLOCK 2, N 00°11'37" E, 405.02 FEET TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF BROADWAY (30'± PUBLIC R/W); THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE 89°24'46" W, 327.88 FEET TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF THE AFOREMENTIONED S.C.L. RAILROAD; THENCE N 00°25'22" E, ALONG SAID EAST RIGHT-OF-WAY LINE, 670.11 FEET TO THE POINT OF BEGINNING.