

*2 miles to I-75
Access to
Entranceway
Impact Traffic
350' wide
Medicaid*

Z-84-76 (R3) - CREEKWOOD DRI GDP

Request: Approval of modifications to the General Development Plan to include: 1) Exchange uses identified for General Commercial in Parcel G (16.1 acres) with the Office Park in Parcel O-1 (18.4 acres); 2) Increase the total commercial floor area by 69,500 square feet and land area by 2.3 acres; 3) Decrease the total office floor area by 44,000 square feet and land area by 2.3 acres; 4) Decrease the total residential development by 500 units; 5) Change the land use designation for Parcel C-2 "Highway Tourist Oriented" General Commercial to General Commercial, and 6) Change the designation of Parcels C-1, C-2, and O-1 and combine them to a redesignated Parcel C. Located northwest of the intersection of I-75 and State Road 70. Present zoning PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Industrial/Watershed Protection/Special Treatment overlay district) (818.26 acres)

App Received: 07/13/98 & 09/18/98

D.R.C.: 07/31/98

P.C. 12/03/98

B.O.C.C.: 12/15/98

RECOMMENDED MOTION:

Based upon the staff report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, and finding the request to be **CONSISTENT** with the Manatee County Comprehensive Plan and the Manatee County Land Development Code as outlined herein, I move to **ADOPT** Manatee County Zoning Ordinance No. Z-84-76(R3); **ADOPT** the Findings for Special Approval; and **GRANT** Special Approval for 1) a project in the Evers Watershed Overlay District, 2) a project in the Entranceway, and 3) amending a nonconforming project, as recommended by the Planning Commission, with the exception of new Land Use Condition 20, which is as recommended by staff.

(COMMISSIONER BRUCE)

PLANNING COMMISSION ACTION:

On December 3, 1998, by a vote of 6-1, the Planning Commission recommended **ADOPTION** of the Zoning Ordinance; **ADOPTION** of the Findings for Special Approval; and **GRANTING** Special Approval for a project 1) in the Evers Watershed Overlay District, 2) in the Entranceway, and 3) amending a nonconforming project. Reason for nay vote: Ms. Sheppard's concerns were the design of the entranceway and appearance of the buildings.

PUBLIC HEARING COMMENTS/CORRESPONDENCE:

At the December 3, 1998 Planning Commission public hearing, the following persons spoke: Dick Alrich, attorney representing 4 non-developer associations at Creekwood - agree with plan in general, however, do have some other issues with respect to traffic, usage, hours of operation; Peter Daly, Land Planner - Creekwood homeowners generally agree with the exchange of land uses, but were concerned about traffic impacts, entranceway access and egress issues, lights and noise impacts, landscaping, berms, fences, sidewalks, setback issues, needed to be certain protections about some of the land uses allowed in the CG zoning category - most of these issues have been worked out with the developer's representatives. Stan Rolland, President of the Ad Hoc Committee for the oversight of this development - there were problems that have been overcome - asked that Planning Commission consider the applicant's request favorably.

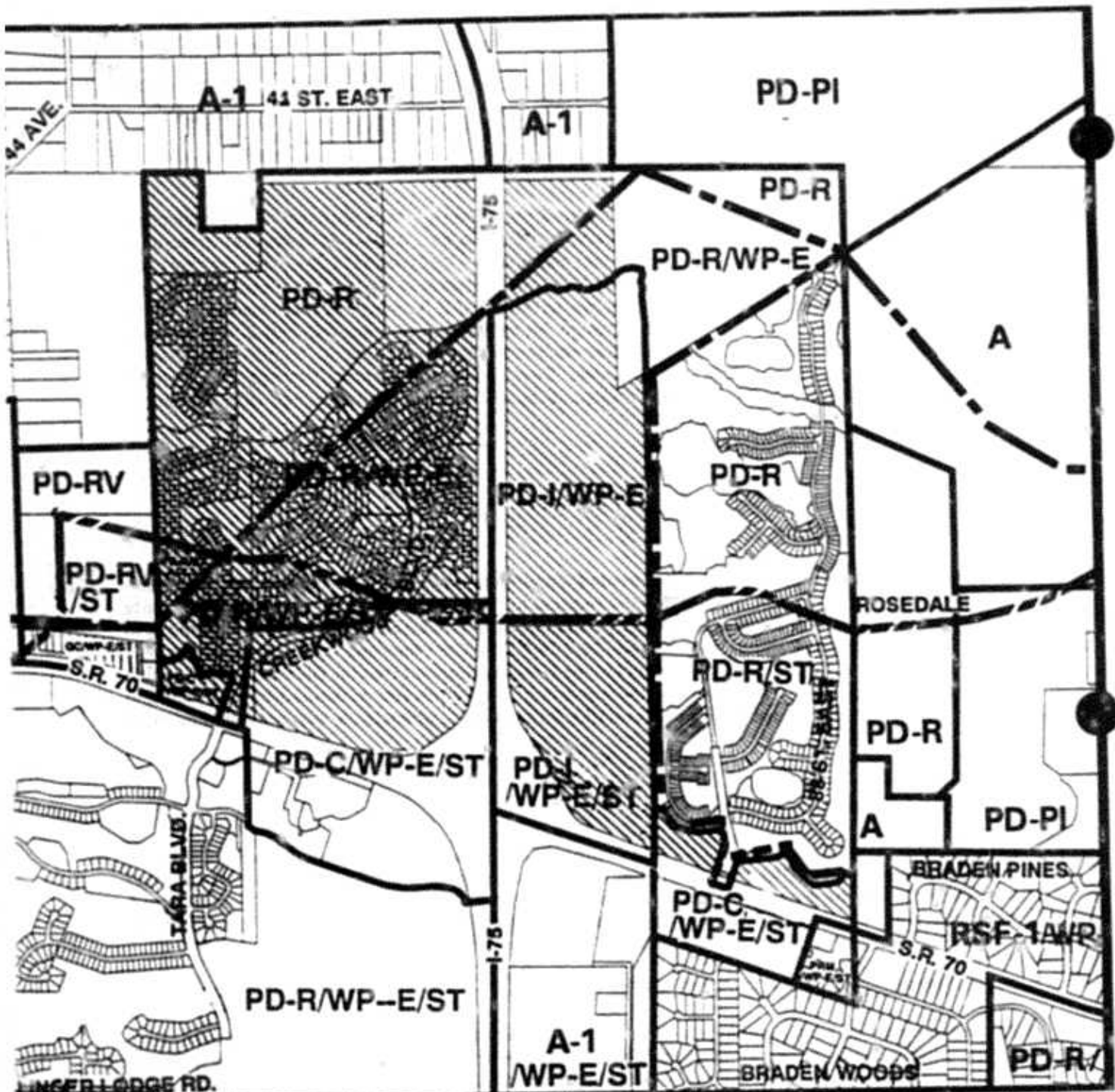
*Peter Daly
Bruce
TR: 1. add
LW 11*

C. L. & Gary Bay

APPROVED IN OPEN SESSION

DEC 15 1998

BOARD OF COUNTY COMMISSIONERS
MANATEE COUNTY, FLORIDA




Project Number: ORD. 98-49 & Z-84-76(R3)
 Proposed Use: N/A
 Existing FLUC: MU, ROR, RES-6, P/SP-1
 Existing Zoning: PD-C/WP-E/ST, PD-I/WP-E/ST, PD-R/WP-E/ST
 Proposed Zoning: N/A PD-C/WP-E, PD-I/WP-E, PD-R, PD-R/ST
 Acreage: 818
 Flood Zone: X, AE & A
 Drainage Basin: N/A
 Commissioner: BRUCE
 Map Prepared: 7/30/98
 Requested By: ⁴¹⁶ CREEKWOOD INVESTORS, LTD. (DRI # 13)
 Section: 11, 12, 13, 14 Township: 35 Range: 18

Tax I.D.: 173040600
 173160010
 173040390
 173040515
 173080021

**Manatee County
 Staff Report Map**
 1 inch = 1580'



 Subject Property



CASE SUMMARY

CASE NO.: Z-84-76 (R3)
APPLICANT: Creekwood Investors, LTD. (Creekwood DRI #13)
REQUEST: Approval of modifications to the General Development Plan to include the following:

1) Exchange uses identified for General Commercial in Parcel G (16.1 acres) with the Office Park in Parcel O-1 (18.4 acres);

2) Increase the total commercial floor area by 69,500 square feet and land area by 2.3 acres;

3) Decrease the total office floor area by 44,000 square feet and land area by 2.3 acres;

4) Decrease the total residential development by 500 units;

5) Change the land use designation for Parcel C-2 "Highway Tourist Oriented" General Commercial to General Commercial; and

6) Change the designation of Parcels C-1, C-2, and O-1 and combine them to a redesignated Parcel C.

STAFF

RECOMMENDS: APPROVAL with Significant Issues

REQUEST, LOCATIONAL INFORMATION, AND LAND USE CHARACTERISTICS

- Approval of modifications to the General Development Plan to include: 1) Exchange uses identified for General Commercial in Parcel G (16.1 acres) with the Office Park in Parcel O-1 (18.4 acres); 2) Increase the total commercial floor area by 69,500 square feet and land area by 2.3 acres; 3) Decrease the total office floor area by 44,000 square feet and land area by 2.3 acres; 4) Decrease the total residential development by 500 units; 5) Change the land use designation for Parcel C-2 "Highway Tourist Oriented" General Commercial to General Commercial; 6) Change the designation of Parcels C-1, C-2, and O-1 and combine them to a redesignated Parcel C. Located northwest of the intersection of I-75 and State Road 70. Present zoning PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned

Development Commercial, Planned Industrial/Watershed Protection/Special Treatment overlay district) (818.26± acres).

- To the NORTH are single-family residences zoned PDR/WP-E/ST, which are part of the Creekwood DRI.
- To the SOUTH, across SR 70, is commercial development, zoned PDC/WP-E/ST, in the Tara DRI.
- To the EAST, across Interstate 75, is vacant land zoned PDI/WP-E, which is part of the Creekwood DRI.
- To the WEST is vacant land zoned PDC/WP-E/ST, also part of the Creekwood DRI.

SUMMARY: (JPO)

The Creekwood Zoning Ordinance (Z-84-76) was originally adopted by the Board of County Commissioners on September 3, 1985 and was later amended on April 22, 1993 and December 17, 1997. Approval was previously granted for a multi-use development including 2,805 dwelling units, 427,500 square feet of commercial space, 184,000 square feet of office space, and 2,000,000 square feet of industrial, all to be developed in 4 phases on 818.26 acres. A Preliminary Site Plan for a 307,500 square foot shopping center, including 10 out parcels was approved for Parcels C-1, C-2, and G on 03/29/96. A Final Site Plan for 7 out parcels, retention, and 52nd Place East was approved on 05/28/98. To date, 592 single-family residential lots have been platted and a 12,280 square foot drug store has been constructed.

The applicant is requesting approval of a variety of modifications to the General Development Plan (GDP), including exchanging the uses identified for General Commercial in Parcel G (16.1 acres) with the Office Park in Parcel O-1 (18.4 acres).

The total commercial floor area is proposed to be increased by 69,500 square feet and land area by 2.3 acres. With this proposal, the commercial building area for Parcels C-1, C-2, and O-1 will be increased from 352,500 to 422,000 square feet (+69,500) and land area will be increased to from 62.8 to 65.1 acres.

The total office floor area is proposed to be decreased by 44,000 square feet and land area by 2.3 acres. The acreage decrease is a result of the new site (Parcel G) being smaller than the existing office site (Parcel O-1).

The overall amount of potential residential development is proposed to be reduced by 500 units to reflect the applicant's allowing the time frame for permitting such

units in Phases I and II to expire. This change, which reflects the current status of the development, does indicate that the impacts from the residential development will be lower than anticipated with the original approval in 1986.

Changing the land use designation for Parcel C-2 from "Highway Tourist Oriented" General Commercial to General Commercial may bring compatibility concerns or may not be appropriate in a designated entranceway. The applicant is also proposing changing the designation of Parcels C-1, C-2, and O-1 and combine them to a redesignated Parcel C for clarification. Therefore, staff has examined the potential impacts of proposed development for parcel C and recommend a number of conditions to address compatibility and buffering concerns.

The proposed development is within the Entranceway (Section 737 of the L.D.C.) and within the Evers Watershed Overlay District (WPE). Both of which require Special Approval according to Section 605 of the L.D.C.

POSITIVE ASPECTS OF THE APPLICATION

- The commercial areas are located at a well defined node northwest of the corner of Interstate 75 and State Road 70.
- Exchanging the commercial and office areas will allow the office use to provide a better transition between the residential uses to the north and the commercial areas to the south.

NEGATIVE ASPECTS OF APPLICATION

- The increased commercial frontage along I-75 and State Road 70 may create adverse visual impacts in Entranceway.
- The increased commercial square footage and change in uses may have potentially adverse impacts (e.g. visual, noise, hours of operation, lights, receiving operations, etc.) on adjacent residential properties to the north and west.
- The increased commercial square footage may have potentially adverse impacts to traffic circulation in the area.
- The development has not identified appropriate measures to effectively buffer, screen, and mitigate any potential negative impacts that could occur if the property was development to it's maximum potential.

MITIGATING FACTORS

- **The site lies within a designated Entranceway, subject to the criteria in L.D.C. Section 737. In addition, the recommended changes to the Land Use, Buffer, and Transportation Conditions require additional design, signage, and public space requirements, making for a more aesthetically attractive development.**
- **Staff recommends changes to the Land Use and Buffer Conditions requiring additional design, signage, screening, and buffering requirements, potentially mitigating any potential incompatibilities generated from the increased commercial square footage and land use changes.**

DETAILED CASE REVIEW

PRIMARY REVIEWERS

John Osborne (PD)	Compatibility, Timing, Health, Safety and Welfare, Consistency with LDC and Comp Plan, Historic Resource Impacts, Site Design
Al Wallace (PD)	Impacts to Infrastructure (Public Utilities & Facilities)
Husham Abdulsattar (PD)	Impacts to Infrastructure (Transportation, Concurrency)
Bill O'Shea (EMD)	Environmental Resource Impacts

DETAILED STAFF REVIEW OF THE GENERAL DEVELOPMENT PLAN STANDARDS:

The SITE PLAN has addressed the General Development Plan standards of the Land Development Code, Section 603.4, as follows:

1. SITE DESIGN

Parcels G and O-1 are on the northwest side of the State Road 70 and Interstate 75 interchange in Creekwood. If approved, the relocated Parcel O-1 will have approximately 540 feet of frontage along Interstate 75 and the relocated Parcel G will have approximately 1,600 feet of frontage along Interstate 75 and the westbound State Road 70 exit ramp. Access to the proposed Office Park area (Parcel O-1) is primarily from Creekwood Blvd., which is currently the main access route for the residential section of Creekwood. Access to the relocated General Commercial area (Parcel G) is from an existing curb cut off State Road 70 (per FDOT approval) and Creekwood Blvd.

The total commercial floor area is proposed to be increased by 69,500 square feet and land area by 2.3 acres. The amount of commercial building area approved between I-75 and Creekwood Blvd is 352,500 square feet on 62.8 acres. A Preliminary Site Plan for a 307,500 square feet shopping center, including 10 out parcels, was approved for Parcels C-1, C-2, and G on 03/29/96. A Final Site Plan for 7 out parcels, retention, and the proposed 52nd Place East was approved on 05/28/98.

With this proposal, the commercial building area for Parcels C-1, C-2 and O-1 will be increased from 352,500 to 422,000 square feet (+69,500) and land area will be increased from 62.8 to 65.1 acres. In addition, 63,000 square feet of office space will remain in Parcel O-1.

The designations of Parcels C-1, C-2, and O-1 are proposed be combined to a redesignated Parcel C. Development totals within the area collectively proposed to be designated as

Parcel C will be increased from 459,000 square feet of building area (275,000 square feet of commercial and 184,000 square feet of office) to 485,000 square feet of building area (422,000 square feet of commercial and 63,000 square feet of office), in accordance with other proposed changes.

