

MANATEE COUNTY GOVERNMENT
AGENDA MEMORANDUM

Continued to
3/3/11

SUBJECT	PDR-03-30 (P)(R) Gamble Creek Estates DTS# 20100202	TYPE AGENDA ITEM	Advertised Public Hearing – Presentations scheduled
DATE REQUESTED	02/03/11 BC	DATE SUBMITTED/REVISED	01/25/11
BRIEFINGS? Who?	None	CONSEQUENCES IF DEFERRED	N/A
DEPARTMENT/DIVISION	Planning / Development Services	AUTHORIZED BY TITLE	John Osborne, Planning Director <i>JO</i>
CONTACT PERSON TELEPHONE/EXTENSION	Miles Gentry 748-4501 ext. 6857	PRESENTER/TITLE TELEPHONE/EXTENSION	Miles Gentry / Planning Manager / 748-4501 ext. 6857
ADMINISTRATIVE APPROVAL			

ACTION DESIRED
INDICATE WHETHER 1) REPORT; 2) DISCUSSION; 3) FORM OF MOTION; OR 4) OTHER ACTION REQUIRED

I move to recommend approval of PDR-03-30 (P)(R) per the recommended motion in the staff report attached to this memo.

ENABLING/REGULATING AUTHORITY

Federal/State law(s), administrative ruling(s), Manatee County Comp Plan/Land Development Code, ordinances, resolutions, policy

Manatee County Comprehensive Plan and Manatee County Land Development Code.

BACKGROUND/DISCUSSION

- The applicant seeks to revise or remove most of the stipulations placed on the site plan during approval of the planned development residential zoning district in 2004.
- The most significant revision deals with impact fee credits for thoroughfare right-of-way dedication.
 - The applicant wants a stipulation to award the credits. Staff does not recommend the award through a stipulation.
- Staff recommends approval of the remainder of the applicant's request.
- On December 9, 2010, by a vote of 7 – 0, the Planning Commission recommended approval.
- Donna and Juliet Stuart, adjoining property owners, spoke at the December 9, 2010 Planning Commission public hearing, and pointed out their property on the aerial and asked how this development would affect their property.
 - Staff stated the subdivision has been approved and there will be no changes to that portion of the property. The side yard setbacks have been reduced but not in proximity to the abutting property lines.
- Public Works has determined that a portion of the right of way is needed to bring the road into compliance with County standards and does not add capacity to the County's road network. Accordingly, the County's impact fee coordinator has denied the applicant's request for credits for this portion of the right of way. The CAO has advised that any consideration of this issue by the Board should take place within an appeal of the denial of credits, and not in the land use hearing, in order to comply with the procedures set forth in the LDC.

COUNTY ATTORNEY REVIEW

Check appropriate box	
<input type="checkbox"/>	REVIEWED Written Comments: <input type="checkbox"/> Attached <input type="checkbox"/> Available from Attorney (Attorney's initials: _____)
<input type="checkbox"/>	NOT REVIEWED (No apparent legal issues.)
<input type="checkbox"/>	NOT REVIEWED (Utilizes exact form or procedure previously approved by CAO.)
<input checked="" type="checkbox"/>	OTHER Reviewed issue of impact fee credits in stipulation 1.a.

ATTACHMENTS: (List in order as attached)		INSTRUCTIONS TO BOARD RECORDS:	
Staff report for PDR-03-30(P)(R)		Please forward a copy of the executed document to Bobbi Roy / Planning Department.	
COST:	n/a	SOURCE (ACCT # & NAME):	n/a
COMMENTS:		AMT./FREQ. OF RECURRING COSTS: (ATTACH FISCAL IMPACT STATEMENT)	

B.O.C.C. 02/03/11

PDR-03-30 (P)(R)
Gamble Creek Estates
DTS# 20100202

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving an amended Zoning Ordinance and Preliminary Site Plan, revising stipulations regarding thoroughfare right-of-way dedications, impact fee credits, buffers, landscaping, natural resources, building setbacks, number of lots, lot sizes, lot dimensions, building height, building color, public water and sewer utilities, irrigation water, stormwater management, access, parks, recreation facilities, fire hydrants, contamination by hazardous materials, land clearing, removal of old houses existing prior to platting, lighting, tree protection, native vegetation, and educational facility impact fees, applying to approximately 164 acres in Gamble Creek Estates located north of Golf Course Road and west of Spencer Parrish Road in the PDR/NCO (Planned Development Residential/North Central Overlay) zoning district; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

P.C.: 10/14/10, 11/10/10, 12/09/10

B.O.C.C.: 11/04/10, 12/02/10, 01/06/11, 02/03/11

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 conditioned herein, I move to **ADOPT** Manatee County Zoning Ordinance No. PDR-03-30(P)(R); amending and restating Ordinance No. PDR-03-30(Z)(P), particularly the Stipulations for the approval of the Preliminary Site Plan; as recommended by the Planning Commission.

(COMMISSIONER BUSTLE)

PLANNING COMMISSION ACTION:

On October 14, 2010, by a vote of 7 – 0, the Planning Commission continued the public hearing to November 10, 2010.

On November 10, 2010, by a vote of 5 – 0, the Planning Commission continued the public hearing to December 9, 2010.

On December 9, 2010, by a vote of 7 – 0, the Planning Commission recommended approval.

BOARD OF COUNTY COMMISSIONERS ACTION:

On November 4, 2010, by a vote of 5 – 0, the Board of County Commissioners continued the public hearing to December 2, 2010.

On December 2, 2010, by a vote of 7 – 0, the Board of County Commissioners continued the public hearing to January 6, 2011.

On January 6, 2011, by a vote of 7 – 0, the Board of County Commissioners continued the public hearing to February 3, 2011.

PUBLIC COMMENT AND CORRESPONDENCE:

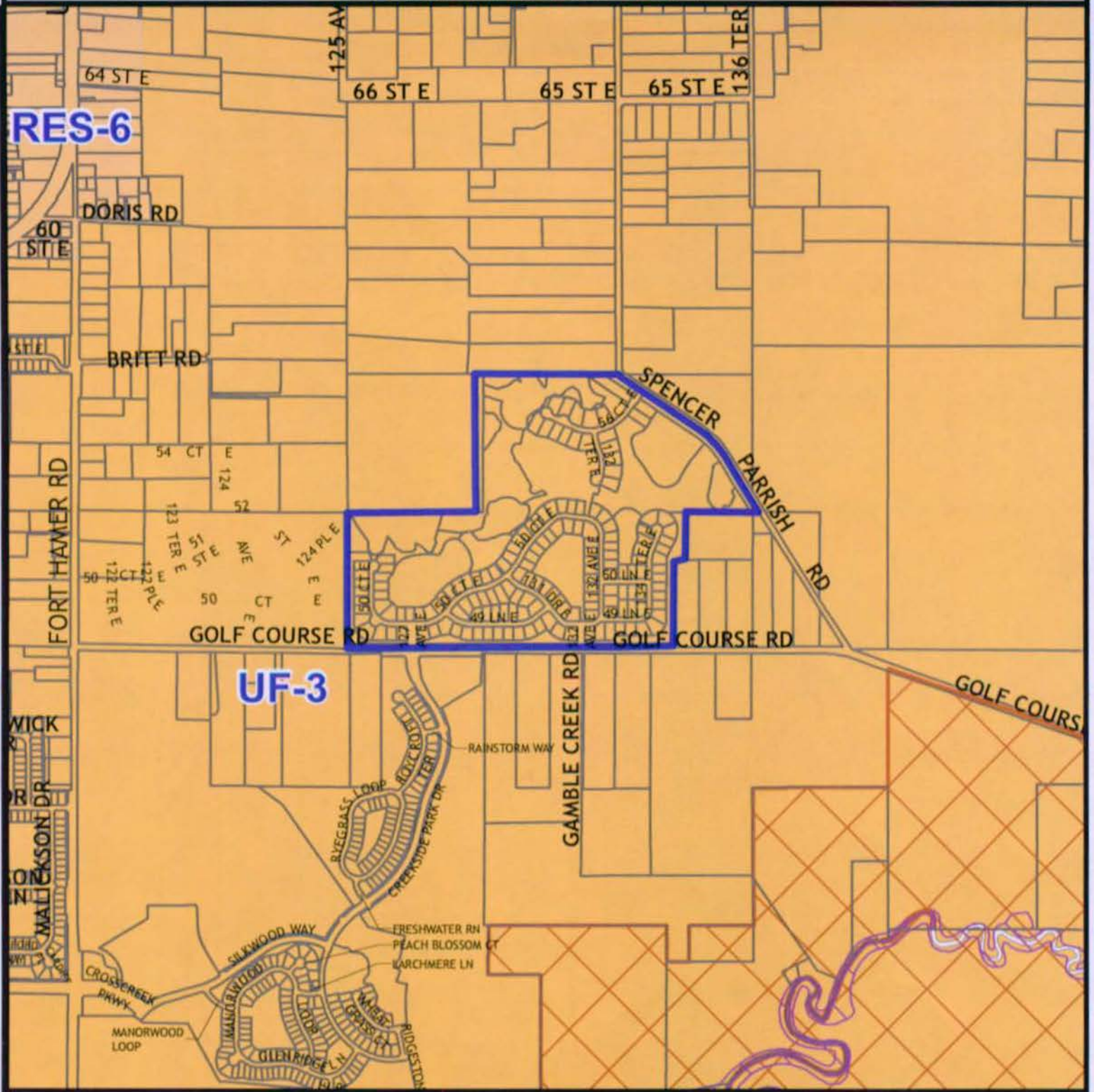
There was no public comment and nothing was entered into the record at the October 14, 2010 and November 10, 2010 Planning Commission and the November 4, 2010, December 2, 2010, and January 6, 2011 Board of County Commissioners public hearings.