The total office floor area is proposed to be decreased by 44,000 square feet and land area by 2.3 acres. The Development Order approved a total of 184,000 square feet of office space to be developed in Phases II, III, and IV. The applicant proposes to eliminate 48,000 square feet of office space from Phase II and increase office space in Phase III by 4,000 square feet, for a net decrease of 44,000 square feet. Consequently, 123,000 square feet of office space will be allowed during the remaining two phases of the project. The acreage decrease is a result of the new site (Parcel G) being smaller than the existing office site (Parcel O-1).

The overall amount of potential residential development is proposed to be reduced by 500 units to reflect the applicant's allowing the time frame for permitting such units in Phases I and II to expire. This change, which reflects the current status of the development, does indicate that the impacts from the residential development will be lower than anticipated with the original approval in 1986.

Staff has the following concerns regarding the proposed changes to the development.

- The increased commercial frontage along I-75 and State Road 70 may create adverse visual impacts in Entranceway.
- The increased commercial square footage and change in uses may have potentially adverse impacts (e.g. visual, noise, hours of operation, lights, receiving operations, etc.) on adjacent residential properties to the north and west.
- The increased commercial square footage may have potential adverse impacts to traffic circulation in the area.
- The development has not identified appropriate measures to effectively buffer, screen, and mitigate any potential negative impacts that could occur if the property was development to its maximum potential.

The site is located within a designated Entranceway. The intent of the Entranceway designation is to convey to the traveling public a strong image that Manatee County is a high quality place to live, work, and visit. Staff recommends the following changes and additions to the conditions:

THE FOLLOWING ARE THE CHANGES TO THE PROPOSED CREEKWOOD ZONING CONDITIONS AS RECOMMENDED BY THE PLANNING COMMISSION, WITH THE EXCEPTION OF LAND USE CONDITION 20, WHICH IS AS RECOMMENDED BY STAFF:

Land Use Condition 1

Development within the Evers Reservoir Watershed shall be restricted to a maximum density of five dwelling units per acre. Maximum density for all other parcels shall be as noted on the General Development Plan.

Land Use Condition 2

Maximum heights permitted within the project shall be as follows:

- a. Apartments - 6 stories
- b. All other residential uses - 3 stories
- c. Commercial uses in the PDG & PDI - 40 feet.
- d. Commercial uses in PDC - 40 feet, except:

- 1. Parcels C-6 and C-7

Buildings within 200 feet of the north property line of Parcel H or buildings in Parcels C-6 or C-7, within 200 feet of any platted residential lot, shall not exceed 20 feet in height, and buildings located greater than 200 feet from any platted residential lot shall not exceed 26 feet in height, with the exception of cupolas, gables peaks, and spires, which may extend to a height of 35 feet.

- 2. Parcel C

Buildings or structures within 200 feet of Creekwood Boulevard shall not exceed 25 feet in height and buildings within 175 feet of I-75 shall not exceed 25 feet in height.

Hotels shall not exceed 45 feet in height.

- d.e. Office buildings/hotels - ~~The maximum height for office buildings and hotels shall be determined at the time of Preliminary Development Plan approval~~ shall not exceed 35 feet, except in Parcels G, C-6, and C-7, which shall be limited in height as specified in 2.c.d. above.
- e.f. Industrial/warehouse - 40 feet

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Hotels shall not exceed 45 feet in height.

- d.e. ~~Office buildings/hotels - The maximum height for office buildings and hotels shall be determined at the time of Preliminary Development Plan approval~~ shall not exceed 35 feet, except in Parcels G, C-6, and C-7, which shall be limited in height as specified in 2.c d. above.
- e.f. Industrial/warehouse - 40 feet

Land Use Condition 3

Signs within the boundaries of the Creekwood development shall comply with all regulations in effect at the time of permitting. ~~However, signage along Creekwood Blvd. in Parcel G shall not exceed 10 feet in height. All signage along Creekwood Boulevard shall be ground signs, not to exceed 6 feet in height, and limited to one sign at the 52nd Drive East entrance and one sign at the entrance to Parcel G. In addition, signs along State Road 70 and I-75 shall be limited to one pole sign per parcel, per street frontage, as identified on the GDP. Additional permitted signs shall be limited to ground signs. All signage must provide concealment of main support structure (e.g., pole) between 20 and 100% of sign width with materials consistent with those in the development.~~

Land Use Condition 9

~~The building setback from Creekwood Boulevard in Parcel G-G shall not be less than 100 feet. Buildings within 200 feet of Creekwood Boulevard shall not exceed 25 feet in height. In the event that the buildings are designed so that the store fronts do not face Creekwood Boulevard (Land Use Condition 9 has been moved to Buffer Condition 6)~~

Land Use Condition 11

The following setbacks shall apply to Parcels C, C-6, and C-7:

a. Parcel C-6

The minimum building setback from the current north property line in Parcel C-6, adjacent to or across the street from the residential property to the north, shall be 60 feet. This setback may be reduced to 40 feet for office uses provided:

- (1) the landscape buffer, referenced in Buffer Condition 6, is increased in width to 40 feet; and
- (2) The office building has a stucco finish and painted using light color hues.

The setback for the remainder of the Parcel shall be in accordance with the Land Development Code for the PDC zoning district.

b. Parcel C-7

The minimum building, parking, or loading and service area setback in Parcel C-7 from any residential lot shall be 200 feet.

c. Parcel C

The building setback from Creekwood Boulevard and I-75 shall not be less than 100 feet, provided however a garden center may have a reduced setback from I-75 of 80 feet.

Building Materials Establishments shall maintain a minimum setback of 400 feet from Creekwood Boulevard and 175 feet from I-75 right-of-way, except for

the garden center referenced above. Motor Vehicle Repair Establishments shall maintain a minimum setback of 800 feet from Creekwood Boulevard and 200 feet from I-75. Loud speakers shall maintain a setback distance of 750 feet from Creekwood Boulevard or any residential property and shall be directed away from Creekwood Residential parcels.

Other setbacks are based on building height, as referenced in Land Use Condition 2.

Land Use Condition 12

The following use restriction shall apply to Parcels C-6, C-7, and C.

a. Parcels C-6 and C-7

Uses in Parcels C-6 and C-7 shall be limited to Private Community Uses, Neighborhood Commercial, and Professional Uses. Any use designed with parking to accommodate semi-trailer truck parking shall not be permitted. Gas pumps shall not be permitted on Parcel C-6.

Parcel C

Uses in Parcel C shall be limited to retail sales establishments, eating establishments (including drive-thru), gas pumps, service stations, banks (including drive-thru), business service establishments, health services, hotels, offices, car washes, dry cleaners, funeral homes and chapels, personal service establishments, repair service establishments, and neighborhood and community serving motor vehicle repair, and building materials establishments. No adult entertainment uses or drinking establishments shall be permitted. No businesses may be open on a 24 hour basis, except for businesses within the outparcels along State Road 70, grocery stores, or for special promotions no more than twice a year for each such business.

Land Use Condition 13

Truck Deliveries in Parcels C-6, C-7, and C

a. Parcels C-6 and C-7

Trucks involved in deliveries to Parcels C-6 or C-7 shall not utilize 52nd Avenue Drive East and shall be restricted to the hours between 7:00 a.m. and 10 p.m.

b. Parcel C

Trucks involved in deliveries to Parcels C shall not utilize the access north of 52nd Avenue Drive East between the hours of 10:00 p.m. and 7:00 a.m. There shall not be any overnight parking of trucks or trailers.

Land Use Condition 14

All roof top roof mounted H.V.A.C, mechanical equipment, loading areas, outdoor storage, and dumpsters shall be screened with a solid parapet wall or other solid materials from the residences in Creekwood from view from I-75, State Road 70, and residential properties to the north. Screening should be provided with noise deflecting materials and be consistent with the exterior finish materials of the buildings.

Land Use Condition 15

Lighting

- a. Exterior lights shall be directed to the interior of Parcels C-6 and C-7.
- b. All external lights in Parcel C shall be directed to the interior and shall not allow more than 1.5 lumens beyond the boundary of Parcel C.
- c. Developer shall install street lights consistent with existing street lights along Creekwood Boulevard from State Road 70 to the north end of Parcel G. Such lights shall be installed adjacent to Parcel C prior to the first Certificate of Occupancy or Temporary Certificate of Occupancy for any building in Parcel C and adjacent to Parcel G prior to the first Certificate of Occupancy or Temporary Certificate of Occupancy for any building in Parcel G.

Land Use Condition 16

All building facades visible from Interstate 75, State Road 70, and residential properties to the north, shall include landscaping and design features which reduce the mass, scale, and uniform monolithic appearance of large unadorned walls.

Exterior building materials shall consist of brick, architectural precast concrete panels, architectural masonry units, split face block, glass, stucco, ceramic tile, stone, wood, or similar materials. Painted or exposed concrete block, corrugated metal, or tilt up precast slabs shall not be permitted. Architectural metals or concrete block with stucco type finish, in conjunction with other permitted building materials may be allowed, provided that at least fifty percent (50%) of the building face is constructed from other permitted materials. In order to insure that the buildings do not project a massive blank wall, blank walls shall be no longer than 80 feet in length in any direction for the commercial and office buildings. Design elements including prominently visible architectural details [e.g. bumpouts, reveals and projecting ribs, cornice, offset building planes, windows, shutters, areas of contrasting or different finish building materials, etc.] shall be applied to the walls of buildings, or other methods, as approved by the Planning Director.

Chain link fences that are visible to adjacent properties and Interstate 75 and State Road 70 shall be prohibited in Parcel C. Outdoor storage areas shall be enclosed in an area attached to the main structure and shall utilize design elements and materials reflective of the main structure or decorative metal fences and grilles.

Building elevations shall be submitted at time of Final Site Plan and reviewed by staff for compliance.

Land Use Condition 17

All truck loading and service areas shall be located at the non-street side of the building when adjacent to I-75 and State Road 70. Additional buffering may be required if visible from I-75, Creekwood Boulevard or any residential property.

Land Use Condition 18

Safe and efficient cross access for automobiles, bicycles, and pedestrians shall be provided through the proposed General Commercial and Office Park. A minimum of 5 foot wide sidewalks and pedestrian ways shall be provided to facilitate internal pedestrian circulation within the development including commercial (outparcels included) and office. The location of the sidewalks and pedestrian ways shall be approved by the Planning Department with future plan submittals. Bicycle parking facilities shall be provided for each individual project in the development. A minimum of 1 bike rack for each single business exceeding 75,000 square feet of shopping center building area and 1 bike rack for each additional 75,000 square feet of shopping center building area shall be provided. These facilities shall be conveniently located to the entrances of the commercial and office buildings, and shall include facilities that secure the frame of the bicycle.

Land Use Condition 19

The preservation of significant oak trees within the parking areas for the shopping center shall be a condition of Preliminary and Final Site Plan approvals. Sufficient area around the trees, as determined by a registered Landscape Architect shall be provided to reasonably guarantee their survival.

Land Use Condition 20 (AS RECOMMENDED BY STAFF)

Prior to the first Certificate of Occupancy in Parcel C, a 5 foot wide sidewalk shall be constructed along the east side of Creekwood Boulevard, from State Road 70 to the northern limits of Parcel C. Prior to the first Certificate of Occupancy in Parcel G, a 5 foot sidewalk shall be constructed along the east side of Creekwood Boulevard, from Parcel C to the existing sidewalk in the Westbrooke Subdivision.

Buffer Condition 4

~~A 20 foot wide landscape buffer shall be provided along Creekwood Blvd. in Parcel G~~

Buffer Condition 5

The following buffering requirements shall apply to Parcels C-6, and C-7, C, and G:

a. Parcel C-6

A thirty (30) foot wide landscaped buffer shall be provided along the north side of Parcel C-6, adjacent to the residential land uses. Prior to any Certificate of Occupancy in Parcel C-6, two staggered rows of 3" dbh live oak trees of at least 14 feet in height shall be planted with trees in each row 50 feet apart. Existing live oak trees meeting this criteria may remain and may count to satisfy this condition. Any existing pine trees removed to satisfy this condition shall not be required to be replaced pursuant to County tree replacement requirements.

b. Parcel C-7

A 75 foot wide buffer from southwest corner of lot 1 of Phase I Subphase I-Unit A-1 shall be provided along the east side of parcel C-7. Prior to the issuance of a Certificate of Occupancy for any use on Parcel C-7, screening consistent with the requirements of the Land Development Code, including the installation of a hedge to be a minimum of 6 feet high at maturity and 80 percent opaque, shall be provided along the east side of Parcel C-7, adjacent to the residential lots to the east. Within the 30 foot waterfront setback required by the Land Development Code, the developer shall provide tree landscaping consistent with Buffer Condition 6.A. above.

c. Parcels C and G,

i A 200 foot wide buffer, containing the existing wetland on the residential development north of Parcel G, shall be maintained. All native vegetation shall be preserved within the buffer.

- ii. A 50 foot wide buffer shall be provided along the eastern boundary of Parcels C and G adjacent to I-75 and the exit ramp. All native vegetation (i.e., oaks, pines, palmettos, wax myrtles, etc.) shall be preserved, subject to Planning Department review and approval.
- iii. The existing native vegetation located between Creekwood Boulevard and the FP&L easement between State Road 70 and 52nd Place East, shall be preserved, except where removal may be necessitated by the expansion of Creekwood Boulevard.
- iv. A landscape buffer shall be provided along the east side of Creekwood Boulevard from the FP&L easement to the north end of Parcel G, consistent with the landscape plan submitted in the public record, which shall include a 3 foot high berm with a 4 to 6 foot high hedge. The landscaping adjacent to Parcel C shall be installed prior to the first Certificate of Occupancy or Temporary Certificate of Occupancy for any building in Parcel C and the landscaping adjacent to Parcel G shall be installed prior to the first Certificate of Occupancy or Temporary Certificate of Occupancy for any building in Parcel G. The hedge shall obtain 80% opacity within 2 years of planting.
- v. The existing fence on the west side of Creekwood Boulevard from its current end, south to 73rd Street East shall be installed prior to the first Certificate of Occupancy or Temporary Certificate of Occupancy for any building in Parcel C.

Buffer Condition 6

~~The building setback from Creekwood Boulevard in Parcel G-G shall not be less than 100 feet. Buildings within 200 feet of Creekwood Boulevard shall not exceed 25 feet in height. In the event that the buildings are designed so that the store fronts do not face Creekwood Boulevard; A wall six feet (6') high shall be provided the length of~~ along the east side of Creekwood Boulevard from the FP&L easement, northward to the gas easement on the south side of Parcel G.

Buffer Condition 7: Delete, as it is repeated from Land Use Condition 19.

Environmental Condition 5

All jurisdictional wetlands and streams shall be preserved physically and functionally. The only exception may be those areas in which appropriate environmental permits and local approvals are obtained.

All Development on parcels I-10 and H, shall comply with the wetland policies of the Comprehensive Plan and the 1990 Land Development Code, as amended. All other parcels, which receive a preliminary site plan approval after the effective date of this resolution, shall at a minimum comply with the following wetland policies:

- a) A conservation easement, 45 20 feet wide shall be provided from the most landward extent of any post development jurisdictional wetland. A 15 foot setback shall be required between the upland edge of the buffer and adjacent structures.
- b) ~~A minimum in-kind mitigation ratio of 1:1 shall be required for all wetlands being altered.~~
Wetland mitigation shall comply with Policy 3.3.1.3 of the Comprehensive Plan.

TRANSPORTATION CONDITION 1

Improvements shall be required to the project entrances on State Road 70 and to the intersection of State Road 70 and I-75. The improvements required at the State Road 70 and Creekwood Boulevard intersection are generally described in the Intersection Analysis prepared by Roy Chapman P.E. and dated November, 1998. An updated intersection analysis shall be submitted prior to platting of the 101st residential lot north of Williams Creek. Such improvements shall include, but not be limited to, left turn storage lanes, signalization, ramp improvements and additional through lanes. The extent and timing of improvements required shall be determined by the County Engineer with the review of each phase.

2. COMPATIBILITY

To the north is single-family residences zoned PDRWP-E/ST, which are part of the Creekwood DRI. To the south, across SR 70, is commercial development, zoned PDC/WP-E/ST, in the Tara DRI. To the east, across Interstate 75, is vacant land zoned PDI/WP-E, which is part of the Creekwood DRI. To the west is vacant land (Creekwood DRI Phase III Commercial) zoned PDC/WP-E/ST, also part of the Creekwood DRI. Creekwood Phase III, Subphases A-D [PDC-88-05(P)/95-S-33(P)] was approved in March 1996. The approval was for 307,500 square feet of commercial including a strip commercial shopping center with 10 outparcels fronting State Road 70 mostly in the "Tourist-Oriented" General Commercial area to the east of Creekwood Blvd. The commercial area is vacant with the exception of Lot 2, west of Creekwood Blvd., which is being developed as an Eckerd's Drugstore.

The land use designations for Parcels C-1 and C-2 are proposed to be changed from "Highway Tourist Oriented" General Commercial to General Commercial. This change will allow the developer to include some additional uses that are not considered "highway tourist oriented". Although the current Comprehensive Plan and Land Development Code does not define "highway tourist oriented" uses, the prior Comprehensive Plan (in effect when Creekwood was approved) included a designation called "Tourist Oriented". This designation permitted commercial uses identified as neighborhood commercial and resort commercial. The Land Development Code (which was applicable when Creekwood was originally approved) included a zoning district called Resort Commercial. It would appear logical to conclude that "highway tourist oriented" uses are those permitted (or administratively permitted) in the Resort Commercial zoning district.

Permitted uses in the Resort Commercial District include **financial institutions, food service establishments, funeral chapels, mini-warehouses, offices, personal service establishments, retail sales establishments, car wash, hotel and motels, light printing establishments, retail plant nurseries, drive-in financial institutions, drive-in food service establishments, and funeral homes**

Additional uses that will be permitted on site if this amendment is approved include **auCTION houses (enclosed), building materials establishment, farm equipment and supply establishments, MH/RV sales, rental and leasing, business service establishments, enclosed flea markets, veterinary clinics, industrial service establishments, construction service establishments, dry cleaners, and neighborhood, community serving motor vehicle repair establishments, rental service establishments.**

Some of these uses may pose compatibility concerns or may not be appropriate in a designated entranceway. Additional use limitations and buffering appear in order to address increased impacts.

Staff recommends, with the General Development Plan, that uses be restricted as follows: **Retail sales establishments, eating establishments (including drive-thru), gas pumps, service stations, banks (including drive-thru), business service establishments, health services, hotels, offices, car washes, dry cleaners, funeral homes and chapels, personal service establishments, repair service establishments, and neighborhood and community serving motor vehicle repair, and building materials establishments.** In addition, staff recommends additional buffering, height, and setback requirements with the GDP.

The applicant is required to conform with the Entranceway criteria in Section 737 of the L.D.C. The Entranceway criteria includes additional buffering, landscaping, and open space requirements. The development has not identified appropriate measures to effectively buffer, screen, and mitigate any potential negative impacts that could occur if the property was development to it's maximum potential. Therefore, staff is recommending changes to the Land Use, Buffering, and Transportation Conditions. These changes address building use, height, setbacks, signage, screening, buffering, lighting, design, access, and mass transit to improve the compatibility of the development with the standards of the Entranceway and to improve the compatibility to the nearby residential properties.

3. PUBLIC UTILITIES/FACILITIES

Access to the relocated Parcel G is proposed directly from State Road 70. The curb cut, entrance, and directional median cut are partially constructed. Access to the relocated Parcel O-1 is from Creekwood Blvd., which is not constructed at the time the staff report was written. The increased commercial square footage and decreased number of total residential units may potentially have an impact on the traffic circulation in the area.

4. PRESERVATION/CONSERVATION

The proposed development should not adversely impact historic resources or have an adverse environmental impact on the vicinity. There are no known historic resources on this site. Given that all development proposals are subject to the requirements of the Manatee County Comprehensive Plan and Manatee County Land Development Code, potential environmental impacts will be evaluated at the time of any application. Certain environmental constraints may restrict future development activities. In addition, the applicant shall comply with the Environmental, Water Quality, Hazardous Waste, and Archaeological Conditions identified in the Development Order.

5. CONCURRENCY

The applicant shall comply with all of the Transportation Conditions identified in the Development Order.

6. CONSISTENCY WITH COMPREHENSIVE PLAN

The Comprehensive Plan designates the site MU. The proposed development must be in strict compliance with the Manatee County Comprehensive Plan. The following policies were given consideration in preparing this staff report:

Policy 2.1.3.1, which allows consideration of new non-residential development in areas that are internal to, or are contiguous expansions of existing areas of non-residential development.

Policy 2.2.1.21.1, which identifies the intent of the Mixed Use (MU) FLUC.

Policy 2.2.1.21.2, which identifies the range of potential uses for the MU category

Policy 2.2.1.21.3, which establishes the maximum floor area ratio in the MU FLUC.

Policy 2.2.1.21.4, which requires special approval for projects within the MU FLUC

Policy 2.5.1.1 requires all adjacent development that differs in use, intensity, height, and/or density to utilize land use techniques to mitigate potential incompatibilities.

Objective 2.6.2 requires residential compatibility and transition. Residential uses compatible with adjacent residential and nonresidential uses.

Objective 2.6.5 promotes appropriate diversity within and between existing and future development projects to achieve high quality, efficient functioning design.

Policy 2.6.5.1 provides incentives for, and otherwise encourage the use of the planned unit development procedure to achieve quality, highly functional, and well-integrated project designs.

Objective 2.9.1 emphasizes strong communities by creating and maintain communities which are characterized by their:

- connection, integration, and compatibility with surrounding land uses,
- community spaces and focal points,
- protection of the natural environment,
- connection and integration of pedestrian, bicycle, and vehicular systems,
- usable open spaces, and public access to water features,
- unifying design elements and features,
- variety of housing stock,
- pedestrian oriented structures, and pedestrian friendly design,
- connection to recreational facilities, schools, adjacent neighborhoods, employment opportunities and commercial uses.

Policy 2.9.1.2 promotes the connection and integration of community pedestrian, bicycle, and vehicular systems to the larger county systems.

Policy 2.9.1.5 promotes the development of pedestrian friendly designs

Policy 2.9.1.6 promotes the use of unifying design elements and features.

Policy 2.9.1.9 requires where feasible, pedestrian and bicycle access to community spaces, schools, recreational facilities, adjacent neighborhoods, employment opportunities, professional and commercial uses.

Objective 2.9.2 requires mitigation or where possible, prevention of adverse impacts on residential uses.

Policy 2.9.3.5 encourages the development of street scape enhancements within the urban area of Manatee County. Enhancements may include but not be limited to, street furniture, decorative lighting, landscaping, sidewalks on both sides of the street.

Policy 2.9.4.1 maintains all interstate connectors as "Entranceways" to permit implementation of special landscaping, project design, and signage control criteria to achieve a boulevard image and positive sense of place.

Policy 2.9.4.3 maintains appropriate sign regulations, landscaping requirements, special setbacks, building and site design criteria, and other appropriate limitations on the use of land, to create and maintain an aesthetically pleasing environment.

Policy 2.10.1.2 promotes the development of commercial uses in planned commercial centers, and discourage scattered, incremental commercial development.

Policy 5.0.1.2 provides for parking structures, cross access easements, and interneighborhood ties that promote transportation plan goals and objectives.

Policy 5.0.1.5 encourages high intensity non-residential land uses to locate adjacent to or at the intersections of major roadways.

Objective 5.0.2 promotes a safe, convenient, and energy efficient multi-modal transportation system.

Policy 5.0.2.2 encourages transportation improvements for bicycle and pedestrian movement that will result in the development of bicycle and pedestrian networks coordinated with transportation and transit improvements.

Policy 5.0.2.3 provides for the protection and potential acquisition of existing and future rights-of-way to accommodate traffic, transit, bicycle, and pedestrians on major thoroughfares within the future transportation plan.

Compliance with Section 4.D.3.1 of the Comprehensive Plan

This project has been reviewed for compliance with Section 4.D.3.1 of Chapter 1 of the Comprehensive Plan. This section requires Special Approval by the Board of County Commissioners for an amendment, modification, enlargement, extension, or intensification of nonconforming project, project phase, use or structure. Further, the Board of County Commissioners shall ensure that any extent to which the project plan or plat use or structure is nonconforming is clearly reduced or decreased, if not eliminated.

The project is not consistent with Policy 3.3.1.3 of the Comprehensive Plan which requires specific measures for wetland impacts and mitigation. To address this nonconformity, Environmental Condition 5.a. has been amended, increasing the conservation easement from 15 to 20 feet wide. The Comprehensive Plan requires 30 feet, however the nonconformity will be reduced from what is currently required. In addition, Environmental Condition 5.b. which addresses the wetland mitigation ratio has been revised to reflect compliance with Policy 3.3.1.3 of the Manatee County Comprehensive Plan. This revision eliminates this nonconformity.

Special Approvals

The development is within the Entranceway (Section 737 of the L.D.C.) and within the Evers Watershed Overlay District (WPE). Both of which require Special Approval according to Section 605 of the L.D.C.

Findings for Special Approval:

The applicant will provide the additional design requirements for the Entranceway, including design, landscaping, buffering, screening, signage, and open space, making for a more aesthetically attractive development. The recommended changes in the Land Use, Buffer, and Transportation Conditions regarding truck loading and service areas, community space, buffering, setbacks, mass and scale of buildings, screening, massive blank walls, and signage will further improve the aesthetics of the project within the Entranceway.

In addition, the applicant will comply with the additional requirements for the Evers Watershed Overlay District (WPE) in Section 604 of the L.D.C. as indicated in Land Use Condition 1.

ATTACHMENTS:

1. Development Review Committee Comments

DRC REVIEW COMMENTS

DATE: July 28, 1998

PROJECT NAME: CREEKWOOD DRI GDP

PLANNING NUMBER: PDE/PDC/PDI-88-05(G) (R3)

PLANNER: Goodman ✓ REVIEW ENGINEER:

COMMENTS:

Branning / Mayer

No comment at this time.

Earlhey / Andruzzi

See County Ordinance 85-11 and L.D.C. Section #728 - Will need garbage service, if not here already.

Jones

No additional right-of-way required at this time.

Aliff / Lilly

A general plan is required to have the legal description of property shown and the approximate dimensions of the property.

PUBLIC WORKS DEPARTMENT

MANATEE COUNTY HEALTH DEPT.
410 6th Ave. E., Bradenton, FL. 34208
ENVIRONMENTAL HEALTH SERVICES DEVELOPMENT REVIEW COMMENTS

DATE: 07/31/98

PROJECT NO: PDR/PDC/PDI-88-05(G)(R3)

PROJECT NAME: Creekwood DRI GDP

- XX 1. County Water - County Sewer.
- XX 2. Permit for Water Distribution System is required prior to start of construction
- 3. Permit for Water Treatment Plant is required prior to start of construction
- 4. County Water - Private Package Sewage Treatment Plant.
- 5. County Water - Septic Tank.
- 6. Private Well - Septic Tank.
- 7. On-Site Sewage disposal system of adequate size currently being utilized
- 8. Abandoned septic tanks shall be pumped out, bottoms ruptured, and filled with clean sand or other suitable material (permit required from Manatee County Health Dept. unless permitted by County Public Works)
- 9. The size, type and location of septic system shall be based on site survey, soil log and plan review conducted by this department or a Florida Registered Engineer
- 10. 75 feet separation between private potable well and septic system
- 11. 100 feet separation required between limited use public potable well and the septic system.
- 12. 200 feet separation required between public potable well and the septic system
- 13. Any existing wells to be located, the casing extended above existing grade, marked and capped for future use.
- XX 14. When lake water is utilized for landscape irrigation, a separate color-coded irrigation system shall be installed & written information stating that "the water is not for human consumption" shall be provided to the residents
- XX 15. All wells in the area to be developed/excavated shall be identified by the engineer of record and plugged with neat cement from bottom to top by a Florida Licensed Well Driller prior to development or excavation.
- 16. All requirements of Chapter 64E-11 shall be met prior to approval/licensure as a public food service establishment.
- 17. Any food service, e.g., coffee sales, requires installation of a three-compartment sink and separate hand washing sink.

- XX 18. Adequate sanitary facilities shall be provided on a business per business basis.
- 19. Adequate sanitary facilities shall be/have been provided for employees/patrons.
- 20. Any food service facility for the consumption of food on the premises shall have a urinal in the men's room, in addition to the toilet and hand washing sink.
- 21. Adequate sanitary facilities, e.g., portable toilets, shall be provided for employees.
- 22. Inspection and approval is required from Dept. of Agriculture and Consumer Services, Bureau of Food & Meat Inspection, Lab Complex M-A, 3125 Conner Blvd., Tallahassee, FL 32399-1650, Ph: 904-488-3951 or 1-800-435-7352.
- 23. Inspection and approval is required from Dept. of Business & Professional Regulations, Restaurant Program, 4100 Center Pointe Dr., Suite 107, Ft. Myers, FL 33916, Ph: 813-278-7355 or 1-800-226-7359.
- 24. A properly sized grease interceptor of not less than 750 gallon capacity shall be located external to the structure.
- 25. Dumpster unit shall be located on a curbed and elevated concrete pad, sloped to a drain, equipped with a grit interceptor with a removable bucket, connected to sanitary sewer, and equipped with a hose bibb on site.
- XX 26. Industrial wastes are to be handled in accordance with all Federal, State, and Local Regulations.
- 27. A grease-grit interceptor shall be provided.
- 28. Waste water from car wash shall be handled as specified by Manatee County Environmental Management Department.
- 29. Fuel tanks shall be registered with the Department of Environmental Protection and comply with Chapters 17-761 and 17-762, F.A.C.
- XX 30. To facilitate handling and maintenance, dumpster shall be placed on concrete pads, the locations to be reviewed by Manatee County Public Works Dept.
- 31. Disposal of biohazardous/biomedical waste shall be in accordance with Chapter 64E-16.
- 32. Florida Administrative Code requires adequate sanitary facilities be provided in recreational areas.
- 33. Swimming pools shall meet the standards in Chapter 64E-9.
- 34. All requirements of Chapter 10M-12, F.A.C., shall be met prior to licensure as a Day Care Center.

- ___ 35. Inspection and approval required from Health Care Administration, 7827 N. Dale Mabry, Tampa, FL, prior to licensure, (e.g., nursing homes, ACLFs) 813-975-4255
- ___ 36. Inspection and approval required from Department of Children & Families, 353 6th Ave West, Bradenton, FL 34205, Phone number: 941-741-3240.
- ___ 37. Aircraft hangers: There will be no mechanical work performed at the location, nor retail sales.
- ___ 38. A hair strainer shall be provided in the sink.
- ___ 39. Water, sewer, and sanitary facilities are not required in electronic switching stations with no permanent or part-time employees.
- ___ 40. Rezone: This _____ acres to be rezoned to _____. Future use of the property shall conform to all aspects of the Florida Administrative Code with respect to sanitary sewage disposal and water supply.
- ___ 41. Additional Comments:

Signed:



Gary Cochran
Environmental Specialist II

(DRC)

School Board of Manatee County
Department of Construction Services
2802 - A 27th Street East
Bradenton, FL 34208

DR. G. GENE DENISAR
SUPERINTENDENT OF SCHOOLS

215 MANATEE AVENUE WEST
TELEPHONE (941) 741-7200
FAX Line (941) 741-3710

SCHOOL BOARD
HARRY KINNAN
CHAIRMAN
LARRY SIMMONS
VICE-CHAIRMAN
FRANK BRUNNER
JOE MILLER
CHUCK WILHOITE

September 30, 1998

Carol Clarke, Director
Manatee County Planning Department
P.O. Box 1000
Bradenton, FL 34206

Re: Statement of School Needs for PDR\PDC\PDI-88-05(G)(R) Creekwood DRI and GDP

Dear Ms. Clarke:

The purpose of this letter is to respond to the County's various requests for a "Statement of School Needs" on development projects. This letter addresses the development known as Creekwood DRI and GDP, which is located north of SR 70.

The Board of County Commissioners previously approved Creekwood. The changes to this development order do not appear to have any direct impact to the School Board. The changes focus on revisions to the commercial and office land uses, and not residential land uses. The School Board has no new comments pertaining to school needs at this stage of the approval process.

We appreciate the county's consideration of the School Board's concerns related to new development.

Please call me if you have any comments or questions concerning this letter.