Dona and Juliet Stuart, adjoining property owners, spoke at the December 9, 2010 Planning Commission public hearing pointing out their property on the aerial and asked how this development would affect their property.

Staff stated the subdivision has been approved and there will be no changes to that portion of the property. The side yard setbacks have been reduced but not in proximity to the abutting property lines.

A letter was entered into the record by staff at the December 9, 2010 Planning Commission public hearing.

FUTURE LAND USE



Parcel ID #(s) Multiple

Project Name: Gamble Creek Estates
 Project #: PDR-03-30 (P)(R)
 DTS#: 20100202
 Proposed Use: Residential

S/T/R: Sec 33 Twn 33 Rng 19
 Acreage: 163.5
 Existing Zoning: PD-R
 Existing FLU: UF-3
 Overlays: NCO
 Special Areas: NONE

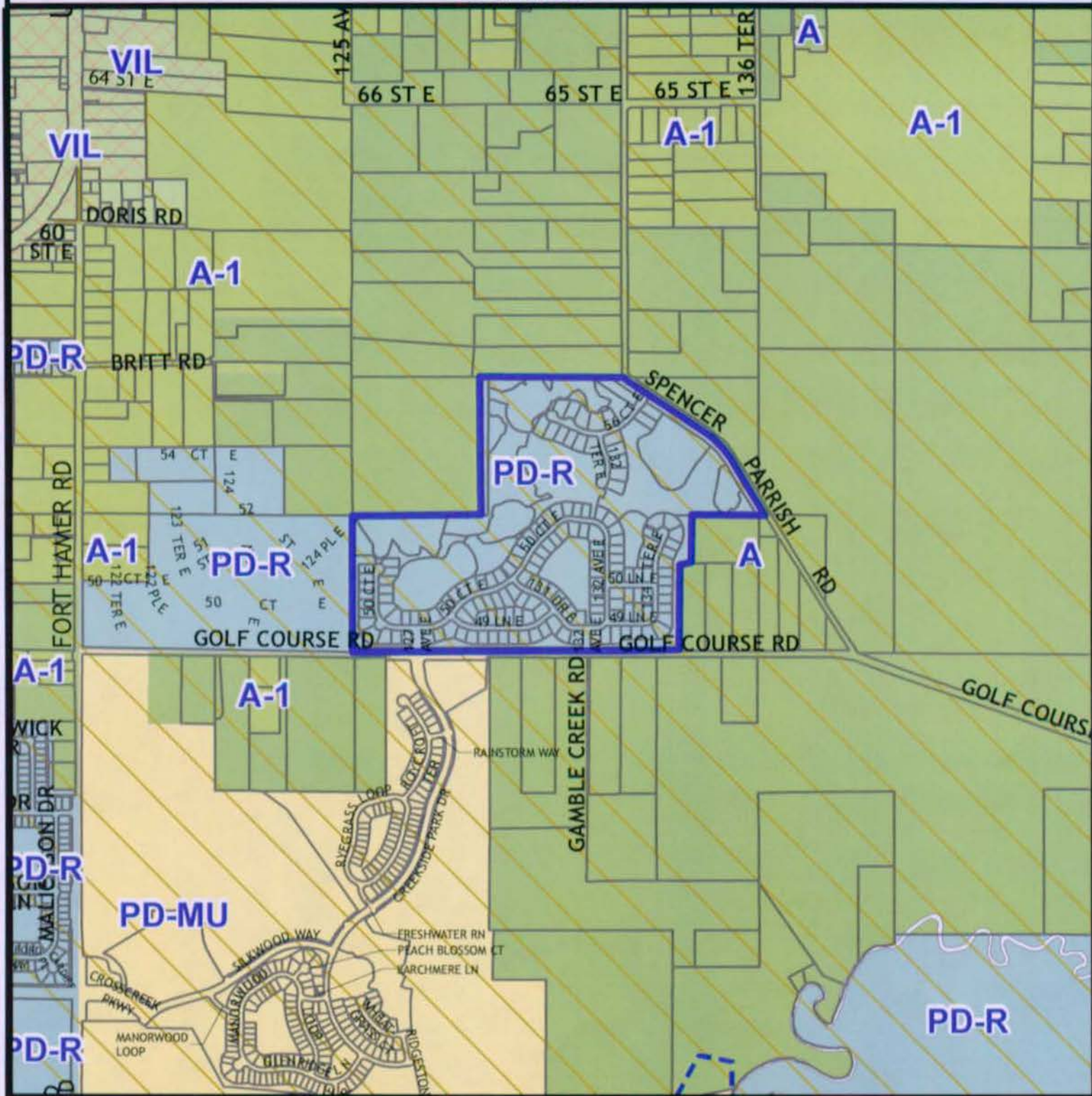
CHH: NONE
 Watershed: NONE
 Drainage Basin: GAMBLE CREEK
 Commissioner: Larry Bustle

Manatee County
 Staff Report Map

Map Prepared 9/9/2010
 1 inch = 1,327 feet

Coastal Evacuation Area

ZONING



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 Special Areas: NONE

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 Watershed: NONE
 Drainage Basin: GAMBLE CREEK
 Commissioner: Larry Bustle

Manatee County
 Staff Report Map

Map Prepared 9/9/2010
 1 inch = 1,327 feet

Overlays

 North Central Overlay

CASE SUMMARY

CASE NO.: PDR-03-30((P)(R)

APPLICANT: Gamble Creek Estates

REQUEST: Revise stipulations regarding thoroughfare right-of-way dedications, impact fee credits, buffers, landscaping, natural resources, building setbacks, number of lots, lot sizes, lot dimensions, building height, building color, public water and sewer utilities, irrigation water, stormwater management, access, parks, recreation facilities, fire hydrants, contamination by hazardous materials, land clearing, removal of old houses existing prior to platting, lighting, tree protection, native vegetation, and educational facility impact fees

STAFF

RECOMMENDS: Approval of stipulations recommended by staff

Public Works has determined that a portion of the right of way is needed to bring the road into compliance with County standards and does not add capacity to the County's road network. Accordingly, the County's impact fee coordinator has denied the applicant's request for credits for this portion of the right of way. The CAO has advised that any consideration of this issue by the Board should take place within an appeal of the denial of credits, and not in the land use hearing, in order to comply with the procedures set forth in the LDC.

Among the many and various changes to the stipulations, staff **does not** recommend approval of the following change requested by the applicant:

- Award of Impact Fee Credits through a stipulation in a zoning ordinance rather than through the procedures provided by the Land Development Code.

The Land Development Code provides the proper and an adequate process for the developer to seek impact fee credits based on the value of the land dedicated for thoroughfare right-of-way. Using that process the developer has submitted an application for Impact Fee Credits. The County's consideration of that application, not a stipulation, should determine the amount of any Impact Fee Credit.

Otherwise, staff and the applicant have worked together to compose the other revisions to the stipulations. The revisions accomplish several goals as follows: clarification, removal of completed items, removal of items already required by the Land Development Code, and removal of items where the approved site plan proves superior to the stipulation. For

example, Stipulation “7” has confusing setbacks even though the preliminary site plan approved by the Board already had a precise chart for setbacks.

LOCATIONAL INFORMATION, AND LAND USE CHARACTERISTICS

- **NORTH:** Vacant land, wetlands, rural single-family residences, barns, and pasture zoned A (General Agricultural).
- **NORTHEAST:** Across Spencer Parrish Road, grove zoned A.
- **EAST:** Plant nursery, pasture, and vacant land zoned A.
- **SOUTHEAST to SOUTH:** Across Golf Course Road, rural single-family residences, barns, and pasture zoned A.
- **SOUTH to SOUTHWEST:** Across Golf Course Road, residential subdivision Crosscreek zoned PD-MU; rural single-family residences, barns, and pasture zoned A.
- **WEST:** Pasture zoned PDR (Planned Development Residential).

The project sits near the Parrish community and in the North Central Overlay District.

History

During 2004 the Planning Commission and the Board of County Commissioners held several public hearings to consider approval of the rezoning and the site plan. Public comments ranged from opposition to support. Discussion at the hearings resulted in significant changes to the site plan and the stipulations. About half of the composition of the stipulations occurred during the hearings, particularly affecting Stipulations 1, 2, 6, 7, 8, 10, 13, 18, 19, 25, 27, 28, 29, and 30.

During the hearings, Stipulation “1.a” started with roadway buffers but eventually incorporated thoroughfare right-of-way dedication. A large buffer next to a large right-of-way dedication would have removed a very large strip of land from the potential development of homesites. So, the resulting stipulation allowed a smaller buffer strip but required landscaping in the large right-of-way to accomplish the same screening as a large buffer. With the introduction of “dedication” to the stipulation, the County anticipated compensation by adding to the stipulation a purchase price for the right-of-way.

The developer built the subdivision community facilities, e.g., utilities, roads, stormwater drains, and common landscaping, dedicated the right-of-way, and recorded a plat to sell the 165 lots ready for construction of houses.

Request

The applicant seeks to revise the stipulations placed on the project in 2004. The following revisions include the applicant's entire request.

Revised Stipulations

in text format showing *deletions* in ~~strikethrough~~ and *additions* in underline.