Sincerely,



Michael Pendley
Construction Services Planner

cc: Beverly O'Brien
Todd Henson
Gavin O'Brien
Alan Prather

rec:ab Mike Simmons creekwd.doc

MANATEE COUNTY ORDINANCE NO. Z-84-76(R-2 3)
CREEKWOOD

AN ORDINANCE OF THE COUNTY OF MANATEE, FLORIDA, AMENDING THE GENERAL DEVELOPMENT PLAN ORDINANCE TO ALLOW 2805 RESIDENTIAL UNITS AT A DENSITY OF 7.5 DU/ACRE ON 818.26 ACRES, 427,500 SQUARE FEET COMMERCIAL, 2,000,000 SQUARE FEET INDUSTRIAL, AND 184,000 SQUARE FEET OFFICE THE MODIFICATION OF THE GENERAL DEVELOPMENT PLAN TO EXCHANGE USES IDENTIFIED FOR GENERAL COMMERCIAL IN PARCEL G (16.1 acres) WITH THE OFFICE PARK IN PARCEL O-1 (18.4 acres); INCREASE THE TOTAL COMMERCIAL FLOOR AREA BY 69,500 SQUARE FEET AND LAND AREA BY 2.3 ACRES; INCREASE THE TOTAL OFFICE FLOOR AREA BY 44,000 SQUARE FEET AND LAND AREA BY 2.3 ACRES; DECREASE THE TOTAL RESIDENTIAL DEVELOPMENT BY 500 UNITS; CHANGE THE LAND USE DESIGNATION FOR PARCEL C-2 FROM "HIGHWAY TOURIST ORIENTED" GENERAL COMMERCIAL TO GENERAL COMMERCIAL; CHANGE THE DESIGNATION OF PARCELS C-1, C-2, AND O-1 AND TO COMBINE THEM TO A REDESIGNATED PARCEL C; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1. FINDINGS OF FACT The Board of County Commissioners of said County, after considering the testimony, evidence, documentation, application to amend the General Development Plan Ordinance, as well as all other matters presented to said Board at the Public Hearing hereinafter referenced, hereby makes the following findings of fact

A CREEKWOOD INVESTORS, LTD., hereinafter referred to as "CREEKWOOD", proposed a Development of Regional Impact (DRI) for a mixed-use development located in Manatee County, and

B On October 22, 1985 Manatee County adopted Ordinance No. Z-84-76 granting the Creekwood Zoning Ordinance, and

C On April 22, 1993 Manatee County approved Ordinance No. Z-84-76(R) amending Ordinance No. Z-84-76(R) by approving amendments to Map H, extending the build out date, and other various changes, and

D. On December 2, 1997 Manatee County approved the Creekwood Zoning Ordinance to modify Land Use Conditions 2 c., 10, and 11 and Buffer Condition 6

E. On July 7, 1998 Creekwood filed an application (amended on September 18, 1998) to amend the approved Zoning Ordinance and an amendment to the Zoning Ordinance with the Manatee County Board of County Commissioners, pursuant to the provisions of Section 380.06, Florida Statutes, and

F. The said Board of County Commissioners held a Public Hearing on December 15, 1998 regarding said proposed General Development Plan 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 Hearings

B-G. The proposed amendment to the General Development Plan Ordinance regarding the property described in Section 5 herein is found to be consistent with the requirements of Manatee County Ordinance ~~89-01~~ 97-01, the 2020 Manatee County Comprehensive Plan.

Section 2. The Master Development Plan (revised Map H dated ~~November 17, 1992~~ November 4, 1998) included as Exhibit "B A", has been approved as the General Development Plan for the real property described in Section 5 hereof, subject to the conditions included herein in Section 4.

Section 3.

A. The revised General Development Plan entitled Creekwood, has been APPROVED to allow ~~286 residential units at a density of 7.5 du/acre on 818.26 acres, 427,500 square feet Commercial, 2,000,000 square feet Industrial, and 184,000 square feet Office, subject to the conditions included herein in Section 4~~ 2,305 residential units, 427,000 square feet Commercial, 2,000,000 square feet Industrial, and 140,000 square feet Office, subject to the conditions included herein in Section 3.

B. The previous development order for Creekwood, which was adopted on October 22, 1985, and all subsequent amendments are hereby replaced in their entirety, provided this amendment shall not be construed to terminate the rights of the developer, if any, granted under Section 163.3167(8) Florida Statutes, to the extent such rights have previously been granted and not specifically herein or otherwise modified or amended.

PROJECT PHASING CONDITIONS

1. The developer shall comply with the deadlines contained in the revised phasing schedule which are listed below.

Phasing By Parcel Reference

RESIDENTIAL					
	NUMBER	PHASES			
PARCEL	UNITS	I COMPLETE D*	II 3/16/93* - 9/16/97*	III 9/16/96* - 9/16/2002*	IV 9/16/1998* - 9/16/2004*
PH I SUB I	336322	336322			
G-I	8239		8239		
CC	17885		17885		
AA I	18690		18690		
AA II	487		487233		
T	283			283	
S	341				341
Y	167			167	
A	104				104
B	67				67
U	132			132	
Z	337			337	
C	105			105	
TOTAL	2-805 2,305	336 322	933 447	1,024	512
COMMERCIAL					
PARCEL	SQUARE FEET				
C	422,000		190,000	187,000	45,000
G-1	40,000		40,000		
G-2	235,000		150,000	85,000	
C-4	20,000	7,900	12,100		
C-5	20,000		20,000		
C-6	20,000		20,000		

C-7	15,000		15,000		
G	77,500			32,500	45,000
TOTAL	427,500 497,000	7,900	257,100	147,500 187,000	45,000
INDUSTRIAL					
PARCEL	SQUARE FEET				
PH I SUB II	541,300	150,000	350,000	41,300	
I-9	950,000		150,000	300,000	500,000
H	150,000			130,000	220,000
I-10	158,700		158,700		
TOTAL	2,000,000	150,000	658,700	471,300	720,000
OFFICE					
G-4 G	164,000 77,000		65,000 17,000	60,000	59,000
C	63,000		4,000		59,000
TOTAL	140,000		21,000	60,000	59,000

* Dates referenced above are required dates for submittal of a preliminary plan for the referenced phase. Any Final Site Plans submitted after 9/16/2005 shall fully comply with all provisions of the Comprehensive Plan then in effect. A revised preliminary site plan application for Parcel C, which includes Phase II development square footage may be submitted for approval after the effective date of this Ordinance, provided however, that any revised preliminary site plan shall be consistent with all provisions of this ordinance and shall expire 9/16/2000.

- The developer shall submit a revised transportation analysis with any request for project extension. The Manatee County Board of County Commissioners shall review this analysis and determine whether or not the requested extension constitutes a substantial deviation pursuant to Section 380.06 Florida Statutes.

Phasing Buildout Schedule

- In addition to the foregoing Preliminary Plan Submittal Project Phasing Conditions, the developer must adhere to the following phasing buildout schedule. This phasing buildout schedule is for Section

380.06, Florida Statutes, purposes only and does not serve to extend the dates for preliminary or final plans submittal as referenced in the Project Phasing Condition or compliance with the Comprehensive Plan.

Phase I	1986-1996
Phase II	1993-2003
Phase III	1996-2006
Phase IV	2001-2009

- 2 Preliminary site plans shall be valid for a period of three (3) years. Final site plans shall be valid until the end of the phase for which development is proposed as described in the phasing buildout schedule.

LAND USE CONDITIONS

- 1 Development within the Evers Reservoir Watershed shall be restricted to a maximum density of five dwelling units per acre. Maximum density for all other parcels shall be as noted on the General Development Plan.

- 2 Maximum heights permitted within the project shall be as follows

- a. Apartments - 6 stories
- b. All other residential uses - 3 stories
- c. Commercial uses in the PDC & PDI - 40 feet.
- d. Commercial uses in PDC - 40 feet, except

- 1 Parcels C-6 and C-7

Buildings within 200 feet of the north property line of Parcel H or buildings in Parcels C-6 or C-7, within 200 feet of any platted residential lot, shall not exceed 20 feet in height, and buildings located greater than 200 feet from any platted residential lot shall not exceed 26 feet in height, with the exception of cupolas, gables peaks, and spires, which may extend to a height of 35 feet.

- 2 Parcel C

Buildings or structures within 200 feet of Creekwood Boulevard shall not exceed 25 feet in height and buildings within 175 feet of I-75 shall not exceed 25 feet in height.

Hotels shall not exceed 45 feet in height.

d-e Office buildings/hotels - The maximum height for office buildings ~~and hotels shall be determined at the time of Preliminary Development Plan approval shall not exceed 35 feet~~ except in Parcels G_C-6, and C-7, which shall be limited in height as specified in 2 e d above.

e-f Industrial/warehouse - 40 feet

- 3 Signs within the boundaries of the Creekwood development shall comply with all regulations in effect at the time of permitting. ~~However, signage along Creekwood Blvd. in Parcel G shall not exceed 16 feet in height.~~ All signage along Creekwood Boulevard shall be ground signs, not to exceed 6 feet in height, and limited to one sign at the 52nd Drive East entrance and one sign at the entrance to Parcel G. In addition, signs along State Road 70 and I-75 shall be limited to one pole sign per parcel, per street frontage, as identified on the GDP. Additional permitted signs shall be limited to ground signs. All signage must provide concealment of main support structure (e.g., pole) between 20 and 100% of sign width with materials consistent with those in the development.
- 4 At the time of preliminary site plan submittal, the applicant shall demonstrate compliance with the requirements of the Planned Development District in effect at that time including, but not limited to, such concerns as entranceway requirements, aesthetic appearance from State Road 70 and Interstate 75, ample provision for open space, adequate restrictions to prohibit unsightly vehicles, trash, etc., and a maintenance program which assures that an attractive appearance will be maintained.
- 5 Light manufacturing, high tech industries, office parks and major product supply and distribution centers are the primary uses proposed within the industrial park. Secondary uses, such as hotels/motels, service stations, service establishments and mini-warehouses shall occupy no more than 10% of the PDI district. Industrial uses to be constructed within the Evers Reservoir Watershed Protection Overlay District, which have not received either a preliminary plan or preliminary plat approval prior to the effective date of Resolution R-93-25, must employ Best Possible Technology so that such uses will not be contrary to the public health, safety, and welfare. Best Possible Technology shall be in accordance with the laws in effect at the time of General Development Plan or General Development Plan/Preliminary Site Plan approval and shall be shown on the plan and/or plat for consideration and approval by the Board of County Commissioners.
- 6 All buildings, and service areas within Parcels I-10 shall maintain a minimum setback of 100 feet from State Road 70 and Interstate 75. All trash and garbage receptacles that are visible from State Road 70 and I-75 shall be screened with materials similar to the adjacent building facade. All truck loading, service areas, outside storage and parking of heavy equipment, semi-trucks and/or trailers or other vehicles over 1-1/2 tons shall be located at the non-street side of the building when adjacent to Interstate 75, and State Road 70, unless they are not visible from a height of five feet (5') at the edge of pavement of said street, to be determined at time of Certificate of Occupancy.

7. The linear park located east of, and parallel to I-75 shall maintain a minimum upland width of 20 feet at all locations. All industrial development shall maintain a minimum building setback of 30 feet and a minimum setback of 20 feet for all other site improvements from the park. A stabilized pedestrian/bicycle travelway, a minimum width of 6 feet, shall be installed within the length of the park prior to the next Final Plat approval east of Interstate 75. The pedestrian/bicycle travelway shall be as shown on the revised Master Development Plan and connect to the main north/south roadway within the industrial area at a point immediately adjacent to State Road 70 and at a point perpendicular to the northern terminus of the park. The park and the pedestrian/bicycle travelway shall be designated as a common recreational easement on all future plan/plat submittals.
8. The developer shall be allowed to construct a total of ~~2805~~ 2,305 dwelling units. Dwellings shall be constructed in accordance with the density approved for each specific parcel in the revised Master Development Plan.
9. **Land Use Condition 9 has been moved to Buffer Condition 6.**
10. Prior to issuance of a Certificate of Occupancy for any use on Parcel C-6, a continuous barrier shall be provided between Parcel C-6 and the residential subphase to the north, extending westward from the Creekwood Boulevard to the western property line of Lot 1 in Creekwood, Phase 1, Subphase 1 - Unit A-1. The wall shall be of finished concrete block construction and be at least 8 feet in height or wall/berm combination in which the wall is at least 6 feet in height. In the event 52nd Drive East is not vacated, an opening in the wall, not to exceed 34 feet in width, for a driveway may be permitted, provided that the driveway is located east of 72nd Street East and is as close to Creekwood Boulevard as permitted by the Land Development Code. The opening width may be adjusted pursuant to County engineering requirements.
11. The following setbacks shall apply to Parcels C, C-6, and C-7.
 - a. Parcel C-6

The minimum building setback from the current north property line in Parcel C-6, adjacent to or across the street from the residential property to the north, shall be 60 feet. This setback may be reduced to 40 feet for office uses provided
 - (1) the landscape buffer, referenced in Buffer Condition 6, is increased in width to 40 feet, and
 - (2) The office building has a stucco finish and painted using light color hues.The setback for the remainder of the Parcel shall be in accordance with the Land Development Code for the PDC zoning district.
 - b. Parcel C-7

The minimum building, parking, or loading and service area setback in Parcel C-7 from any residential lot shall be 200 feet.

c. Parcel C

The building setback from Creekwood Boulevard and I-75 shall not be less than 100 feet, provided however a garden center may have a reduced setback from I-75 of 80 feet.

Building Materials Establishments shall maintain a minimum setback of 400 feet from Creekwood Boulevard and 175 feet from I-75 right-of-way, except for the garden center referenced above. Motor Vehicle Repair Establishments shall maintain a minimum setback of 800 feet from Creekwood Boulevard and 200 feet from I-75. Loud speakers shall maintain a setback distance of 750 feet from Creekwood Boulevard or any residential property and shall be directed away from Creekwood Residential parcels.

Other setbacks are based on building height, as referenced in Land Use Condition 2.

12. The following use restriction shall apply to Parcels C-6, C-7, and C.

a. Parcels C-6 and C-7

Uses in Parcels C-6 and C-7 shall be limited to Private Community Uses, Neighborhood Commercial, and Professional Uses. Any use designed with parking to accommodate semi-trailer truck parking shall not be permitted. Gas pumps shall not be permitted on Parcel C-6.

b. Parcel C

Uses in Parcel C shall be limited to retail sales establishments, eating establishments (including drive-thru), gas pumps, service stations, banks (including drive-thru), business service establishments, health services, hotels, offices, car washes, dry cleaners, funeral homes and chapels, personal service establishments, repair service establishments, and neighborhood and community serving motor vehicle repair, and building materials establishments. No adult entertainment uses or drinking establishments shall be permitted. No businesses may be open on a 24 hour basis, except for businesses within the outparcels along State Road 70, grocery stores, or for special promotions no more than twice a year for each such business.

13. Truck Deliveries in Parcels C-6, C-7, and C

a. Parcels C-6 and C-7

Trucks involved in deliveries to Parcels C-6 or C-7 shall not utilize 52nd Avenue Drive East and shall be restricted to the hours between 7:00 a.m. and 10 p.m.

b. Parcel C

Trucks involved in deliveries to Parcels C shall not utilize the access north of 52nd Avenue Drive East between the hours of 10 00 p.m. and 7 00 a.m. There shall not be any overnight parking of trucks or trailers.

14. All roof top roof mounted H V A C, mechanical equipment, loading areas, outdoor storage, and dumpsters shall be screened with a solid parapet wall or other solid materials from the residences in Creekwood from view from I-75, State Road 70, and residential properties to the north. Screening should be provided with noise deflecting materials and be consistent with the exterior finish materials of the buildings.
15. Lighting
- a. Exterior lights shall be directed to the interior of Parcels C-6 and C-7
 - b. All external lights in Parcel C shall be directed to the interior and shall not allow more than 1.5 lumens beyond the boundary of Parcel C.
 - c. Developer shall install street lights consistent with existing street lights along Creekwood Boulevard from State Road 70 to the north end of Parcel G. Such lights shall be installed adjacent to Parcel C prior to the first Certificate of Occupancy or Temporary Certificate of Occupancy for any building in Parcel C and adjacent to Parcel G prior to the first Certificate of Occupancy or Temporary Certificate of Occupancy for any building in Parcel G.
16. All building facades visible from Interstate 75, State Road 70, and residential properties to the north, shall include landscaping and design features which reduce the mass, scale, and uniform monolithic appearance of large unadorned walls.