Not Recommended by Staff

The applicant requests the following deletion (~~strikethrough~~) from and addition (underlined) to "Stipulation 1.a" regarding Impact Fees, but staff **does not** recommend approval of the deletion and addition:

- 1.a. ~~[The roadway buffers along Golf Course Road and Spencer Parrish Road shall be a minimum of 55' (37' wide roadway buffer, if County accepts by dedication additional 18' right-of-way along Golf Course Road).] . The Developer shall grant to the County, through an option to purchase for one dollar (\$1.00) at any time after approval of the Final Plat or through dedication at the time of approval of the Final Plat, at the County's option, an additional 18-foot of right-of-way (to provide for one-half of a future 120-foot ROW) along Golf Course Road. Either the deed or the dedication shall provide that the Developer or its homeowners' association reserves the right of access for maintenance of the landscaping within the additional right-of-way, including the installation and maintenance of irrigation and lighting facilities, until the date the County utilizes said additional right-of-way. The Developer shall be entitled to Road Impact Fee Credits, according to Section 807 of the Manatee County Land Development Code, in the amount of One Hundred Thirty Thousand Dollars (\$130,000.00), as determined by the fair market value of the above additional dedicated right-of-way along Golf Course Road and Spencer Parrish Road, as calculated according to Section 807.7.6.3 of the Land Development Code. The above additional right-of-way dedications provide that the Developer or its homeowners association reserves the right of access for maintenance of the landscaping within the additional right-of-way, including the installation and maintenance of irrigation and lighting facilities until the date when the County uses said additional right-of-way.~~

Recommended by Staff

The applicant and staff agree to the following revisions:

STIPULATIONS

1. The Final Site Plan(s) shall show the following buffers:
 - a. ~~The roadway buffers along Golf Course Road and Spencer Parrish Road shall be a minimum of 55' (37' wide roadway buffer, if County accepts by dedication additional 18' right-of-way along Golf Course Road) to a maximum of 100' in width and planted with canopy trees, understory trees, and a hedge as depicted in the Gamble Creek Estates Buffer Plan submitted and entered into the record at the August 5, 2004~~

~~Board meeting, except that the required hedge shall be planted as close as possible to the lots along these roadways. In areas along Spencer Parrish Road adjacent to stormwater retention ponds or open space, two rows of canopy trees (3" caliper, 12' in height, with a 5' spread) off set 30' on center in each row are required, with no requirement for a hedge. The required landscaping shall consist of native species typically found in the Parrish area (canopy tree and plant species to be approved by the Planning Department) and~~ The roadway buffer along Spencer Parrish Road shall be a minimum of 55' wide, the roadway buffer along Golf Course Road a minimum of 37' wide (where Manatee County has accepted the dedication of an additional 27' right-of-way width on the subdivision plat of Gamble Creek Estates), to a maximum of 100' in width along both roadways and planted with vegetation consistent with that shown and approved on the Final Site Plan (FSP-05-17) for this project. The installed material shall provide 85% opacity to a height of 10 (ten) feet within three years from the date of the first Final Plat. . . .

- b. A 15' greenbelt buffer shall be provided along the west and east property lines, except for wetlands or roadway buffers. Required landscaping shall be planted within a 15' wide strip of this buffer, which is in addition to the 50' proposed access and drainage easement. This buffer shall be planted with two rows of canopy trees (3" caliper, 12' in height, with a 5' spread) off-set 30' on center in each row and a hedge (36" in height at planting and 36" on center) prior to first Final Plat approval. In the event that a Preliminary Site Plan for a residential subdivision has been approved for the property adjacent to the west border of the subject property at the time of Final Site Plan approval, the Applicant shall only be required to plant a single row of canopy trees in said buffer as provided. The required landscaping shall consist of native species typically found in the Parrish area (canopy tree and plant species to be approved by the Planning Department) and shall provide 85% opacity to a height of 10 (ten) feet within three years from the date of the first Final Plat approval.
 - c. The greenbelt and roadway buffers may include a fence at the rear property line of lots within this project.
 - d. The required 5' sidewalk along Golf Course Road shall be constructed in a meandering fashion and located with the northernmost 10' of the right-of-way for Golf Course Road. Additional planting consisting of native species (such as Saw palmetto and Wax myrtles) shall be installed along both sides of this sidewalk. The extent and location of such plantings shall be approved with the Final Site Plan by the Planning and ~~Environmental Management~~ Natural Resources Departments.
2. At the time of Final Site Plan submittal, the Developer shall submit a projected annual growth schedule for the required roadside and greenbelt buffers to be planted which shall assure achievement of the required height and opacity requirements set forth in Stipulation 1. Quarterly reports by a Landscape Architect shall be submitted to the Planning Department to document the growth of the required landscaping in the roadside and greenbelt buffers to be planted, certify that the plantings are growing and being maintained in such a manner that they are likely to meet the requirements of the stipulations, which shall include representative pictures, including panoramic views, of the landscaping taken no more than 500 feet apart. In the event that the growth of the required landscaping is not substantially consistent with the projected annual growth schedule submitted with the Final Site Plan, the County shall meet with the Developer on actions to be taken, which may include the requirement to plant additional landscaping by the Developer as approved by the Planning

Department. The quarterly reports shall be provided until the buffers meet the opacity requirements of the stipulation. Upon the planting of the required buffers, performance security in the amount of \$500 per linear 100 feet of required roadside and greenbelt buffer to be planted (with minimum performance security equivalent to 15% of the total cost of the plantings) shall be provided for the required roadside and greenbelt buffer landscaping. Some or all of the performance security may be claimed and utilized by the County during the life of the security to supplement or replace the required roadside and greenbelt buffer landscaping after providing the Developer thirty (30) days written notice of the necessary plantings to be made pursuant to this stipulation and a verification that the Developer has not caused such plantings to occur. The performance security may only be released after certifications provided by a landscaping architect and approved by the Planning Department that the required opacity as provided in Stipulation 1. has been achieved.

Nothing in this stipulation shall preclude the County from pursuing other remedies in order to achieve compliance with the stipulation as provided for in the Land Development Code or by law.

3. Existing native vegetation located within any required landscape buffer or tree preservation area shall be preserved to the greatest extent possible. There shall be no overhead or underground power lines, swales, or stormwater facilities within any proposed landscape buffer or tree preservation area containing desirable native vegetation with the exception of limited crossings ~~Overhead power lines or detention or retention ponds shall not be located within the landscape buffers, greenbelts, or tree stands designated for preservation.~~

~~4. Existing native vegetation and tree groupings within upland areas of the site along the north property line and Spencer Parrish Road shall be preserved to fulfill greenbelt buffer requirements, not including wetlands.~~

~~5. Existing vegetation within the roadway, greenbelt buffers, and tree and native plant preservation areas shall not be disturbed and shall remain in a natural state (plant communities shall be preserved at all times) and only required landscaping shall be maintained and pruned in a manner that preserves the natural shape and growth characteristics of the species. Also, pruning that lollipops or grossly alters the natural characteristic tree and under story tree canopy form is prohibited.~~

~~6. The maximum number of lots in this project shall be 165 lots. The Final Site Plan(s) shall show perimeter lots along Spencer Parrish Road with a minimum lot size of 16,625 sq. ft. with a minimum width of 102.5'. The Final Site Plan(s) shall show perimeter lots along Golf Course Road with a minimum width of 100' and a minimum lot size of 13,000 sq. ft. All other lots in the project shall have a minimum width of 80'.~~

~~7. Required minimum setbacks for the project:~~

~~Front: 20', with 35' in Phase III***~~

~~Side: 7.5' *, **~~

~~Rear: 15'***~~

~~Waterfront: 30'~~

~~* All perimeter lots on Golf Course Road and Spencer Parrish Road shall have a side setback of 10'.~~

~~** All perimeter lots shall have a 15' building setback from the rear property line. No pool cages, swimming pools, or enclosures shall be allowed within the rear yard setback for lots along Golf Course Road or the side setback nearest the road for perimeter lots on Spencer Parrish Road.~~

~~*** The front yard setback for lots abutting Golf Course or Spencer Parrish Road may be reduced to 15' if side loaded garages are used for houses on these lots.~~

- ~~8. All buildings on perimeter lots along Golf Course Road shall be restricted to one story and a maximum height of 22' and all buildings on perimeter lots along Spencer Parrish Road shall be restricted to a maximum height of 22', as building height is defined in the Land Development Code. Any pool cages or other screened cages shall not exceed the height of the home and shall utilize materials of a dark color such as black or bronze. This condition shall be reflected in the covenants and restrictions for the subdivision.~~
- ~~9. The applicant shall be responsible for bringing County water and sewer to the site. This approval is contingent upon the site being served by public utilities.~~
- ~~10. The developer shall extend a 24" water main from the existing 24"x16" tee at the intersection of Fort Hammer Road to the developments eastern property line.~~
- ~~11. Dry lines for hookup to future reuse lines shall be provided for the entire subdivision, for both common irrigation and single lot irrigation.~~
12. The lowest quality water possible shall be used for irrigation. In-ground irrigation using Manatee County public potable water supply shall be prohibited, including on individual lots.
13. No lots shall be platted into greenbelt buffers, perimeter buffers, roadway buffers, wetlands, wetland buffers or stormwater retention ponds.
14. A non-ingress egress easement shall be recorded adjacent the frontage of all lots along Golf Course Road and Spencer Parrish Road prior to or in conjunction with approval of the Final Subdivision Plat for each phase.
- ~~15. The Focal Point Park AA@ shall include a commercial grade tot lot, benches, five shade trees, and a multi-purpose court.~~
16. The Engineer of Record/Architect must provide documentation to prove that concurrency has been met relative to fire flow.
17. Prior to Final Site Plan approval, the entire site shall be evaluated for potential hazardous material locations (e.g., historical cattle dipping vats, underground/aboveground storage tanks, or buried drums), by a qualified environmental consultant. Should evidence of contamination be discovered, further investigation will be required to determine the level of contamination and appropriate remediation/mitigative measures.
18. Conservation Easements for the areas defined as post-development jurisdictional wetlands/wetland buffers and upland preservation areas shall be dedicated to the County prior to Final Plat approval. Conservation Easements inclusive of areas defined as wetlands, wetland buffers and upland preservation shall be recorded concurrently with the Final Plat. The boundaries of conservation areas shall be marked with signs that indicate a

~~A Conservation Area@. The number and placement of signs shall be approved by the Environmental Management Department with the Final Site Plan approval. The developer shall include in the deed restrictions information concerning the conservation easement, the limitations on use therein, maintenance of the easement area, maintenance of the signs, and the consequences of violations.~~

19. Land clearing shall not commence until a Final Site Plan and Construction Plans have been approved. To prevent erosion, Land clearing, tree removal, or grading shall be limited to the specific phase receiving approval. Tree protection barricades shall be installed in accordance with the approved Final Site Plans ~~Prior to construction, grading, or tree removal from the site, required protective barriers within each area of construction shall be installed to protect all 4" DBH (trunk diameter measured at 4.5 feet from the ground) and greater trees identified for protection, that is, not shown on the Preliminary Site Plan as proposed to be removed, replaced, or relocated.~~

~~Specific tree protective measures shall be reviewed and approved by the Environmental Management Department with the Final Site Plan and Construction Plan submittal. Generally, the dripline (one foot for each inch of d.b.h.) of all trees to be retained on-site shall be protected from construction activity.~~

- ~~20. Unless otherwise approved by Environmental Management Department, native, xeriscape landscape materials shall be utilized in common areas. In addition, the developer shall encourage individual homeowner=s to participate in the Florida Yards and Neighborhood Program by disseminating program information to individual lot owners.~~

21. The Notice to Buyers shall be included in the Declaration of Covenants and Restrictions, and in the sales contract or a separate addendum to the sales contract, and in the Final Site Plan and shall include language informing prospective homeowners of the presence of neighboring agricultural uses, which may possibly include pesticides and herbicides and may have odors and noises associated with such uses.

- ~~22. Trailers and structures on site shall be removed prior to Final Subdivision Plat approval. Prior to Final Site Plan approval the applicant shall make any required payment to Manatee County=s Affordable Housing Trust Fund or provide a clearance letter from the Community Services Department that the homes removed from the site did not qualify as affordable housing.~~

- ~~23. Street lighting for the subdivision shall be limited to a maximum height of 16', with a unified theme. The design and shielding of any on-site lighting within the development shall comply with Section 709.2.2 of the Land Development Code. In addition, any pole and building mounted lights in common areas shall be limited to 16' in height and shall be directed to the interior of the development using horizontal cut-off fixtures, unless decorative street lights are installed.~~

24. Final engineering drainage design shall be approved prior to Final Site Plan approval, including the following:
- a. This project is required to reduce the calculated pre-development flow rate by fifty percent (50%) for all stormwater outfall flow directly or indirectly into Gamble Creek. Modeling shall be used to determine pre and post development flows.
 - b. At time of Construction Plan submittal, the tailwater effect at the Spencer Parrish culvert shall be analyzed.

- c. All culvert crossings shall be designed for the 25-year storm event.
 - d. The drainage model and construction plan shall demonstrate that no adverse impacts will be created to neighboring residents surrounding the site in respect to drainage routing, grading, and site runoff.
25. A top-of-bank to top-of-bank, plus 25' along one side of the top-of-bank, drainage and maintenance access easement shall be provided for all proposed rerouted drainage ditches. Also, provide a drainage and maintenance access easement from top-of-bank to top-of-bank for all existing natural drainage canals and sloughs.
26. Manatee County is only responsible for maintaining the free flow of drainage through these systems. The homeowners association is responsible for erosion control, embankment stabilization, beautification, and any other operations that the homeowner's association desires. This condition shall be reflected in the covenants and restrictions for the subdivision.
27. ~~Tree Preservation Easements for areas outside of building envelopes for Phase 3 within the lots shall be shown on the Final Plat. Trees located within Tree Preservation Easements shall not be removed without obtaining a Tree Removal Permit from the Environmental Management Department. Due to the high quality of the habitat found on this site, the developer shall use reasonable efforts to protect and retain as much of the native understory and trees as possible during individual lot construction.~~
- ~~28. Stemwall construction shall be required within Phase 3 to minimize impacts to existing trees.~~
- ~~29. The Notice To Buyers shall be included in the Declaration of Covenants and Restrictions, and in the sales contract or a separate addendum to the sales contract, and in the Final Site Plan and shall include language informing prospective homeowners in Phase III of the following:~~
- ~~a. Stemwall construction shall be required within Phase 3.~~
 - ~~b. Tree preservation easements on individual lots shall approved by Environmental Management Department prior to Final Site Plan and Construction Plan approval and that no tree or native vegetation within these easements shall be removed and must be protected, except without obtaining approval of a Tree Removal Permit from the Environmental Management Department.~~
 - ~~c. Tree protection measures approved by the Environmental Management Department as shown on the approved Final Site Plan and Construction Plan shall be installed prior to commencement of clearing or grading on individual lots.~~
- ~~30. The Developer shall pay Educational Facility Impact Fees for each dwelling unit prior to obtaining the Building Permit for that dwelling unit. Alternatively, the Developer may comply with any Educational Facility Impact Fee prepayment program which may be approved by the School Board. Payment shall be made at the prevailing Educational Facilities Impact fee rate as of the date of payment.~~

ATTACHMENTS:

Copy of Newspaper Advertising
Letter from Manatee County regarding Credit Authorization CA-08-07(7)
Ordinance PDR-03-30(P)(R)

Copy of Newspaper Advertising

Bradenton Herald

NOTICE OF ZONING AND PDR CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Manatee County will conduct a Public Hearing on **Thursday, November 4, 2010, at 9:00 A.M.** at the Manatee County Government Administrative Center, 1st Floor Chambers, to consider and act upon the following matters:

PDR-09-03(Z)(G) - DAKIN/DAKIN HOMESTEAD PROPERTY (DTS #20070586)

An Ordinance of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 238.12 acres located approximately 1.25 miles east of US 301 North, south of SR 62, and north of CR 675, at 13750, 13850, 13960, 13970, and 14170 CR 675 and 13855 and 14121 SR 62, Parrish from A/NCO (General Agriculture/North Central Overlay) to the PDR/NCO (Planned Development Residential) zoning district retaining the North Central Overlay; approving a General Development Plan for a maximum of 420 single-family detached residential units and a maximum of 68 single-family attached residential units; not to exceed 448 total residential units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDR-09-53(P)(R6) - FOREST CREEK (DTS#20100149)

An Ordinance of Manatee County, Florida, amending Ordinance No. PDR-03-53(P)(R5) and the Preliminary Site Plan for the Forest Creek Subdivision to:

1. Add 141.64 acres;
2. Add 192 single-family detached lots;
3. Revise the total project units from 367 to 493; and
4. Revise the overall project acreage from 135.07 acres to 176.71 acres.

The existing Forest Creek Subdivision (135.07 acres) and the proposed addition (141.64 acres) are within the PDR/NCO (Planned Development Residential/North Central Overlay) zoning district. The site is south of US 301 North and west of Red Rooster Road, in Parrish; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

Z-10-06 - TALLEVAST/PROSPECT IMPROVEMENT COMPANY LLC (DTS#20100151)

An Ordinance of Manatee County, Florida, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 2.2 acres on the north side of Tallevast Road, approximately 306 feet west of the intersection of Tallevast Road and Prospect Road, Bradenton from A-1 (Suburban Agriculture-one dwelling unit per acre) to the NC-M (Neighborhood Commercial-Medium) zoning district; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

Z-10-05 - ROBERT & JANE WAECHTER & CHARLES M. KEELS TALLEVAST/PROSPECT IMPROVEMENT COMPANY LLC (DTS#20100150)

An Ordinance of Manatee County, Florida, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 2.2 acres at the northwest corner of Prospect Road and Tallevast Road, Bradenton from A-1 (Suburban Agriculture-one dwelling unit per acre) to the NC-M (Neighborhood Commercial-Medium) zoning district; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDR-03-30 (P)(R) - GAMBLE CREEK ESTATES (DTS# 20100202)

An Ordinance of Manatee County, Florida, regarding land development, approving an amended Zoning Ordinance and Preliminary Site Plan, revis-

ing stipulations regarding thoroughfare right-of-way dedications, impact fee credits, buffers, landscaping, natural resources, building setbacks, number of lots, lot sizes, lot dimensions, building height, building color, public water and sewer utilities, irrigation water, stormwater management, access, parks, recreation facilities, fire hydrants, contamination by hazardous materials, land clearing, removal of old houses existing prior to platting, lighting, tree protection, native vegetation, and educational facility impact fees, applying to approximately 164 acres in Gamble Creek Estates located north of Golf Course Road and west of Spencer Parrish Road in the PDR (Planned Development Residential) zoning district; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDMU-10-13(Z)(G) - SAWGRASS GATEWAY (DTS# 20100172)

An Ordinance of Manatee County, Florida, regarding land development, amending the official zoning atlas of Manatee County, Ordinance No. 90-01 (the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 933 acres north of Buckeye Road, east of Interstate 75, and extending north to the Hillsborough County line from the A/NCO/NCGO (General Agricultural/North Central Overlay/North County Gateway Overlay) and the PDR/NCO/NCGO (Planned Development Residential/North Central Overlay/North County Gateway Overlay) zoning districts to the PDMU/NCGO (Planned Development Mixed Use/North County Gateway Overlay) zoning districts, retaining the North County Gateway Overlay, not retaining the North Central Overlay; approving a type of General Development Plan, known as a Gateway Overlay Master Plan limited for use exclusively in the North County Gateway Overlay, for a full range of land uses (industrial, transportation, communication, agricultural, earthmoving, commercial, community services, recreational, residential, and residential support) and roads consistent with the needs of Port Manatee and the economic health of Manatee County; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

Z-10-07 - GARY TAYLOR, TRUSTEE TO GARY GORDAN TAYLOR, REVOCABLE LIVING TRUST/TAYLOR REZONE (DTS#20100214)

An Ordinance of Manatee County, Florida, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 5.00 acres on the north side of S.R 70, approximately 1,000 feet west of Lorraine Road, at 14207 S.R. 70 East, Bradenton from A/WP-E/ST (General Agriculture - one dwelling unit per five acres/Watershed Protections-Evers/Special Treatment Overlay Districts) to the GC (General Commercial) zoning district, retaining the WP-E (Watershed Protection-Evers) and ST (Special Treatment) Overlay Districts; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

Interested parties may examine the proposed Ordinance and related documents and may obtain assistance regarding this matter from the Manatee County Planning Department, 1112 Manatee Avenue West, 4th Floor, Bradenton, Florida; telephone number (941) 748-4501 x6878; e-mail to: planning.agenda@mymanatee.org.