Exterior building materials shall consist of brick, architectural precast concrete panels, architectural masonry units, split face block, glass, stucco, ceramic tile, stone, wood, or similar materials. Painted or exposed concrete block, corrugated metal, or tilt up precast slabs shall not be permitted. Architectural metals or concrete block with stucco type finish, in conjunction with other permitted building materials may be allowed, provided that at least fifty percent (50%) of the building face is constructed from other permitted materials. In order to insure that the buildings do not project a massive blank wall, blank walls shall be no longer than 80 feet in length in any direction for the commercial and office buildings. Design elements including prominently visible architectural details [e.g. bumpouts, reveals and projecting ribs, cornice, offset building planes, windows, shutters, areas of contrasting or different finish building materials, etc.] shall be applied to the walls of buildings, or other methods, as approved by the Planning Director.

Chain link fences that are visible to adjacent properties and Interstate 75 and State Road 70 shall be prohibited in Parcel C. Outdoor storage areas shall be enclosed in an area attached to the main structure and shall utilize design elements and materials reflective of the main structure or decorative metal fences and grilles.

Building elevations shall be submitted at time of Final Site Plan and reviewed by staff for compliance.

17. All truck loading and service areas shall be located at the non-street side of the building when adjacent to I-75 and State Road 70. Additional buffering may be required if visible from I-75, Creekwood Boulevard or any residential property.
18. Safe and efficient cross access for automobiles, bicycles, and pedestrians shall be provided through the proposed General Commercial and Office Park. A minimum of 5 foot wide sidewalks and pedestrian ways shall be provided to facilitate internal pedestrian circulation within the development including commercial (outparcels included) and office. The location of the sidewalks and pedestrian ways shall be approved by the Planning Department with future plan submittals. Bicycle parking facilities shall be provided for each individual project in the development. A minimum of 1 bike rack for each single business exceeding 75,000 square feet of shopping center building area and 1 bike rack for each additional 75,000 square feet of shopping center building area shall be provided. These facilities shall be conveniently located to the entrances of the commercial and office buildings, and shall include facilities that secure the frame of the bicycle.
19. The preservation of significant oak trees within the parking areas for the shopping center shall be a condition of Preliminary and Final Site Plan approvals. Sufficient area around the trees, as determined by a registered Landscape Architect shall be provided to reasonably guarantee their survival.
20. Prior to the first Certificate of Occupancy in Parcel C, a 5 foot wide sidewalk shall be constructed along the east side of Creekwood Boulevard, from State Road 70 to the northern limits of Parcel C. Prior to the first Certificate of Occupancy in Parcel G, a 5 foot sidewalk shall be constructed along the east side of Creekwood Boulevard, from Parcel C to the existing sidewalk in the Westbrooke Subdivision.

BUFFER CONDITIONS

1. The 100 foot wide buffer, shown on the Conceptual Development Plan, shall be provided as shown on the Conceptual Development Plan. Additionally, the depth, design and location of landscaped buffers will be determined when a Preliminary Development Plan is submitted for approval. Continued maintenance of these buffers shall be assured through appropriate measures such as covenants and deed restrictions.
2. A building setback of at least ten (10) feet shall be provided west of and adjacent to the existing power line easement traversing the PDI (Planned Development Industrial) District. This setback shall be increased to 20 feet for industrial lots which are directly west of the proposed multi family tract in Rosedale Development. Native trees lying within shall not be removed. Trees of a native species shall be planted in those areas where the base of trees closer than twenty-five (25) feet apart do not already exist. In addition, the screening buffers required between zoning district boundaries by the Land Development Code shall be required, except for the requirements for trees if more stringent

within this stipulation. These plantings shall occur prior to a certificate of occupancy for each lot and they shall meet the minimum standards of the Land Development Code.

3. No residential dwelling units shall be allowed between the L10 70dBA noise level contour and I-75 or State Road 70 unless such residences are protected by some performance equivalent measure to achieve the L10 60 to 60 dBA range. Living areas shall be located and designed in a manner which orients the living areas and outdoor activity areas away from the noise source. Living areas include bedrooms, lanais and Florida rooms. Buildings shall be positioned to maximize the distance between the residential units and the noise source. The use of existing vegetation, earthen berms, decorative walls and significant landscape buffering should be provided between the residential units and the noise source.

Additionally, residential units constructed within noise level contours in excess of the L1065 contour must meet the sound levels identified by the EPA as sufficient to protect public health and welfare. The applicant shall demonstrate compliance with these standards at the time of Final Planned Development Plan approval.

~~4. A 20 foot wide landscape buffer shall be provided along Creekwood Blvd in Parcel G.~~

5-4. A 50 foot wide landscape buffer shall be provided along the northern boundary of Parcel H. The wetland may be included within this buffer. All trees within the buffer shall be preserved.

6-5. The following buffering requirements shall apply to Parcels C-6, and C-7, C, and G.

a. Parcel C-6

A thirty (30) foot wide landscaped buffer shall be provided along the north side of Parcel C-6, adjacent to the residential land uses. Prior to any Certificate of Occupancy in Parcel C-6, two staggered rows of 3" dbh live oak trees of at least 14 feet in height shall be planted with trees in each row 50 feet apart. Existing live oak trees meeting this criteria may remain and may count to satisfy this condition. Any existing pine trees removed to satisfy this condition shall not be required to be replaced pursuant to County tree replacement requirements.

b. Parcel C-7

A 75 foot wide buffer from southwest corner of lot 1 of Phase I Subphase I-Unit A-1 shall be provided along the east side of parcel C-7. Prior to the issuance of a Certificate of Occupancy for any use on Parcel C-7, screening consistent with the requirements of the Land Development Code, including the installation of a hedge to be a minimum of 6 feet high at maturity and 80 percent opaque, shall be provided along the east side of Parcel C-7, adjacent to the residential lots to the east. Within the 30 foot waterfront setback required by the Land Development Code, the developer shall provide tree landscaping consistent with Buffer Condition 6 A. above.

c. Parcels C and G.

- i. A 200 foot wide buffer, containing the existing wetland on the residential development north of Parcel G, shall be maintained. All native vegetation shall be preserved within the buffer.
- ii. A 50 foot wide buffer shall be provided along the eastern boundary of Parcels C and G adjacent to I-75 and the exit ramp. All native vegetation (i.e. oaks, pines, palmettos, wax myrtles, etc.) shall be preserved, subject to Planning Department review and approval.
- iii. The existing native vegetation located between Creekwood Boulevard and the FP&L easement between State Road 70 and 52nd Place East, shall be preserved, except where removal may be necessitated by the expansion of Creekwood Boulevard.
- iv. A landscape buffer shall be provided along the east side of Creekwood Boulevard from the FP&L easement to the north end of Parcel G, consistent with the landscape plan submitted in the public record, which shall include a 3 foot high berm with a 4 to 6 foot high hedge. The landscaping adjacent to Parcel C shall be installed prior to the first Certificate of Occupancy or Temporary Certificate of Occupancy for any building in Parcel C and the landscaping adjacent to Parcel G shall be installed prior to the first Certificate of Occupancy or Temporary Certificate of Occupancy for any building in Parcel G. The hedge shall obtain 80% opacity within 2 years of planting.
- v. The existing fence on the west side of Creekwood Boulevard from its current end, south to 73rd Street East shall be installed prior to the first Certificate of Occupancy or Temporary Certificate of Occupancy for any building in Parcel C.

6. The building setback from Creekwood Boulevard in Parcel G-C shall not be less than 100 feet. Buildings within 200 feet of Creekwood Boulevard shall not exceed 25 feet in height. In the event that the buildings are designed so that the store fronts do not face Creekwood Boulevard, a wall six feet (6') high shall be provided the length of along the east side of Creekwood Boulevard from the FP&L easement, northward to the gas easement on the south side of Parcel G.

ENVIRONMENTAL CONDITIONS

1. At the time of the first Preliminary Development Plan submittal, a Master Drainage Plan for the entire development, including a demonstration that the effect the proposed altering and deepening of existing wetlands will have on their ability to filter surface water and percolating groundwater will be acceptable, shall be submitted. This Master Drainage Plan, though it may have been approved by the County, will be subject to modifications by new state-of-the-art techniques and surface water management performance standards that may be developed or adopted during the course of the development process.

2. Stormwater management system design for that portion of the development lying within the Evers Reservoir Watershed shall meet or exceed any requirements of the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as may be amended. This shall not be interpreted to mean that the developer is required to retrofit any approved and existing stormwater systems which do not meet this requirement.
3. In conjunction with the submittal of the first Preliminary Development Plan, a demonstration of compliance with the Watershed Protection, Special Treatment and Agricultural Fringe Overlay zones, shall be submitted. As required by the Special Treatment District, the Board of County Commissioners must make a determination prior to construction that "Best Possible Technology" is being employed prior to construction.
4. The Stormwater Maintenance Plan, submitted with the first Preliminary Development Plan, shall be designed using accepted best management practices to provide a natural hydroperiod within each wetland. Isolated wetlands shall, where practical, be incorporated into the stormwater system. Construction and post-construction monitoring of surface and groundwater quality and quantity shall be outlined and implemented; included in this plan shall also be the design and execution of a maintenance program to ensure the adequate functioning of the system beyond project buildout. The stormwater management system shall be designed with enough flexibility to allow for hydroperiod refinement, as needed.
5. All jurisdictional wetlands and streams shall be preserved physically and functionally. The only exception may be those areas in which appropriate environmental permits and local approvals are obtained.

All Development on parcels I-10 and H, shall comply with the wetland policies of the Comprehensive Plan and the 1990 Land Development Code, as amended. All other parcels which receive a preliminary site plan approval after the effective date of this resolution, shall at a minimum comply with the following wetland policies:

- a) A conservation easement, ~~45~~ 20 feet wide shall be provided from the most landward extent of any post development jurisdictional wetland. A 15 foot setback shall be required between the upland edge of the buffer and adjacent structures.
- b) ~~A minimum in-kind mitigation ratio of 1:1 shall be required for all wetlands being altered.~~ Wetland mitigation shall comply with Policy 3.3.1.3 of the Comprehensive Plan.
- c) Any parcel for which preliminary site plans are submitted on or after September 16, 2004 or a Final Site Plan is submitted after September 16, 2005 shall comply with the wetland policies of the Comprehensive Plan and the 1990 Land Development Code, as amended. This provision shall not apply if the property in which this site plan is part of was included as part of a Final Plat approval which was not required to comply with the wetland policies of the Comprehensive Plan and the 1990 Land Development Code, as amended.

6. The Preliminary Development Plan, as submitted by phase, shall specifically also outline which and how much of each vegetation association is being preserved. Every effort shall be made by the developer and any future developers of this property to preserve a diverse range of the existing wildlife habitat. These preserve areas should be as large as possible and should be located adjacent to wetlands and/or a different upland community type.
7. Wetlands on the project site shall be preserved consistent with Map F-1 on page 44 of the ADA additional information response and with s.2.7 of the Council's adopted Future of the Region.
8. Representative tracts of all major upland vegetative communities shall be preserved in their natural state to serve as conservation/recreation areas.
9. The wind and soil erosion controls including sodding, hydroseeding, mulching and barrier soil wetting committed to by the developer in the ADA, shall be required.

WATER QUALITY CONDITIONS

1. To assure water quality is maintained.
 - a. The developer shall institute a program to provide a body of initial baseline water quality data before any significant groundbreaking takes place, as well as institute a bi-annual on-going monitoring program through project build-out. Sampling stations shall be at the sampling sites shown in "Exhibit A".

Sampling should be taken on a cresting hydrograph and should occur immediately after a one-inch storm event, and after a dry period, during both the rainy season (June-September) and the dry season (November-February). Significant water quality parameters should include but not be limited to, the following:

- streamflow (cu. ft./sec.);
- turbidity (ntu);
- specific conductance (umho/cm at 25 deg. C);
- dissolved oxygen (mg/l);
- biochemical oxygen demand (mg/l);
- pH;
- total orthophosphate as P (m/l);
- total organic nitrogen as N (mg/l);
- total organic carbon as C (mg/l);
- total coliforms, multiple tube method, MPN (col/100 ml);
- total lead as Pb (ug/l), and
- temperature (deg. C)

All water quality methods and procedures shall be thoroughly documented and should comply with EPA/DER Quality Control standards and should be submitted to Manatee County Planning, Permitting and Inspections Department, Manatee County Environmental Action Commission Control and TBRPC.

- b. The developer shall provide baseline water level contour maps for the unconfined aquifer on the Creekwood site, to reflect conditions present during both the wet season (June-September) and the dry season (November-February). In addition, the developer shall provide for review annually updated ground water contour maps as described above, until the project reaches completion.

2. In order to protect water quality, the following parameters shall be included in the project drainage plan.

- a. The developer shall submit for approval a wetland-lake management plan, to be implemented during construction and after completion of the project. The plan shall address, but not be limited to, the following

- proposed wetland/lake alterations;
- control of exotic species;
- control of on-site water quality;
- maintenance of natural hydroperiod; and
- methods for wetland restoration/enhancement

- b. The drainage system shall be designed to provide retention, or detention with filtration/assimilation treatment for the first 1" of runoff generated from the site during the 25-year, 24-hour design storm, and that maximum post-development shall not exceed pre-development flows for the same design storm.

- c. The proposed retention/detention wetland systems shall be designed to be consistent with the Stormwater and Lake Systems Maintenance and Design Guidelines (TBRPC 1978). The design criteria of this system should include the following elements:

- (1) A minimum of 15 but no more than 50 percent of the surface area of the detention pond at the normal water level (NWL) shall consist of a shallow vegetated littoral shelf.
- (2) The littoral shelf shall be incorporated into the pond bank, preferably near the pond outlet, to provide a final polishing treatment for the stormwater. As an alternative, the littoral shelf shall be established on a shallow submerged island in the middle of the pond.
- (3) A sediment sump shall be provided at all influent pipes to accumulate sediment and to provide easy access for sediment removal.

- (4) The littoral shelf, if located along the pond bank, shall have side slopes no greater than 7:1 with the top of the shelf at NWL and sloping to a depth of three feet or less.
- (5) The littoral shelf shall be vegetated with a diverse group of native species, which can include Sagittaria, pickerel-weed, Juncus, water lilies, cypress, etc. These species aid in nutrient and heavy metal uptake as well as enhance the pond by providing blooming flowers and presenting a more "natural" appearance.
- (6) A copy of an operation and maintenance (O & M) schedule shall be provided to the owner, and be submitted to TBRPC with the annual report. The O & M schedule should include an estimation of the frequency of sediment removal operations and should mention the periodic need for removing dead vegetation.

HAZARDOUS WASTE CONDITIONS

1. Prior to the construction of industrial facilities, hazardous waste storage and disposal plans, including transportation of wastes, shall be provided and approved.
2. The developer shall provide separate hazardous waste storage containers/areas within the project prior to or concurrent with the certificate of occupancy for the first business within the project. These containers/areas shall be accessible to all project businesses and shall be clearly marked and/or colored so as to clearly distinguish the containers/areas intended for hazardous wastes and materials. Such containers shall also be designed to prevent unauthorized use or entry. The hazardous waste storage containers/areas shall be allowed to be located within the Evers Reservoir Watershed Overlay District until such time as the first industrial use outside of the Evers Reservoir Watershed Overlay District is constructed, at which time the storage containers/areas shall be relocated outside of the Evers Reservoir Watershed Overlay District.

The developer shall provide to all Creekwood businesses information that:

- a. Indicates types of waste and materials that are considered to be hazardous and are to be stored or disposed of only in the specially-designed containers, and
- b. Indicates the location of the specially-designed hazardous waste and materials containers, and
- c. Advises of applicable statutes and regulations regarding hazardous wastes and materials.

The developer shall ensure that any hazardous waste will be transported and disposed of in a manner consistent with applicable regulations.

ARCHAEOLOGICAL CONDITION

1. At the time a Preliminary Development Plan for the specific areas referenced in the May 24, 1984 letter from the State Division of Archives, History and Records Management is submitted, the developer must show the location of all archaeological and historic sites identified by a systematic, professional archaeological and historic survey. If any sites exist, the ones which are significant must be protected and preserved.