According to Florida Statutes, Section 286.0105, any person desiring to appeal any decision made by the Board of County Commissioners with respect to any matter considered at said Public Hearing will need a record of the proceedings, and for such purposes he may need to ensure that a verbatim record of the proceedings is made, which includes the testimony, and evidence upon which the appeal is to be based.

Americans with Disabilities:
The Board of County Commissioners does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions including one's access to and participation in public hearings. Anyone requiring reasonable accommodation for this meeting as provided for in the ADA, should contact Kaycee Ellis at 742-5800; TDD ONLY 742-5802 and wait 60 seconds, or FAX 745-3790.

THIS HEARING MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS.

MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS
Manatee County Planning Department
Manatee County, Florida
10/21/2010



MANATEE COUNTY
FLORIDA

December 8, 2010

Mr. Carlos Beruff
Medallion Homes
2212 - 58th Avenue E.
Bradenton, FL 34203

Re. Credit Authorization CA-08-07(7)

Dear Mr. Beruff,

Medallion Homes has requested that the County resume processing of a request for an Impact fee Credit Authorization originally filed by the previous owner/developer of Gamble Creek Estates. Medallion Homes has shown documents proving that it is Successor-in-Interest and thus entitled to any Impact Fee credits that may be attributable to this development.

The original request for credits included three parcels of land that have been dedicated to the County:

1. North side of Golf Course Road and adjacent to the Gamble Creek Estates development site 27 feet wide by 2,660 feet long for a total of 71,820 square feet.
2. North side of Golf Course Road and adjacent to the Gamble Creek Estates development site 28 feet wide by 550 feet long for a total of 15,400 square feet.
3. Southwest side of Spencer Parrish Road and adjacent to the Gamble Creek Estates development site 17 feet wide by 1,550 feet long for a total of 26,350 square feet.

Section 201 (Definitions) of the Land Development Code, Under Impact Fees provides the following definition:

Site-Related Capital Transportation Facilities mean Capital Transportation Facilities that provide direct and safe access and egress to the development. Direct access improvements include but are not limited to: (a) a minimum of fifty (50) feet of dedicated right-of-way (i.e., in excess of a twenty-five (25) foot half right-of-way for a curb and gutter section or in excess of a forty-two (42) foot half right-of-way for a rural section) and sub-base, base, and pavement required for two (2) lanes constructed to local standards in an urban configuration for any road

Board of County Commissioners

Mailing Address: P. O. Box 1000 Street Address: 1112 Manatee Avenue West, Bradenton, FL 34206-1000
WEB: www.manateecounty.org * PHONE: 941 745 3717 * FAX: 941 745 3790

on the County Road System that traverses or is adjacent to the land on which the development is located, that is required by local regulations; (b) other safety-related capital road improvements, including but not limited to, construction of acceleration, deceleration, turn, and holding lanes, as well as the installation of traffic signals for those facilities; and (c) internal streets. **Credit is not provided for Site-Related Capital Transportation Facilities.**

In reviewing the initial request the following determination is made:

Note -- Monetary calculations are based upon the Entreken Associates, Inc. appraisal submitted with the original application which indicated a square foot value of \$1.14. This appraisal was reviewed by the County's Property Management Department which agreed with the method of valuation.

Approved for Credit:

1. North side of Golf Course Road and adjacent to the Gamble Creek Estates development site 18 feet wide (which represents the portion of the land that exceeds the forty-two (42) foot half right-of-way for a rural section) by 2,660 feet long for a total of 47,880 square feet. This equates to a value of \$54,583.20.
2. North side of Golf Course Road and adjacent to the Gamble Creek Estates development site 19 feet wide (which represents the portion of the land that exceeds the forty-two (42) foot half right-of-way for a rural section) by 550 feet long for a total of 10,450 square feet. This equates to a value of \$11,913.00.

Total approved Credit is \$54,583.20 plus \$11,913.00 = \$65,869.20.

Denied:

1. & 2. North side of Golf Course Road and adjacent to the Gamble Creek Estates development site. The current right of way for Golf Course Road is 66 feet. The half right-of-way of 33 feet combined with the dedication of 9 feet from the previous developer equals the 42 foot half right-of-way required for direct and safe access and egress to the development. Since the County's Public Works Department has determined that this fits the definition of a *Site-Related Capital Transportation Facility* **the first 9 feet of right-of-way dedication for these two properties is not creditable.**
3. Southwest side of Spencer Parrish Road and adjacent to the Gamble Creek Estates development site 17 feet wide by 1,550 feet long for a total of 26,350 square feet. The current right of way for Spencer Parrish Road is 50 feet. The half right-of-way of 25 feet combined with the dedication of 17 feet from the previous developer equals the 42 foot half right-of-way required for direct and safe access and egress to the development. Since the County's Public Works Department has determined that this fits the definition of a *Site-Related Capital Transportation Facility* **the entire 17 feet of right-of-way dedication for this property is not creditable.**

This determination represents the best available information at the time it is issued. The Financial Management Department reserves the right to void or modify this determination at any time if the material information or representations detailed herein are determined to be incorrect. This determination may be appealed as prescribed in Section 808 of the Manatee County Land Development Code.

Sincerely,

A handwritten signature in cursive script, appearing to read "Tom Williams".

Tom Williams
County Impact Fee Administrator,
Manatee County Financial Management Department

**MANATEE COUNTY ORDINANCE
PDR-03-30(P)(R) – GAMBLE CREEK ESTATES DTS#20100202**

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT, APPROVING AN AMENDED ZONING ORDINANCE AND PRELIMINARY SITE PLAN, REVISING STIPULATIONS REGARDING THOROUGHFARE RIGHT-OF-WAY DEDICATIONS, IMPACT FEE CREDITS, BUFFERS, LANDSCAPING, NATURAL RESOURCES, BUILDING SETBACKS, NUMBER OF LOTS, LOT SIZES, LOT DIMENSIONS, BUILDING HEIGHT, BUILDING COLOR, PUBLIC WATER AND SEWER UTILITIES, IRRIGATION WATER, STORMWATER MANAGEMENT, ACCESS, PARKS, RECREATION FACILITIES, FIRE HYDRANTS, CONTAMINATION BY HAZARDOUS MATERIALS, LAND CLEARING, REMOVAL OF OLD HOUSES EXISTING PRIOR TO PLATTING, LIGHTING, TREE PROTECTION, NATIVE VEGETATION, AND EDUCATIONAL FACILITY IMPACT FEES, APPLYING TO APPROXIMATELY 164 ACRES IN GAMBLE CREEK ESTATES LOCATED NORTH OF GOLF COURSE ROAD AND WEST OF SPENCER PARRISH ROAD IN THE PDR/NCO (PLANNED DEVELOPMENT RESIDENTIAL/NORTH CENTRAL OVERLAY) ZONING DISTRICT; SUBJECT TO STIPULATIONS AS CONDITIONS OF APPROVAL; SETTING FORTH FINDINGS; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Gamble Creek Estates (the "Applicant") filed an application for a revised Preliminary Site Plan for approximately 164 acres described in Exhibit "A", attached hereto, (the "Property") to approving an amended Zoning Ordinance, revising stipulations regarding thoroughfare right-of-way dedications, impact fee credits, buffers, landscaping, natural resources, building setbacks, number of lots, lot sizes, lot dimensions, building height, building color, public water and sewer utilities, irrigation water, stormwater management, access, parks, recreation facilities, fire hydrants, contamination by hazardous materials, land clearing, removal of old houses existing prior to platting, lighting, tree protection, native vegetation, and educational facility impact fees, in Gamble Creek Estates located north of Golf Course Road and west of Spencer Parrish Road in the PDR/NCO (Planned Development Residential/North Central Overlay) zoning district; and

WHEREAS, Planning Department staff recommended approval of the revised Preliminary Site Plan; application subject to the stipulations contained in the staff report; and

WHEREAS, the Manatee County Planning Commission, after due public notice, held public hearings on October 14, 2010, November 10, 2010 and December 9, 2010 to consider the amended Zoning Ordinance, received the staff recommendation, and considered the criteria for approval in the Manatee County Comprehensive Plan and the Land Development Code; and

WHEREAS, the Manatee County Planning Commission, as the County's Local Planning Agency, found the amended Zoning Ordinance consistent with the Manatee County Comprehensive Plan, and the Manatee County Land Development Code, recommended approval subject to the stipulations contained in the staff report.

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

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

The Board of County Commissioners, after considering the testimony, evidence, documentation, the recommendation and findings of the Planning Commission, as well as all other matters presented to the Board at the public hearing hereinafter referenced, hereby makes the following findings of fact:

- A. The Board of County Commissioners has received and considered the report of the Manatee County Planning Commission concerning the application for an amended Zoning Ordinance as it relates to the real property described in Exhibit "A" of this Ordinance.
- B. The Board of County Commissioners held duly noticed public hearings on November 4, 2010, December 2, 2010, January 6, 2011, and February 3, 2011 regarding the proposed amended Zoning Ordinance 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 the public hearing.
- C. The proposed revised Zoning Ordinance regarding the property described in Exhibit "A" herein is found to be consistent with the requirements of Manatee County Ordinance No. 89-01, the 2020 Manatee County Comprehensive Plan.

Section 2. PRELIMINARY SITE PLAN. The amended Zoning Ordinance is hereby approved subject to the following Stipulations:

STIPULATIONS

- 1. The Final Site Plan(s) shall show the following buffers:
 - a. The roadway buffer along Spencer Parrish Road shall be a minimum of 55' wide, the roadway buffer along Golf Course Road a minimum of 37' wide (where Manatee County has accepted the dedication of an additional 27' right-of-way width on the subdivision plat of Gamble Creek Estates), to a maximum of 100' in width along both roadways and planted with vegetation consistent with that shown and approved on the Final Site Plan (FSP-05-17) for this project. The installed material shall provide 85% opacity to a height of 10 (ten) feet within three years from the date of the first Final Plat.
 - b. A 15' greenbelt buffer shall be provided along the west and east property lines, except for wetlands or roadway buffers. Required landscaping shall be planted within a 15' wide strip of this buffer, which is in addition to the 50' proposed access and drainage easement. This buffer shall be planted with two rows of canopy trees (3" caliper, 12' in height, with a 5' spread) off-set 30' on center in each row and a hedge (36" in height at planting and 36" on center) prior to first Final Plat approval. In the event that a Preliminary Site Plan for a residential subdivision has been approved for the property adjacent to the west border of the subject property at the time of Final Site Plan approval, the Applicant shall only

be required to plant a single row of canopy trees in said buffer as provided. The required landscaping shall consist of native species typically found in the Parrish area (canopy tree and plant species to be approved by the Planning Department) and shall provide 85% opacity to a height of 10 (ten) feet within three years from the date of the first Final Plat approval.

- c. The greenbelt and roadway buffers may include a fence at the rear property line of lots within this project.
 - d. The required 5' sidewalk along Golf Course Road shall be constructed in a meandering fashion and located with the northernmost 10' of the right-of-way for Golf Course Road. Additional planting consisting of native species (such as Saw palmetto and Wax myrtles) shall be installed along both sides of this sidewalk. The extent and location of such plantings shall be approved with the Final Site Plan by the Planning and Natural Resources Departments.
2. At the time of Final Site Plan submittal, the Developer shall submit a projected annual growth schedule for the required roadside and greenbelt buffers to be planted which shall assure achievement of the required height and opacity requirements set forth in Stipulation 1. Quarterly reports by a Landscape Architect shall be submitted to the Planning Department to document the growth of the required landscaping in the roadside and greenbelt buffers to be planted, certify that the plantings are growing and being maintained in such a manner that they are likely to meet the requirements of the stipulations, which shall include representative pictures, including panoramic views, of the landscaping taken no more than 500 feet apart. In the event that the growth of the required landscaping is not substantially consistent with the projected annual growth schedule submitted with the Final Site Plan, the County shall meet with the Developer on actions to be taken, which may include the requirement to plant additional landscaping by the Developer as approved by the Planning Department. The quarterly reports shall be provided until the buffers meet the opacity requirements of the stipulation. Upon the planting of the required buffers, performance security in the amount of \$500 per linear 100 feet of required roadside and greenbelt buffer to be planted (with minimum performance security equivalent to 15% of the total cost of the plantings) shall be provided for the required roadside and greenbelt buffer landscaping. Some or all of the performance security may be claimed and utilized by the County during the life of the security to supplement or replace the required roadside and greenbelt buffer landscaping after providing the Developer thirty (30) days written notice of the necessary plantings to be made pursuant to this stipulation and a verification that the Developer has not caused such plantings to occur. The performance security may only be released after certifications provided by a landscaping architect and approved by the Planning Department that the required opacity as provided in Stipulation 1. has been achieved.

Nothing in this stipulation shall preclude the County from pursuing other remedies in order to achieve compliance with the stipulation as provided for in the Land Development Code or by law.

3. Existing native vegetation located within any required landscape buffer or tree preservation area shall be preserved to the greatest extent possible. There shall be no

overhead or underground power lines, swales, or stormwater facilities within any proposed landscape buffer or tree preservation area containing desirable native vegetation with the exception of limited crossings

9. The lowest quality water possible shall be used for irrigation. In-ground irrigation using Manatee County public potable water supply shall be prohibited, including on individual lots.
10. No lots shall be platted into greenbelt buffers, perimeter buffers, roadway buffers, wetlands, wetland buffers or stormwater retention ponds.
11. A non-ingress egress easement shall be recorded adjacent the frontage of all lots along Golf Course Road and Spencer Parrish Road prior to or in conjunction with approval of the Final Subdivision Plat for each phase.
12. The Engineer of Record/Architect must provide documentation to prove that concurrency has been met relative to fire flow.
13. Prior to Final Site Plan approval, the entire site shall be evaluated for potential hazardous material locations (e.g., historical cattle dipping vats, underground/aboveground storage tanks, or buried drums), by a qualified environmental consultant. Should evidence of contamination be discovered, further investigation will be required to determine the level of contamination and appropriate remediation/mitigative measures.
14. Conservation Easements for the areas defined as post-development jurisdictional wetlands/wetland buffers and upland preservation areas shall be dedicated to the County prior to Final Plat approval.
15. Land clearing shall not commence until a Final Site Plan and Construction Plans have been approved. To prevent erosion, land clearing, tree removal, or grading shall be limited to the specific phase receiving approval. Tree protection barricades shall be installed in accordance with the approved Final Site
16. The Notice to Buyers shall be included in the Declaration of Covenants and Restrictions, and in the sales contract or a separate addendum to the sales contract, and in the Final Site Plan and shall include language informing prospective homeowners of the presence of neighboring agricultural uses, which may possibly include pesticides and herbicides and may have odors and noises associated with such uses.
17. Final engineering drainage design shall be approved prior to Final Site Plan approval, including the following:
 - a. This project is required to reduce the calculated pre-development flow rate by fifty percent (50%) for all stormwater outfall flow directly or indirectly into Gamble Creek. Modeling shall be used to determine pre and post development flows.
 - b. At time of Construction Plan submittal, the tailwater effect at the Spencer Parrish culvert shall be analyzed.
 - c. All culvert crossings shall be designed for the 25-year storm event.

- d. The drainage model and construction plan shall demonstrate that no adverse impacts will be created to neighboring residents surrounding the site in respect to drainage routing, grading, and site runoff.
18. A top-of-bank to top-of-bank, plus 25' along one side of the top-of-bank, drainage and maintenance access easement shall be provided for all proposed rerouted drainage ditches. Also, provide a drainage and maintenance access easement from top-of-bank to top-of-bank for all existing natural drainage canals and sloughs.
19. Manatee County is only responsible for maintaining the free flow of drainage through these systems. The homeowners association is responsible for erosion control, embankment stabilization, beautification, and any other operations that the homeowner's association desires. This condition shall be reflected in the covenants and restrictions for the subdivision.
20. Due to the high quality of the habitat found on this site, the developer shall use reasonable efforts to protect and retain as much of the native understory and trees as possible during individual lot construction.

Section 3. SEVERABILITY. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, sentence, clause, or other provision shall be deemed severable, and such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

Section 4. CODIFICATION. Pursuant to § 125.68(1), Florida Statutes, this ordinance is not required to be codified. Therefore, the Clerk shall not transmit the ordinance for codification.

Section 5. EFFECTIVE DATE. This ordinance shall take effect immediately upon filing with the Office of the Secretary of State, Florida Department of State.

PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida on the 3rd day of January, 2011.

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

**BY: _____
Carol Whitmore, Chairman**

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

**BY: _____
Deputy Clerk**

EXHIBIT "A"

All of the Lots and Tracts in GAMBLE CREEK ESTATES, according to the Plat thereof as recorded in Plat Book 52, Page(s) 1 through 19, of the Public Records of Manatee County, Florida, less and except Lots 80 and 83 thereof, and

All of the Lots in Gamble Creek Estates PHASE II & III, according in the Plat thereof as recorded in Plat Book 52, Page(s) 94 through 104, of the Public Records of Manatee County, Florida.

BRADENTON HERALD

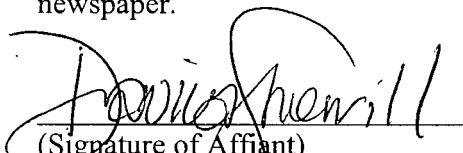
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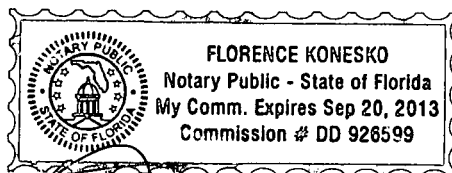
STATE OF FLORIDA
COUNTY OF MANATEE

Before the undersigned authority personally appeared Danica Sherrill, who, on oath, says that she is a Legal Advertising Representative of the Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, **LEGAL NOTICE OF ZONING AND DRI CHANGES** as published in said newspaper in the issue **10/21/2010**.

Affiant further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office in Bradenton, in said Manatee County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.


(Signature of Affiant)

Sworn to and subscribed before me this
21 Day of Oct, 2010




SEAL & Notary Public

Personally Known OR Produced Identification _____
Type of Identification Produced _____

BRADENTON HERALD

CLASSIFIED ADVERTISING

Order:	131994587	Pubs:	1,9	Rate:	LE
Phone:	9417493070	Class:	4995	Charges:	\$ 0.00
Account:	11950	Start Date:	10/21/2010	List Price:	\$ 696.57
Name:	MANATEE,	Stop Date:	10/21/2010	Payments:	\$ 0.00
Firm:	MANATEE CO PLANNING	Insertions:	2	Balance:	\$ 696.57

NOTICE OF ZONING AND DRI CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Manatee County will conduct a Public Hearing on **Thursday, November 4, 2010, at 9:00 A.M.** at the **Manatee County Government Administrative Center, 1st Floor Chambers**, to consider and act upon the following matters:

PDR-08-03(Z)(G) - DAKIN/DAKIN HOMESTEAD PROPERTY (DTS #20070586)

An Ordinance of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 238.12 ± acres located approximately 1.25 miles east of US 301 North, south of SR 62, and north of CR 675, at 13750, 13850, 13960, 13970, and 14170 CR 675 and 13855 and 14121 SR 62, Parrish from A/NCO (General Agriculture/North Central Overlay) to the PDR/NCO (Planned Development Residential) zoning district, retaining the North Central Overlay; approving a General Development Plan for a maximum of 420 single-family detached residential units, and a maximum of 68 single-family attached residential units, not to exceed 448 total residential units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-03-53(P)(R6) - FOREST CREEK (DTS#20100149)

An Ordinance of Manatee County, Florida, amending Ordinance No. PDR-03-53(P)(R5) and the Preliminary Site Plan for the Forest Creek Subdivision to:

1. Add ±41.64 acres,
2. Add 132 single-family detached lots,
3. Revise the total project units from 367 to 493, and
4. Revise the overall project acreage from ±135.07 acres to ±176.71 acres.