PARKS AND RECREATION CONDITIONS

1. All park areas within the project shall be open to use by employees who work in the non-residential components of this project.
2. Implementation of the bike/pedestrian path shall be required as committed in the ADA, unless more restrictive conditions have been placed on the development in this order.
3. Development plans shall assure adequate buffering between the industrial, office, commercial and residential designations of this development through appropriate measures such as covenants and deed restrictions.
4. The entity responsible for maintenance of all open space areas of this development has been identified in the ADA. Assignment of specific responsibility for open spaces shall be made at the time of Preliminary Development Plan submittal.
5. The 25 acre park located in the northwest quadrant of the project as shown on Revised Map H shall be deeded to the County by the Developer upon request of the County. The County shall utilize said acreage for public park purposes. The Developer shall be entitled to impact fee credit as set forth in Section 806.4.1 of the Land Development Code, as may be amended.

If the County desires to develop the park prior to the Developer extending Creekwood Boulevard from the southern boundary of Williams Creek north, the County may construct that portion of Creekwood Boulevard necessary to access the park. The Developer shall provide Manatee County with sufficient right-of-way for said construction. If Manatee County undertakes construction of any portion of the roadway, Manatee County shall obtain all necessary permits including any wetland impact permits required for said construction. The Developer shall have the right to review construction plans prior to commencement of construction to determine compatibility with its development plans including but not limited to provision of sufficient curb cuts to access development parcels. The road will be constructed to County standards. If the county constructs the road described in this paragraph, and the road is of a type not eligible for impact fee credits pursuant to Section 806.4 of the Land Development Code, then the developer shall reimburse the county for the cost of construction. If the road is eligible for impact fee credit and the county constructs the roadway, the developer will not be entitled to reimbursement. The Developer shall have the right to relocate the right-of-way and/or constructed road at its expense.

PUBLIC SAFETY CONDITIONS

1. Creekwood shall contribute a pro-rata share of the cost of constructing a fire station on the Tara public service site. The timing and amount of the required financial contribution shall be determined at the time of Preliminary Development Plan submittal.
2. Creekwood shall contribute a pro-rata share of the cost to construct and equip the Sheriff Department's portion of the Public Services Building on the Tara Public Site. The timing and amount of the required financial contribution shall be determined at the time of Preliminary Development Plan submittal.
3. The use of street names for the main entrance roads to both the residential and industrial portion of the project may be allowed. The entrance road to the residential portion of the project shall be allowed as a designation of Creekwood Boulevard and the entrance road to the industrial portion of the project may be allowed to be named as a boulevard at a later time. All other streets within the project shall be numbered in accordance with the revised county grid system unless street names are allowed by the Board of County Commissioners for those other streets at a later time.

TRANSPORTATION CONDITIONS

1. Improvements shall be required to the project entrances on State Road 70 and to the intersection of State Road 70 and I-75. The improvements required at the State Road 70 and Creekwood Boulevard intersection are generally described in the Intersection Analysis prepared by Roy Chapman P. E. and dated November, 1998. An updated intersection analysis shall be submitted prior to platting of the 101st residential lot north of Williams Creek. Such improvements shall include, but not be limited to, left turn storage lanes, signalization, ramp improvements and additional through lane. The extent and timing of improvements required shall be determined by the County Engineer with the review of each phase.
 2. Developer shall provide for a 120 foot wide right-of-way for 44th Avenue East (Cortez Road Extended) through the project. Two lanes of this roadway shall be constructed through the project by the developer with development of parcels adjacent thereto. Sufficient right-of-way to construct the bridge approach shall be dedicated, but the developer shall not be responsible for constructing the bridge over I-75 as an on-site transportation improvement.
 3. Construction of approximately 1,600 feet of 44th Avenue East from the west property boundary west to the existing pavement, by the developer to a two lane section, including payment for acquisition of necessary right of way, shall be required prior to final plat approval of the 101st dwelling unit north of Williams Creek. The primary entrance road (Creekwood Boulevard) to the residential portion of the project shall connect to 44th Avenue at the time of construction of the extension of 44th Avenue mentioned herein. Manatee County shall cooperate with Creekwood in the condemnation of any land necessary to meet this requirement.
- A cross access easement between Parcels C-6 and C-7 and the Campbell Commercial Center to the west shall be recorded and constructed prior to the first Certificate of Occupancy for Parcels C-6 or C-7. This cross access easement shall be located within 50 feet of the northern right-of-way of

State Road 70 at the western property line of Parcel C-7 and shall be extended eastward to the northern-most driveway on Creekwood Boulevard in Parcel C-6.

5. The proposed entrance onto State Road 70 at the southwest corner of the development shall be relocated eastward to facilitate the frontage road from the Campbell Commercial Center and to avoid conflict with regard to intersection function.
6. The intersections of any driveway (including the frontage road) with the project entrance boulevard onto State Road 70 shall be located as far from State Road 70 right-of-way as necessary to avoid conflict with regard to intersection function.
7. All roads shown on the Conceptual Development Plan, including required stub-outs to the property boundary, shall be dedicated to Manatee County with adequate rights-of-way as determined by the County Engineer.
8. A road stub-out shall be provided to the eastern boundary of the PDI parcel to connect with the proposed emergency access which was required with the Rosedale development.
9. The need for wider internal roads or potential changes in their proposed alignment shall be addressed at the time of Preliminary Development Plan submittal.
10. The proposed owner's association documents shall contain a provision requiring the occupants of the industrial park to coordinate shift changes to reduce peak hour traffic.
11. In accordance with Policy 9-1.C of the Manatee Plan, daily Level of Service "C" & "D" at peak hours as determined by the Highway Capacity Manual (1965) and Highway Circular 212, or most current manual, and in accordance with guidelines and conclusions acceptable to the County, Tampa Bay Regional Planning Council and the Department of Community Affairs shall be maintained on all of the following thoroughfares which have been identified by the Tampa Bay Regional Planning Council as receiving from Creekwood, five (5%) percent or more of daily Level of Service "C" capacity:
 - a. University Parkway from Lockwood Ridge Road to I-75
 - b. State Road 70 from U.S. 41 to I-75
 - c. Lockwood Ridge Road from University Parkway to State Road 70
 - d. State Road 64 from Morgan Johnson Road to I-75
 - e. I-75 from University Parkway to State Road 70
 - f. State Road 780 from Honore Avenue to I-75
 - g. Intersection of State Road 70 and State Road 683
 - h. Intersection of State Road 70 and 45th Street East

- i Intersection of State Road 70 and Caruso Road
- j Intersection of State Road 70 and U S 301
- k Intersection of State Road 64 and Morgan Johnson Road
- l Intersection of State Road 70 and the Project Entrances
- m Intersection of State Road 70 and I-75
- n Intersection of State Road 70 and U S. 41

No plat or site plan shall receive approval if the approval of such phase would generate traffic which in conjunction with existing traffic and traffic anticipated as a result of other development approvals and other circumstances upon which the County may base traffic projections, will have the likely result of causing or contributing to a degradation of the Level of Service on these road links and intersections to a daily level below C or D at peak hour as determined above, or, if a lower level has already been reached, any degradation of Level of Service. Each request for plat or site plan approval must be accompanied by a traffic study prepared or provided in this paragraph and stipulation #15 of the general conditions contained herein. Level of Service on the above-referenced links and intersections shall be verified as part of each annual report as required by Chapter 380.06(16) Florida Statutes and stipulation #15 of the general conditions contained herein. If any traffic study required above for any phase shows that the project will contribute more than ten percent (10%) of the Level of Service C capacity of State Road 70 between State Road 683 and U.S. 301, then that phase shall not be approved unless the improvements necessary to achieve a Level of Service D on that segment is under construction.

This stipulation shall not be construed as diminishing any rights to credits for improvements paid for by the developer pursuant to this stipulation that would be available under stipulation #14 of the general conditions contained herein.

- 12 Access to the project shall be as shown on the Revised Map H
- 13 A cross-access easement plan for adjacent parcels without access, within the development shall be approved by Manatee County prior to or concurrent with the next preliminary site plan or preliminary subdivision plat, for those parcels.

OFF SITE FACILITY DEVELOPMENT FEE CONDITIONS

- 1. The developer, its successors and assigns shall be bound by any and all impact fee ordinance(s) in effect at the time of building permit issuance. Impact fees shall be collected by Manatee County unless provisions have been made for another entity to collect all or part of the fees.

GENERAL CONDITIONS

1. The developer shall demonstrate the availability of adequate service/capability to provide water, wastewater treatment, solid waste disposal, electricity, water, police, fire and EMS service with each Preliminary Development Plan submittal.
2. All structures shall meet at a minimum the building requirements of the Southern Standard Building Code, as amended
3. The developer shall satisfy county requirements regarding the provision of EMS and police services to this portion of the County
4. The energy conservation measures referenced in the ADA shall be required as a condition of approval.
5. Implementation of the bike/pedestrian path shall be required as committed in the ADA
6. The development of this project shall proceed in accordance with the information plans, projections, representations and materials contained in the Application for Master Development Approval and application for rezoning and Conceptual Plan approval, except as modified by the stipulations, conditions and requirements set forth herein or in the approval of the ADA, or set forth in subsequent DRI or local approvals required for this development.
7. Nothing herein shall be construed as limiting the authority of Manatee County, in the course of review and development of this project, to implement and apply laws, ordinances, rules and regulations under its jurisdiction, consistent with the approval hereby granted
8. The matters addressed herein, as well as additional matters that are appropriate to consider at later stages of review, may be reflected in additional and/or more detailed stipulations, conditions and requirements to be formulated and applied at later stages of review of this project under local procedures.
9. In the event that the import of any of the stipulations contained herein appears uncertain, interpretation thereof should be by reference to the staff report presented to the Planning Commission and Board of County Commissioners in connection with their consideration of this development proposal, and by reference to the record of the hearings before these bodies.
10. In the event ownership of any portion of the property embraced by this project, or any of the development rights acquired by virtue of this or subsequent approvals, is transferred to any party other than the applicant, the applicant or other transferor of such property or rights shall notify the Board of County Commissioners thereof and shall, in writing, identify the party or parties who will then be responsible to fulfill the obligations and meet the conditions established by these stipulations and by any subsequently established stipulations.
11. Nothing herein shall be construed as authorizing any use of the property other than as described in the Conceptual Development Plan hereby approved, nor shall anything herein be construed as denying the property owner or developer any rights to the continuation of existing uses that may be provided by the Land Development Code or other applicable law

- 12 The terms "fair share" and "pro-rata share" as used herein refer to a contribution or participation by the developer, whose purpose is to address an impact generated by new development upon the public domain or upon services or facilities provided by the County, in an amount or of a value that reflects as nearly as is practicable, the impact of this development as a proportion of the total of impacts upon the same services, facilities, or element of the Public domain, that are expected to be generated by all developments in the impact area that have received approval or that are specifically anticipated on the basis of submitted development requests.
- 13 Where these stipulations require, expressly or by implication, an exercise of discretion or judgment, but do not specify the nature or parameters thereof, or where some determination must be made or approval granted or condition satisfied, the necessary decision or judgment shall be made by the County, but in doing so the County shall act reasonably and in good faith and, where appropriate, in accordance with accepted practice.
- 14 In the event the County or other government entity with jurisdiction in the matter establishes impact fees or similar charges that are designed to pay the cost of any of the types of facilities, services, or impacts upon the public domain that the developer by virtue of these stipulations has an affirmative obligation to address, and such fees are payable with respect to portions of the development thereafter completed or finally approved, appropriate reductions in developer's obligations as set forth herein shall be considered and should be reflected in stipulations made a part of subsequent approvals.
- 15 The developer any successors in interest shall submit annual DRI reports in accordance with Section 380.06(16), Florida Statutes, to Manatee County, and the TBRPC, the State Land Planning Agency and other agencies, as may be appropriate, on the second anniversary of the effective date of this Order and each year thereafter until such time as all terms and conditions of this Order are satisfied. Six copies of this report shall be submitted to the Director of the Manatee County Planning, Permitting and Inspections Department who shall review the report for compliance with the terms and conditions of this Order. Should the director decide that further orders and conditions are necessary to ensure compliance with the terms and conditions of this Order, he shall submit the report to the Manatee County Board of County Commissioners. The Developer shall be notified of any Board of County Commissioners hearing wherein such report is to be reviewed; provided, however, that receipt and review of any such report by the Board of County Commissioners shall not be considered as a substitute, waiver or change of conditions as to any terms or conditions of this Order. The annual report shall contain
- a. The information required by the State Land Planning Agency to be included in the annual report, which information is described in the Rules and Regulations promulgated by that Agency, pursuant to Section 380.06(16), Florida Statutes.
 - b. Changes in the plan of development or phasing for the reporting year and for the next year, together with a description of all development activities proposed to be conducted pursuant to this Order for the year immediately following the annual report.
 - c. A summary comparison of development activity proposed and actually conducted for the reporting year.

- d. A summary providing the actual daily water and sanitary sewer requirements, in terms of gallons per day, for the reporting year and a projection of the expected daily water and sewer flow requirement for each of the five (5) succeeding years.
 - e. Undeveloped tracts of land that have been sold to a separate entity or developer and the identify of that purchaser, together with a statement listing the names and addresses of any heir, assignee or successor in interest to this Order.
 - f. Identification and intended use of lands purchased, leased or optioned by the Developer adjacent to the DRI site since the Order was issued.
 - g. An assessment of the Developer's and local government's compliance with conditions of approval contained in the Order.
 - h. Any requests for a substantial deviation determination that were filed in the reporting year and to be filed during the next year.
 - i. A statement that all persons have been sent copies of the annual report in conformance with Subsections 380.06(14) and (16), Florida Statutes, and
 - j. A copy of any notice of the adoption of a development order or the subsequent modification of an adopted development order that was recorded by the Developer, pursuant to Subsection 380.06(14)(d), Florida Statutes
 - k. Failure to file an annual report as provided within shall suspend any further development
16. All references made in Resolution R-93-25 to a conceptual development plan shall hereinafter refer to revised Map H, as amended herein
17. Any parcel for which preliminary site plans are submitted after September 16, 2004 or a Final Site Plan is submitted after September 16, 2005 shall comply with the requirements of the 1990 Land Development Code, as amended. This provision shall not apply if the property in which this site plan is part of was included as part of a Final Plat approval which was not required to comply with the policies of the Comprehensive Plan and the 1990 Land Development Code, as amended

Section 5. LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR REVISED CREEKWOOD

PARCEL A

THE EAST ½ OF SECTION 11, TOWNSHIP 35 S., RANGE 18 E., LESS THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 915, PAGE 966, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA
ALSO.

THAT PART OF SECTION 12, TOWNSHIP 35 S., RANGE 18 E., LYING WEST OF STATE ROAD NO. 93 (INTERSTATE 75).

ALSO:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 35 S., RANGE 18 E., LYING WEST OF STATE ROAD NO. 93 (INTERSTATE 75), AND LYING NORTH OF STATE ROAD NO. 70.

ALSO:

THAT PART OF SECTION 13, TOWNSHIP 35 S., RANGE 18 E., LYING WEST OF STATE ROAD NO. 93 (INTERSTATE 75), AND NORTH OF STATE ROAD NO. 70.