The existing Forest Creek Subdivision (+135.07 acres) and the proposed addition (±41.64 acres) are within the PDR/NCO (Planned Development Residential/North Central Overlay) zoning district. The site is south of US 301 North and west of Red Rooster Road, in Parrish; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

Z-10-06 - TALLEVAST/PROSPECT IMPROVEMENT COMPANY LLC (DTS#20100151)

An Ordinance of Manatee County, Florida, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 2.2 acres on the north side of Tallevast Road, approximately 306 feet west of the intersection of Tallevast Road and Prospect Road, Bradenton from A-1 (Suburban Agriculture-one dwelling unit per acre) to the NC-M (Neighborhood Commercial-Medium) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

Z-10-05 - ROBERT & JANE WAECHTER, & CHARLES M. KEELS TALLEVAST/PROSPECT IMPROVEMENT COMPANY LLC

DTS#20100150

An Ordinance of Manatee County, Florida, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 2.2 acres at the northwest corner of Prospect Road and Tallevast Road, Bradenton, from A-1 (Suburban Agriculture-one dwelling unit per acre) to the NC-M (Neighborhood Commercial-Medium) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-03-30 (P)(R) - GAMBLE CREEK ESTATES (DTS# 20100202)

An Ordinance of Manatee County, Florida, regarding land development, approving an amended Zoning Ordinance and Preliminary Site Plan, revising stipulations regarding thoroughfare right-of-way dedications, impact fee credits, buffers, landscaping, natural resources, building setbacks, number of lots, lot sizes, lot dimensions, building height, building color, public water and sewer utilities, irrigation water, stormwater management, access, parks, recreation facilities, fire hydrants, contamination by hazardous materials, land clearing, removal of old houses existing prior to platting, lighting, tree protection, native vegetation, and educational facility impact fees, applying to approximately 164 acres in Gamble Creek Estates located north of Golf Course Road and west of Spencer Parrish Road in the PDR (Planned Development Residential) zoning district; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDMU-10-13(Z)(G) -

SAWGRASS GATEWAY (DTS# 2010072)

An Ordinance of Manatee County, Florida, regarding land development, amending the official zoning atlas of Manatee County, Ordinance No. 90-01 (the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 933 acres north of Buckeye Road, east of Interstate 75, and extending north to the Hillsborough County line from the A/NCO/NCGO (General Agricultural/North Central Overlay/North County Gateway Overlay) and the PDR/NCO/NCGO (Planned Development Residential/North Central Overlay/North County Gateway Overlay) zoning districts to the PDMU/NCGO (Planned Development Mixed Use/North County Gateway Overlay) zoning districts, retaining the North County Gateway Overlay, not retaining the North Central Overlay; approving a type of General Development Plan, known as a Gateway Overlay Master Plan limited for use exclusively in the North County Gateway Overlay, for a full range of land uses (industrial, transportation, communication, agricultural, earthmoving, commercial, community services, recreational, residential, and residential support) and roads consistent with the needs of Port Manatee and the economic health of Manatee County; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

Z-10-07 - GARY TAYLOR, TRUSTEE TO GARY GORDAN TAYLOR REVOCABLE LIVING TRUST/TAYLOR REZONE (DTS#20100214)

An Ordinance of Manatee County, Florida, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 933 acres north of Buckeye Road, east of Interstate 75, and extending north to the Hillsborough County line from the A/NCO/NCGO (General Agricultural/North Central Overlay/North County Gateway Overlay) and the PDR/NCO/NCGO (Planned Development Residential/North Central Overlay/North County Gateway Overlay) zoning districts to the PDMU/NCGO (Planned Development Mixed Use/North County Gateway Overlay) zoning districts, retaining the North County Gateway Overlay, not retaining the North Central Overlay; approving a type of General Development Plan, known as a Gateway Overlay Master Plan limited for use exclusively in the North County Gateway Overlay, for a full range of land uses (industrial, transportation, communication, agricultural, earthmoving, commercial, community services, recreational, residential, and residential support) and roads consistent with the needs of Port Manatee and the economic health of Manatee County; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

porated area; providing for a rezoning of approximately 5.00 acres on the north side of S.R. 70, approximately 1,000 feet west of Lorraine Road, at 14207 S.R. 70 East, Bradenton from A/WP-E/ST (General Agriculture - one dwelling unit per five acres/Watershed Protections-Evers/Special Treatment Overlay Districts) to the GC (General Commercial) zoning district, retaining the WP-E (Watershed Protection-Evers) and ST (Special Treatment) Overlay Districts; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

Interested parties may examine the proposed Ordinance and related documents and may obtain assistance regarding this matter from the Manatee County Planning Department, 1112 Manatee Avenue West, 4th Floor, Bradenton, Florida; telephone number (941) 748-4501 x6878; e-mail to: planning.agenda@mymanatee.org.

According to Florida Statutes, Section 286.0105, any person desiring to appeal any decision made by the Board of County Commissioners with respect to any matter considered at said Public Hearing will need a record of the proceedings, and for such purposes he may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based.

Americans with Disabilities: The Board of County Commissioners does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions including one's access to and participation in public hearings. Anyone requiring reasonable accommodation for this meeting as provided for in the ADA, should contact Kaycee Ellis at 742-5800; TDD ONLY 742-5802 and wait 60 seconds, or FAX 745-3790.

THIS HEARING MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS.

MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS
Manatee County Planning
Department
Manatee County, Florida
10/21/2010

AFFIDAVIT OF PUBLICATION

SARASOTA HERALD-TRIBUNE
PUBLISHED DAILY
SARASOTA, SARASOTA COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF MANATEE

BEFORE THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED SHARI BRICKLEY, WHO ON OATH SAID SHE IS DIRECTOR OF ADVERTISING FOR THE SARASOTA HERALD-TRIBUNE, A DAILY NEWSPAPER PUBLISHED AT SARASOTA, IN SARASOTA COUNTY FLORIDA; AND CIRCULATED IN MANATEE COUNTEE DAILY; THAT THE ATTACHED COPY OF ADVERTISEMENT BEING A NOTICE IN THE MATTER OF:

Legal description documented below:

IN THE COURT WAS PUBLISHED IN THE MANATEE EDITION OF SAID NEWSPAPER IN THE ISSUES OF:

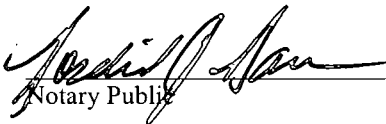
10/21 1x

AFFIANT FURTHER SAYS THAT THE SAID SARASOTA HERALD-TRIBUNE IS A NEWSPAPER PUBLISHED AT SARASOTA, IN SAID SARASOTA COUNTY, FLORIDA, AND THAT THE SAID NEWSPAPER HAS THERETOFORE BEEN CONTINUOUSLY PUBLISHED IN SAID SARASOTA COUNTY, FLORIDA, EACH DAY, AND HAS BEEN ENTERED AS SECOND CLASS MAIL MATTER AT THE POST OFFICE IN BRADENTON, IN SAID MANATEE COUNTY, FLORIDA, FOR A PERIOD OF ONE YEAR NEXT PRECEDING THE FIRST PUBLICATION OF THE ATTACHED COPY OF ADVERTISEMENT; AND AFFIANT FURTHER SAYS THAT SHE HAS NEITHER PAID NOR PROMISED ANY PERSON, FIRM OR CORPORATION ANY DISCOUNT, REBATE, COMMISSION OR REFUND FOR THE PURPOSE OF SECURING THIS ADVERTISEMENT FOR PUBLICATION IN THE SAID NEWSPAPER.

SIGNED _____



SWORN OR AFFIRMED TO, AND SUBSCRIBED BEFORE ME THIS 21 DAY OF Oct., A.D., 20 10
BY SHARI BRICKLEY WHO IS PERSONALLY KNOWN TO ME.


Notary Public



**NOTICE OF ZONING AND DRI CHANGES
IN UNINCORPORATED MANATEE COUNTY**

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Manatee County will conduct a Public Hearing on Thursday, November 4, 2010, at 9:00 A.M. at the Manatee County Government Administrative Center, 1st Floor Chambers, to consider and act upon the following matters:

**PDR-08-03(Z)(G) - DAKIN/DAKIN HOMESTEAD PROPERTY
DTS #20070586**

An Ordinance of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 238.12 ± acres located approximately 1.25 miles east of US 301 North, south of SR 62, and north of CR 675, at 13750, 13850, 13960, 13970, and 1417- CR 675 and 13855 and 14121 SR 62, Parrish from A/NCO (General Agriculture/North Central Overlay) to the PDR/NCO (Planned Development Residential) zoning district, retaining the North Central Overlay; approving a General Development Plan for a maximum of 420 single-family detached residential units, and a maximum of 68 single-family attached residential units, not to exceed 448 total residential units, subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

**PDR-03-53(P)(R6) - FOREST CREEK
DTS#20100149**

An Ordinance of Manatee County, Florida, amending Ordinance No. PDR-03-53(P)(R5) and the Preliminary Site Plan for the Forest Creek Subdivision to:

1. Add ±41.64 acres.
2. Add 132 single-family detached lots.
3. Revise the total project units from 367 to 493, and
4. Revise the overall project acreage from ±135.07 acres to ±176.71 acres.