ALL OF THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCE AT A LITERWOOD POST FOUND MARKING THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 35 S., RANGE 18 E., SAME BEING THE SOUTHWEST CORNER OF THE EAST 1/2 OF SECTION 11, TOWNSHIP 35 S., RANGE 18 E., FOR A POINT OF BEGINNING; THENCE S 00° 43' 18" E, ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF SECTION 14, A DISTANCE OF 193.63 FT. TO THE NORTHEAST CORNER OF "CAMPBELL COMMERCIAL SUBDIVISION" AS RECORDED IN PLAT BOOK 23, PAGES 141 AND 142, AFORESAID PUBLIC RECORDS; THENCE CONTINUE S 00° 43' 18" E, ALONG THE EAST LINE OF SAID "CAMPBELL COMMERCIAL SUBDIVISION", SAME BEING THE OCCUPIED WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 513.00 FT. TO THE INTERSECTION WITH THE NORTHERLY R/W OF STATE ROAD NO. 70, AS SHOWN ON F. D. O. T. R/W MAP, SECTION 13160-2503; THENCE S 70° 20' 03" E ALONG SAID NORTHERLY R/W, A DISTANCE OF 7.83 FT. TO THE P. C. OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 17120.74 FT.; THENCE RUN SOUTHEASTERLY ALONG SAID NORTHERLY R/W AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01° 08' 15", A DISTANCE OF 339.93 FT. TO THE P. R. C. OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 17256.74 FT.; THENCE RUN SOUTHEASTERLY ALONG SAID NORTHERLY R/W AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01° 08' 15", A DISTANCE OF 342.63 FT. TO THE P. T. OF SAID CURVE; THENCE S 70° 20' 03" E, ALONG SAID NORTHERLY R/W, A DISTANCE OF 35.57 FT. TO THE INTERSECTION WITH THE NORTHERLY INTERCHANGE R/W OF STATE ROAD NO. 93 (INTERSTATE 75), AND SAID STATE ROAD NO. 70, AS SHOWN ON F. D. O. T. R/W MAP, SECTION 13075-2402; THENCE S 80° 04' 21" E, ALONG SAID NORTHERLY INTERCHANGE R/W, 82.16 FT.; THENCE S 70° 20' 03" E, ALONG SAID NORTHERLY INTERCHANGE R/W, 400.14 FT.; THENCE S 73° 01' 06" E, ALONG SAID NORTHERLY INTERCHANGE R/W, 100.26 FT.; THENCE S 70° 20' 03" E, ALONG SAID NORTHERLY INTERCHANGE R/W, 218.97 FT.; THENCE S 78° 46' 36" E, ALONG SAID NORTHERLY INTERCHANGE R/W, A DISTANCE OF 136.27 FT. TO THE INTERSECTION WITH THE NORTHERLY LIMITED ACCESS R/W OF SAID STATE ROAD NO. 93 (INTERSTATE 75); THENCE S 70° 20' 03" E, ALONG SAID NORTHERLY LIMITED ACCESS R/W, 298.34 FT.; THENCE S 72° 37' 29" E, ALONG SAID LIMITED ACCESS R/W, A DISTANCE OF 628.85 FT. TO THE P. C. OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 622.20 FT.; THENCE RUN NORTHEASTERLY ALONG SAID LIMITED ACCESS R/W, AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 52° 23' 42", A DISTANCE OF 568.98 FT. TO THE P. T. OF SAID CURVE; THENCE N 54° 58' 49" E, ALONG SAID LIMITED ACCESS R/W, A DISTANCE OF 351.55 FT. TO THE P. C. OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 724.51 FT.; THENCE RUN NORTHEASTERLY ALONG SAID LIMITED ACCESS R/W, AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 50° 03' 07", A DISTANCE OF 632.91 FT. TO THE P. T. OF SAID CURVE; THENCE N 04° 55' 42" E, ALONG SAID LIMITED ACCESS R/W, 518.38 FT.; THENCE N 00° 55' 22" E, ALONG SAID LIMITED

ACCESS R/W. A DISTANCE OF 4990.44 FT. TO THE P. C. OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 5550.30 FT., THENCE RUN NORTHERLY ALONG SAID LIMITED ACCESS R/W AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°38'59", A DISTANCE OF 450.42 FT. TO THE INTERSECTION WITH THE NORTH LINE OF SECTION 12, TOWNSHIP 35 S., RANGE 18 E.; THENCE N 89°26'05" W, ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 1065.82 FT. TO A CONCRETE MONUMENT FOUND MARKING THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 35 S., RANGE 18 E., SAME BEING THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 35 S., RANGE 18 E.; THENCE N 89°36'09" W, ALONG THE NORTH LINE OF SAID SECTION 11, A DISTANCE OF 1404.27 FT. TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 915, PAGE 966 AFORESAID PUBLIC RECORDS, THENCE S 00°26'58" W, ALONG THE EAST LINE OF SAID CERTAIN PARCEL, A DISTANCE OF 660.16 FT.; TO THE SOUTHEAST CORNER OF SAID CERTAIN PARCEL, THENCE N 89°36'09" W, ALONG THE SOUTH LINE OF SAID CERTAIN PARCEL, A DISTANCE OF 660.00 FT. TO THE SOUTHWEST CORNER OF SAID CERTAIN PARCEL; THENCE N 00°26'58" E, ALONG THE WEST LINE OF SAID CERTAIN PARCEL, A DISTANCE OF 660.16 FT. TO THE INTERSECTION WITH THE NORTH LINE OF SAID SECTION 11, THENCE N 89°36'09" W, ALONG THE NORTH LINE OF SAID SECTION 11, A DISTANCE OF 660.11 FT. TO THE NORTHWEST CORNER OF THE EAST ½ OF SAID SECTION 11; THENCE S 00°45'32" E, ALONG THE WEST LINE OF THE EAST ½ OF SAID SECTION 11, A DISTANCE OF 5292.41 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTIONS 11, 12, 13 AND 14 MANATEE COUNTY, FLORIDA.

CONTAINING 540.56 ACRES MORE OR LESS PARCEL B

COMMENCE AT THE NE CORNER OF SECTION 12, TOWNSHIP 35 SOUTH, RANGE 18 EAST, THENCE S 00°29'51" E, 989.74'; THENCE S 59°28'24" W, 2,681.09' ALONG THE CENTERLINE OF A GAS LINE EASEMENT (DEED BOOK 399, PAGE 117) TO THE EASE LINE OF A FLORIDA POWER & LIGHT COMPANY EASEMENT, THENCE S 00°35'24" E, 2,934.60' ALONG SAID EAST LINE TO THE SOUTH LINE OF SAID SECTION 12; THENCE S 01°03'22" W, 2,179.43' ALONG SAID EAST LINE FOR A P.O.B. THENCE N 74°50'00" E, 107.46' WHICH IS A RADIAL TO A CURVE; THENCE SOUTHEASTERLY ALONG SAID CURVE, WHOSE RADIUS IS 290.00' FOR 184.14'; THENCE S 51°36'00" E, 69.79'; THENCE S 67°20'00" E, 132.97'; THENCE S 77°00'00" E, 119.24'; THENCE N 83°24'00" E, 306.67'; THENCE S 06°36'00" E, 180.17'; THENCE S 19°30'56" W, 359.99' TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 70; THENCE ALONG SAID RIGHT-OF-WAY LINE TO ITS INTERSECTION WITH THE EAST LINE OF SAID FLORIDA POWER & LIGHT COMPANY EASEMENT, THENCE N 01°03'22" E TO THE P.O.B. ALL LYING AND BEING IN MANATEE COUNTY, FLORIDA.

AND THE PARCEL DESCRIBED AS

COMMENCE AT THE NE CORNER OF THE SE 1/4 OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 18 EAST, THENCE S 00°49'49" W, 279.24' ALONG THE EAST LINE OF SAID SECTION 13 FOR A P.O.B. THENCE S 00°49'49" W, 541.43' TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 70; THENCE N 70°29'04" W, 1494.52' ALONG SAID NORTH LINE, THENCE N 33°20'16" W, 81.54'; THENCE N 19°30'56" E, 215.07'; THENCE N 83°50'00" E, 410.80'; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE TO THE LEFT WHOSE RADIUS IS 283.00' FOR 161.16'; THENCE S 44°00'00" E, 121.17'; THENCE S 10°18'36" E, 72.11'; THENCE S 44°00'00" E, 240.00'; THENCE S 54°32'00" E,

88.00'; N 85°10'00" E, 113.23'; THENCE N 34°45'00" E, 120.65'; THENCE S 75°00'00" E, 104.04' TO THE P.O.B. ALL LYING AND BEING IN MANATEE COUNTY, FLORIDA.

PARCEL C

COMMENCE AT A CONCRETE MONUMENT FOUND MARKING THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 35 S., RANGE 18 E., THENCE S 01°00'42" W, ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF SECTION 13, A DISTANCE OF 821.22 FT. TO THE INTERSECTION WITH THE NORTHERLY R/W OF STATE ROAD NO 70, AS SHOWN ON F.D.O.T. R/W MAP, SECTION 13075-2402, THENCE N 70°20'03" W, ALONG SAID NORTHERLY R/W, 1492.94 FT., THENCE N 33°10'32" W, ALONG SAID NORTHERLY R/W, 83.17 FT., THENCE N 70°20'03" W, ALONG SAID NORTHERLY R/W, 70.00 FT., THENCE S 74°16'39" W, ALONG SAID NORTHERLY R/W, A DISTANCE OF 79.73 FT. FOR A POINT OF BEGINNING, THENCE CONTINUE S 74°16'39" W, ALONG SAID NORTHERLY R/W, 7.01 FT.; THENCE N 70°20'03" W, ALONG SAID NORTHERLY R/W, A DISTANCE OF 512.00 FT. TO THE INTERSECTION WITH THE NORTHERLY INTERCHANGE R/W OF STATE ROAD NO 93 (INTERSTATE 75), AND STATE ROAD NO 70; THENCE N 60°14'02" W, ALONG SAID NORTHERLY INTERCHANGE R/W, A DISTANCE OF 217.32 FT. TO THE INTERSECTION WITH THE NORTHERLY LIMITED ACCESS R/W OF SAID STATE ROAD NO 93 (INTERSTATE 75), THENCE N 70°20'03" W, ALONG SAID NORTHERLY LIMITED ACCESS R/W, 400.78 FT., THENCE N 66°31'12" W, ALONG SAID LIMITED ACCESS R/W, A DISTANCE OF 493.00 FT. TO THE P.C. OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 216.00 FT., THENCE RUN NORTHWESTERLY, ALONG SAID LIMITED ACCESS R/W AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°55'49", A DISTANCE OF 184.46 FT. TO THE P.T. OF SAID CURVE, THENCE N 17°35'24" W, ALONG SAID LIMITED ACCESS R/W, A DISTANCE OF 250.16 FT. TO THE P.C. OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1300.23 FT., THENCE RUN NORTHWESTERLY, ALONG SAID LIMITED ACCESS R/W AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°33'05", A DISTANCE OF 352.91 FT. TO THE P.T. OF SAID CURVE; THENCE N 33°08'29" W, ALONG SAID LIMITED ACCESS R/W, A DISTANCE OF 513.14 FT. TO THE P.C. OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1338.39 FT., THENCE RUN NORTHWESTERLY AND NORTHERLY, ALONG SAID LIMITED ACCESS R/W AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°55'25", A DISTANCE OF 769.08 FT. TO THE P.T. OF SAID CURVE; THENCE N 00°13'03" W, ALONG SAID LIMITED ACCESS R/W, A DISTANCE OF 4772.30 FT. TO THE INTERSECTION WITH THE NORTH LINE OF SECTION 12, TOWNSHIP 35 S., RANGE 18 E., THENCE S 89°26'05" E, ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 1251.28 FT. TO A CONCRETE MONUMENT FOUND MARKING THE NORTHWEST CORNER OF THE EAST 1/2 OF SAID SECTION 12, SAME BEING THE INTERSECTION WITH THE WEST LINE OF A 330.0 FT. WIDE FLORIDA POWER & LIGHT CO. EASEMENT, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 612, PAGE 508, AFORESAID PUBLIC RECORDS; THENCE S 00°25'44" E, ALONG SAID WEST LINE, SAME BEING THE WEST LINE OF SAID EAST 1/2 OF SECTION 12, A DISTANCE OF 2561.96 FT. MORE OR LESS TO THE INTERSECTION WITH THE PHYSICAL CENTERLINE OF A 30.0 FT. WIDE FLORIDA GAS TRANSMISSION COMPANY EASEMENT (FORMERLY KNOWN AS HOUSTON TEXAS GAS & OIL CORPORATION, A DELAWARE CORPORATION) AS DESCRIBED AND RECORDED IN DEED BOOK 399, PAGE 117, AFORESAID PUBLIC RECORDS; THENCE N 59°39'32" E, ALONG SAID PHYSICAL CENTERLINE 63.89 FT., THENCE N 59°36'32" E, ALONG SAID PHYSICAL CENTERLINE, A DISTANCE OF 316.93 FT. TO THE INTERSECTION WITH THE EAST LINE OF SAID 330.0 FT. WIDE FLORIDA POWER & LIGHT COMPANY

EASEMENT, SAME BEING THE WEST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1029, PAGE 3035, AFORESAID PUBLIC RECORDS; THENCE S 00°25'44" E, ALONG SAID EASEMENT LINE AND THE WEST LINE OF SAID CERTAIN PARCEL, A DISTANCE OF 2932.78 FT. TO THE INTERSECTION WITH THE SOUTH LINE OF SAID EAST ½ OF SECTION 12, SAME BEING THE NORTH LINE OF THE EAST ½ OF SAID SECTION 13, THENCE S 01°10'44" W, ALONG SAID EAST EASEMENT LINE AND THE WEST LINE OF SAID CERTAIN PARCEL, A DISTANCE OF 2180.91 FT.; THENCE RUN ALONG THE SOUTHERLY LINE OF SAID CERTAIN PARCEL IN OFFICIAL RECORDS BOOK 1029, PAGE 3035, THE FOLLOWING COURSES AND DISTANCES: N 74°57'17" E, A DISTANCE OF 109.85 FT. TO A POINT ON A CURVE WHOSE RADIUS POINT LIES N 74°57'17" E, 290.00 FT.; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°25'25", A DISTANCE OF 184.36 FT. TO THE P.T. OF SAID CURVE; THENCE S 51°28'08" E, 69.79 FT.; THENCE S 67°12'08" E, 132.97 FT.; THENCE S 76°52'08" E, 119.24 FT.; THENCE N 83°31'52" E, 306.67 FT.; THENCE S 06°28'08" E, 180.22 FT.; THENCE S 19°39'57" W, 360.60 FT. TO THE POINT OF BEGINNING

CONTAINING 265.86 ACRES MORE OR LESS.

Section 6. EFFECTIVE DATE This ordinance shall take effect 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 the ~~16th~~ 15th day of December, ~~1997~~ 1998.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY _____
Chairman

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

EXHIBITS A AND B

ARE NOT ATTACHED BUT ARE ON FILE AT THE CLERK'S OFFICE AS ATTACHMENTS TO THE PREVIOUSLY APPROVED Z-84-76(R). APPROVED ON APRIL 22, 1993

Z-84-76(R3) Creekwood
Submitted by staff 12/15/98

CREEKWOOD NOPC

SUMMARY OF CHANGES

BUILDING AREA CHANGE

- + 69,500 Square Feet Commercial
- - 44,000 Square Feet Office
- - 500 residential units

CHANGES IN PERMITTED USES

ADD	DELETE
■ Building Material Est.	■ Light Printing Est.
■ Motor Vehicle Repair Est.	■ Mini-warehouses
■ Business Service Est.	■ Drinking estab. (as defined by LDC)
■ Dry Cleaners	

SETBACKS FROM CREEKWOOD BLVD

CURRENT	PROPOSED
■ Parcel G - 100'	■ Parcel G - 30' (Code)
■ Parcel C - 30' (Code)	■ Parcel C - 100' 200' for buildings over 25' high 400' for Building Material Est. 750' for loudspeakers 800' for Motor Vehicle Repair

SIGNS ALONG CREEKWOOD BLVD

CURRENT	PROPOSED
■ 10' pole signs	■ 6' ground signs limited to 2 locations

LIGHTING ADJACENT TO CREEKWOOD BLVD

CURRENT	PROPOSED
■ No conditions	■ No external lights are permitted within 100' of Creekwood Blvd.
	■ All exterior lights shall be "box lighting" and directed towards the ground.
	■ Exterior lights are limited in height: 40' front and 30' rear
	■ Exterior lights are limited to 1.5 lumens
	■ Street lights shall be installed along Creekwood Blvd from SR 70 to the north end of Parcel G

TRUCK LOADING FOR PARCEL C

CURRENT	PROPOSED
<ul style="list-style-type: none">• No conditions	<ul style="list-style-type: none">• No delivery vehicle access north of 52nd Avenue East between 10PM and 7AM.• Restricted overnight parking

BUILDING APPEARANCE FOR PARCEL C

CURRENT	PROPOSED
<ul style="list-style-type: none">• No conditions	<ul style="list-style-type: none">• Break up mass through building design, materials, and landscaping

HEIGHT RESTRICTION FOR PARCEL G AND C

CURRENT	PROPOSED
<ul style="list-style-type: none">• Commercial - 40'	<ul style="list-style-type: none">• Commercial 40' maximum 25' within 200' of Creekwood Blvd
<ul style="list-style-type: none">• Office/Hotels - to be determined w/PSP	<ul style="list-style-type: none">• Office - 35' except in Parcels G, C-6, and C-7 which be up to 40' in height• Hotel - 45'

BUFFER ALONG CREEKWOOD BLVD

CURRENT	PROPOSED
<ul style="list-style-type: none">• 20' wide along Creekwood Blvd	<ul style="list-style-type: none">• 200' wide buffer north of Parcel G• 50' wide buffer along eastern boundary of Parcels C & G adjacent to I-75 and exit ramp• Preserve native vegetation between Creekwood Blvd and FP&L easement except where may be needed by the potential expansion of Creekwood Blvd

BUFFER ALONG CREEKWOOD BLVD cont'd

CURRENT	PROPOSED
<ul style="list-style-type: none">• 20' wide along Creekwood Blvd	<ul style="list-style-type: none">• Landscaped 3' high berm with 4 - 6' high hedge along east side of Creekwood Blvd from FP&L easement to north end of Parcel G• Continue existing fence and landscaping on west side of Creekwood Blvd south to 73rd Street east

SPECIFIC NEGATIVE ASPECTS FOR PARCELS C & G

- Increase commercial area by 69,500 square feet
- Additional uses with greater impacts
- Increased commercial exposure along I-75

SPECIFIC POSITIVE ASPECTS FOR PARCELS C AND G

- Better land use transition
 - Decreased commercial exposure along Creekwood Blvd
 - More restrictive height limitations
 - Enhanced buffering
 - Lighting standards
 - Sign limitations
 - Truck loading restrictions
 - Building design criteria
-

CHUCK COX
7822 49TH AVE E.

12/15/98

RE CREEKWOOD DEVELOPMENT

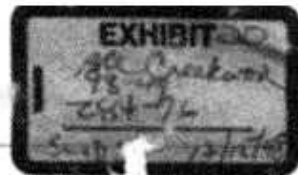
DUE TO THE TIME BEING PUSHED BACK
I AM UNABLE TO STAY; HOWEVER WISH
TO BE ENTERED INTO THE MINUTES
AS A BOARD MEMBER OF THE
LAKESIDE II HOMEOWNERS ASSOC. @
CREEKWOOD.

MY WIFE & I MOVED FROM
MIAMI TO THE CREEKWOOD DEVELOPMENT
BASED UPON THE SUBDIVISION BEING
"FAMILY ORIENTED" THE CHANGES
THAT WE, "THE HOMEOWNERS" HAVE
PROPOSED ARE VITAL TO THE
CONTINUED FAMILY LIFE STYLES WHICH
ALL OF US ORIGINALLY WERE PROMISED
WHEN THE DECISION TO BUY INTO
THIS DEVELOPMENT OCCURRED!

PLEASE TAKE INTO CONSIDERATION
ALL THE FAMILIES WHICH PAY TAXES
AND WORK IN THIS COMMUNITY
WHO WANT OUR NEIGHBORHOOD
TO BE RESIDENTIAL NOT
"COMMERCIAL" THANKS FOR YOUR TIME



Z-84-76(R3) Creekwood
 Submitted by staff 12/15/98



CREEKWOOD NOPC

SUMMARY OF CHANGES

BUILDING AREA CHANGE

- ▶ + 69,500 Square Feet Commercial
- ▶ - 44,000 Square Feet Office
- ▶ - 500 residential units

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▪ Motor Vehicle Repair Est.	▪ Mini-warehouses
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• No conditions	<ul style="list-style-type: none"> ▪ No external lights are permitted within 100' of Creekwood Blvd. ▪ All exterior lights shall be "box lighting" and directed towards the ground. ▪ Exterior lights are limited in height 40' front and 30' rear ▪ Exterior lights are limited to 1.5 lumens ▪ Street lights shall be installed along Creekwood Blvd from SR 70 to the north end of Parcel G

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BUILDING APPEARANCE FOR PARCEL C

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CURRENT	PROPOSED
<ul style="list-style-type: none">• Commercial - 40'	<ul style="list-style-type: none">• Commercial 40' maximum 25' within 200' of Creekwood Blvd
<ul style="list-style-type: none">• Office/Hotels - to be determined w/PSP	<ul style="list-style-type: none">• Office - 35' except in Parcels G, C-6, and C-7 which be up to 40' in height• Hotel - 45'

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<ul style="list-style-type: none">• 20' wide along Creekwood Blvd	<ul style="list-style-type: none">• 200' wide buffer north of Parcel G• 50' wide buffer along eastern boundary of Parcels C & G adjacent to I-75 and exit ramp• Preserve native vegetation between Creekwood Blvd and FP&L easement except where may be needed by the potential expansion of Creekwood Blvd

BUFFER ALONG CREEKWOOD BLVD cont'd

CURRENT	PROPOSED
<ul style="list-style-type: none">• 20' wide along Creekwood Blvd	<ul style="list-style-type: none">• Landscaped 3' high berm with 4 - 6' high hedge along east side of Creekwood Blvd from FP&L easement to north end of Parcel G• Continue existing fence and landscaping on west side of Creekwood Blvd south to 73rd Street east

SPECIFIC NEGATIVE ASPECTS FOR PARCELS C & G

- Increase commercial area by 69,500 square feet
- Additional uses with greater impacts
- Increased commercial exposure along I-75

SPECIFIC POSITIVE ASPECTS FOR PARCELS C AND G

- Better land use transition
- Decreased commercial exposure along Creekwood Blvd
- More restrictive height limitations
- Enhanced buffering
- Lighting standards
- Sign limitations
- Truck loading restrictions
- Building design criteria



MATCH LINE A-A

PLANT SCHEDULE

NO.	SYMBOL	PLANT NAME	SIZE	QUANTITY
1	(Symbol)	Red Maple	12"	10
2	(Symbol)	White Birch	12"	15
3	(Symbol)	Japanese Maple	12"	5
4	(Symbol)	Boxwood	12"	20
5	(Symbol)	Hydrangea	12"	10
6	(Symbol)	Flowering Quince	12"	5
7	(Symbol)	Spirea	12"	10
8	(Symbol)	Yucca	12"	5
9	(Symbol)	Hosta	12"	10
10	(Symbol)	Daylily	12"	15
11	(Symbol)	Impatiens	12"	10
12	(Symbol)	Geranium	12"	10
13	(Symbol)	Verbena	12"	10
14	(Symbol)	Salvia	12"	10
15	(Symbol)	Ornamental Grass	12"	10

REPLACEMENT PLANT SCHEDULE

NO.	SYMBOL	PLANT NAME	SIZE	QUANTITY
1	(Symbol)	Red Maple	12"	10
2	(Symbol)	White Birch	12"	15
3	(Symbol)	Japanese Maple	12"	5
4	(Symbol)	Boxwood	12"	20
5	(Symbol)	Hydrangea	12"	10
6	(Symbol)	Flowering Quince	12"	5
7	(Symbol)	Spirea	12"	10
8	(Symbol)	Yucca	12"	5
9	(Symbol)	Hosta	12"	10
10	(Symbol)	Daylily	12"	15
11	(Symbol)	Impatiens	12"	10
12	(Symbol)	Geranium	12"	10
13	(Symbol)	Verbena	12"	10
14	(Symbol)	Salvia	12"	10
15	(Symbol)	Ornamental Grass	12"	10

Landscape Notes

1. ALL PLANTINGS TO BE INSTALLED BY THE CONTRACTOR.

2. PLANTINGS TO BE INSTALLED IN ACCORDANCE WITH THE PLANT SCHEDULE.

3. PLANTINGS TO BE INSTALLED IN ACCORDANCE WITH THE REPLACEMENT PLANT SCHEDULE.

4. PLANTINGS TO BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN.

5. PLANTINGS TO BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN.

6. PLANTINGS TO BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN.

7. PLANTINGS TO BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN.

8. PLANTINGS TO BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN.

9. PLANTINGS TO BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN.

10. PLANTINGS TO BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN.

11. PLANTINGS TO BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN.

12. PLANTINGS TO BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN.

13. PLANTINGS TO BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN.

14. PLANTINGS TO BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN.

15. PLANTINGS TO BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN.



HYDRANGEA - DETAIL



JAPANESE MAPLE - DETAIL

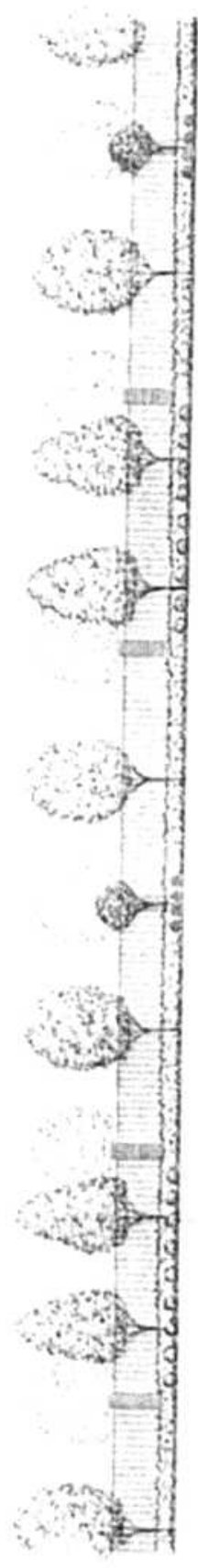


WHITE BIRCH - DETAIL

SNS

LAND USE DESIGN
CREEKWOOD COMMERCIAL PARCELS

Site: *Site No. 14*
Project: *Commercial Development*
Prepared by: *John D. Morgan, Inc.*



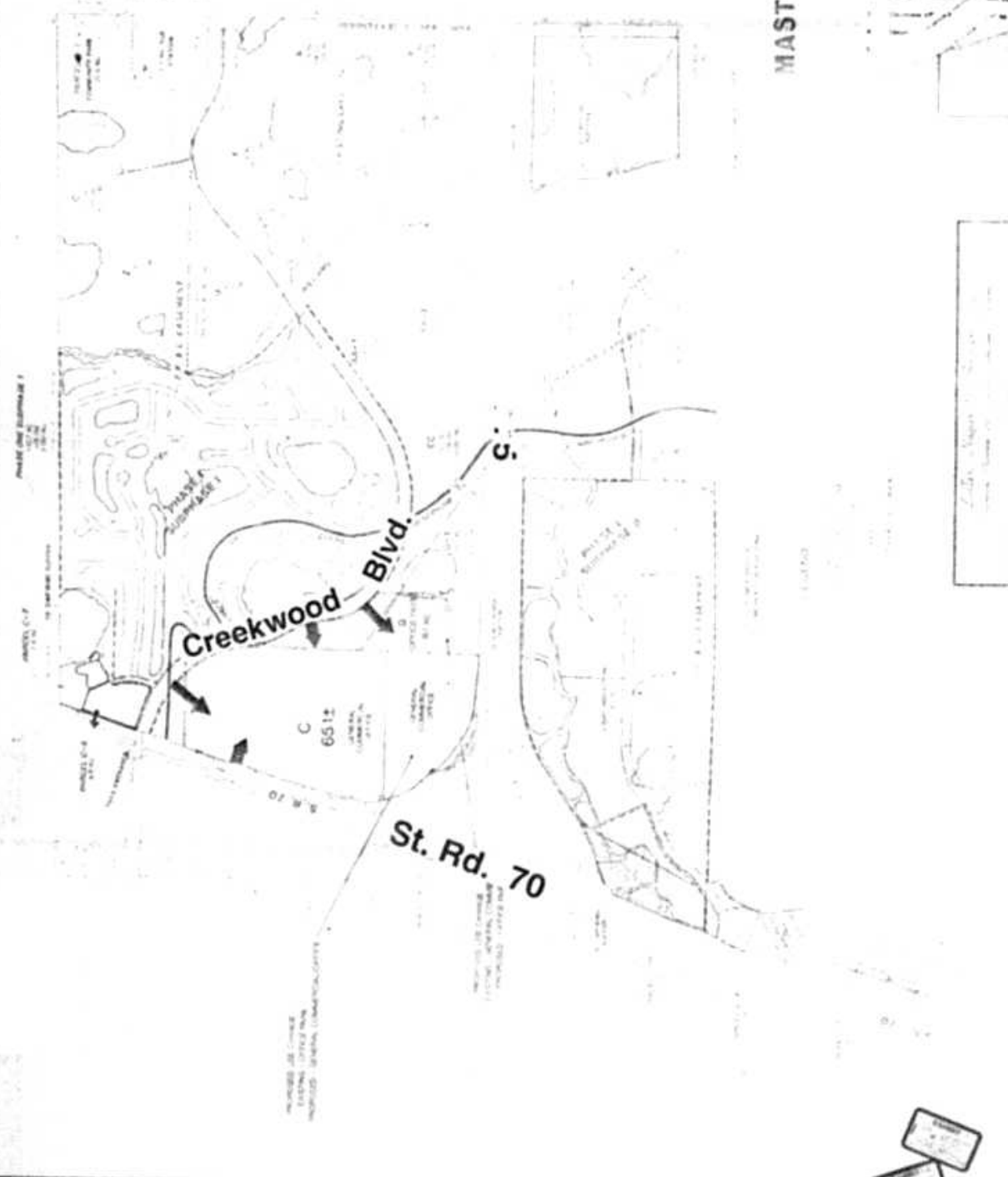
Creekwood Boulevard Buffer
Proposed Year 100



Creekwood Boulevard Buffer
Proposed Year 10

	GENERAL	1951 REVISION	1952 REVISION
LAND USE	ACRES	UNITS	ACRES
1-2 RESIDENTIAL	128.4	718	2117
1-4 RESIDENTIAL	187.7	241	217
1-6 RESIDENTIAL	228.7	743	117
1-8 RESIDENTIAL	152.1	1132	483
COMMERCIAL	51.7	422	67,287
INDUSTRIAL	212.1	2182	2,081,819
UNDEVELOPED	18.8	14	142,000
ROADS	19.7	197	197
OPEN SPACE	17.4	71.2	21.2
TOTAL	1,012.1	3,713	2,911,213
PER ACRE	1.74	5.2	1.4
PER UNIT	0.0007	0.0002	0.0004

REVISED
MASTER DEVELOPMENT PLAN
 F.O. 1



Lot 651±
 1.74 Acres
 Zoning: C
 Proposed: 100,000 sq. ft. building

IF YOU WISH TO ADDRESS THE BOARD DURING A PUBLIC HEARING ON TODAY'S AGENDA, PLEASE COMPLETE THIS FORM. THANK YOU.

Individuals wishing to speak on any Public Hearing matter must indicate so by filling out this card and returning it to the Clerk prior to the beginning of the Public Hearing.

PLEASE PRINT

Name ART LOGUE

Address _____

Representing _____

Public Hearing matter on which you want to speak:

#24 & #25 - CREEKWOOD

Please check one for each #:

1. Are you in favor _____
opposed _____

2. Speaking as an individual?
Yes No

or

Speaking as an official representative of a group.

Name of PRESIDENT -
Group LAKESIDE 2 HOMEOWNERS
ASSOCIATION

3. Do you have a visual presentation or other evidence to be submitted to the Board?


Yes No

4. Do you wish to be notified of any subsequent dispute resolution proceedings?

Yes No

MANATEE COUNTY GOVERNMENT

MEMORANDUM

DATE: December 15, 1998
TO: Carol B. Clarke, Planning Dept. Director
FROM: Maria Prieto, Administrative Agenda Coordinator 
SUBJECT: AGENDA UPDATE FOR 12/15/98 MEETING

AO98-60162

CHANGES to 12/15/98 AGENDA

34. **Wares Creek Legislative Support:** the County Attorney's Office has prepared a supplemental agenda memorandum (ATTACHED)
35. **Children's Services Dedicated Millage** is to be deferred to 1/5/99

/mp

cc: Board Records
Board of County Commissioners
Teddy N. Williams, Jr., County Attorney
James W. Seuffert, FMD Director
Joanne Yahres, Planning Dept.
The Bradenton Herald & The Sarasota Herald-Tribune
Reading File, Counter Copy & Office Copy