The existing Forest Creek Subdivision (± 135.07 acres) and the proposed addition (±41.64 acres) are within the PDR/NCO (Planned Development Residential/North Central Overlay) zoning district. The site is south of US 301 North and west of Red Rooster Road, in Parrish; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

**Z-10-06 - TALLEVAST/PROSPECT IMPROVEMENT COMPANY LLC
DTS#20100151**

An Ordinance of Manatee County, Florida, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 2.2 acres on the north side of Tallevast Road, approximately 306 feet west of the intersection of Tallevast Road and Prospect Road, Bradenton from A-1 (Suburban Agriculture-one dwelling unit per acre) to the NC-M (Neighborhood Commercial-Medium) zoning district; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

**Z-10-05 - ROBERT & JANE WAECHTER, & CHARLES M. KEELS
TALLEVAST/PROSPECT IMPROVEMENT COMPANY LLC
DTS#20100150**

An Ordinance of Manatee County, Florida, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 2.2 acres at the northwest corner of Prospect Road and Tallevast Road, Bradenton, from A-1 (Suburban Agriculture-one dwelling unit per acre) to the NC-M (Neighborhood Commercial-Medium) zoning district; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

**PDR-03-30 (P)(R) - GAMBLE CREEK ESTATES
DTS# 20100202**

An Ordinance of Manatee County, Florida, regarding land development, approving an amended Zoning Ordinance and Preliminary Site Plan, revising stipulations regarding thoroughfare right-of-way dedications, impact fee credits, buffers, landscaping, natural resources, building setbacks, number of lots, lot sizes, lot dimensions, building height, building color, public water and sewer utilities, irrigation water, stormwater management, access, parks, recreation facilities, fire hydrants, contamination by hazardous materials, land clearing, removal of old houses existing prior to platting, lighting, tree protection, native vegetation, and educational facility impact fees, applying to approximately 164 acres in Gamble Creek Estates located north of Golf Course Road and west of Spencer Parrish Road in the PDR (Planned Development Residential) zoning district; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

**PDMU-10-13(Z)(G) - SAWGRASS GATEWAY
DTS# 20100172**

An Ordinance of Manatee County, Florida, regarding land development, amending the official zoning atlas of Manatee County, Ordinance No. 90-01 (the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 933 acres north of Buckeye Road, east of Interstate 75, and extending north to the Hillsborough County line from the A/NCO/NCGO (General Agricultural/North Central Overlay/North County Gateway Overlay) and the PDR/NCO/NCGO (Planned Development Residential/North Central Overlay/North County Gateway Overlay) zoning districts to the PDMU/NCGO (Planned Development Mixed Use/North County Gateway Overlay) zoning districts, retaining the North County Gateway Overlay, not retaining the North Central Overlay; approving a type of General Development Plan, known as a Gateway Overlay Master Plan limited for use exclusively in the North County Gateway Overlay, for a full range of land uses (industrial, transportation, communication, agricultural, earthmoving, commercial, community services, recreational, residential, and residential support) and roads consistent with the needs of Port Manatee and the economic health of Manatee County; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

**Z-10-07 - GARY TAYLOR, TRUSTEE TO GARY GORDAN TAYLOR REVOCABLE LIVING TRUST/TAYLOR REZONE
DTS#20100214**

An Ordinance of Manatee County, Florida, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 5.00 acres on the north side of S.R. 70, approximately 1,000 feet west of Lorraine Road, at 14207 S.R. 70 East, Bradenton from A/WP-E/ST (General Agriculture - one dwelling unit per five acres/Watershed Protections-Evers/Special Treatment Overlay Districts) to the GC (General Commercial) zoning district, retaining the WP-E (Watershed Protection-Evers) and ST (Special Treatment) Overlay Districts; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

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THIS HEARING MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS.

MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS
Manatee County Planning Department
Manatee County, Florida

Date of pub: October 21, 2010

**AFFIDAVIT OF POSTING OF PUBLIC NOTICE SIGN, AND
NOTIFICATION BY U.S. MAIL TO CONTIGUOUS PROPERTY OWNERS**

STATE OF FLORIDA

COUNTY OF MANATEE

BEFORE ME, the undersigned authority, personally appeared Connor Chambers, who, after having first been duly sworn and put upon oath, says as follows:

1. That he/she is the agent for owner (~~owner~~ agent for owner, ~~attorney~~ ~~attorney in fact~~ ~~owner~~ ~~etc.~~) of the property identified in the application for **PDR-03-30 (P)(R) – DTS # 20100202 – Gamble Creek Estates** to be heard before the **Manatee County Planning Commission** at a public hearing to be held on 10/14/10 and to be heard before the **Manatee County Board of County Commissioners** at a public hearing to be held on 11/4/10 and as such, is authorized to execute and make this Affidavit and is familiar with the matters set forth herein, and they are true to the best of his/her knowledge, information, and belief.
2. That the Affiant has caused the required public notice sign to be posted pursuant to Manatee County Ordinance No. 90-01, on the property identified in the application, and the sign(s) ^{were} conspicuously posted 4 feet from the front property line on the 3 day of October, 2010.
3. That the Affiant has caused the mailing of the required letter of notification to property owners within 500 feet of the project boundary pursuant to Manatee County Ordinance No. 90-01, as amended, by U.S. Mail, on the 4 day of October, 2010, and attaches hereto, as a part of and incorporated herein, a complete list of the names and addresses of the persons entitled to notice.
4. That Affiant is aware of and understands that failure to adhere to the provisions of Manatee County Ordinance No. 90-01, as it relates to the required public notice, may cause the above identified hearing to be postponed and rescheduled only upon compliance with the public notice requirements.

FURTHER YOUR AFFIANT SAITH NOT.

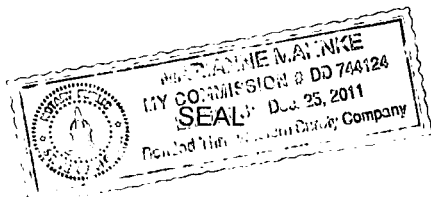
Connor Chambers

Property Owner/Agent Signature

Connor Chambers

Agent for Owner

SIGNED AND SWORN TO before me on 04th October 2010 (date) by Connor Chambers (name of affiant). He/she is personally known to me or has produced Florida License (type of identification) as identification and who did take an oath.



M. Marianne Mahutke

Signature of Person Taking Acknowledgment

Marianne Mahutke

Type Name

Notary / Bank officer

Title or Rank

DD 744124

Serial Number, if any

My Commission Expires:

Dec. 25. 2011

Commission No.:

Parcel Owners With In a 500 Foot Buffer Around a Parcel

OWNER	MAILING ADDR1	MAILING ADDR2	CITYNAME	ST	ZIP	+4	COUNTRY	POSTALCODE	PARID	NO	STREET	STR	DIR	UNIT
1 ARFONS, ERIC	2982 WILDERNESS BLVD E		PARRISH	FL	34219	9269			498200109	13305	GOLF COURSE	RD		
2 BLACK, HUBBERT B JR	12708 50TH CT E		PARRISH	FL	34219	2660			492021809	12708	50TH	CT	E	
3 BODMER, HARLEY I	5111 134TH TERR E		PARRISH	FL	34219				492026909	5111	134TH	TER	E	
4 BRITT, CHARLES MEAD III	PO BOX 185		TERRA CEIA	FL	34250				498710300	12551	GOLF COURSE	RD		
5 BUNDY, OTTO M	PO BOX 70		PARRISH	FL	34219	0070			491900007	13670	GOLF COURSE	RD		
6 BUSBY, SAMUEL DANIEL	5107 134TH TER E		PARRISH	FL	34219				492026959	5107	134TH	TER	E	
7 CROSSCREEK COMMUNITY DEVELOPMENT	2002 N LOIS AVE 507		TAMPA	FL	33607	2393			500232209	4720	CREEKSIDE PARK	DR		
8 CROSSCREEK COMMUNITY DEVELOPMENT	2002 N LOIS AVE 507		TAMPA	FL	33607	2393			500220759		FT HAMER	RD		
9 CROSSCREEK COMMUNITY DEVELOPMENT	2002 N LOIS AVE 507		TAMPA	FL	33607	2393			500231909	4729	ROYCROFT	TER		
10 CROSSCREEK DEVELOPMENT OF PARRISH LLC	607 7TH ST E		BRADENTON	FL	34208	2004			500231959		NO ASSIGNED ADDRESS			
11 CROSSCREEK DEVELOPMENT OF PARRISH LLC	607 7TH ST E		BRADENTON	FL	34208	2004			500222209	4718	ROYCROFT	TER		
12 CROSSCREEK DEVELOPMENT OF PARRISH LLC	607 7TH ST E		BRADENTON	FL	34208	2004			500222259	4722	ROYCROFT	TER		
13 CROSSCREEK DEVELOPMENT OF PARRISH LLC	607 7TH ST E		BRADENTON	FL	34208	2004			500222309	4726	ROYCROFT	TER		
14 FRIDAY, GRIK B	PO BOX 853		PARRISH	FL	34219				492026859	5112	134TH	TER	E	
15 GREBE, PAUL T	1806 NW 22ND TERRACE		GAINESVILLE	FL	32605	3958			499910057	13115	GOLF COURSE	RD		
16 GREGSON, STEPHEN J	PO BOX 871		PARRISH	FL	34219	0871			491806501	5807	SPENCER PARRISH	RD		

Parcel Owners With In a 500 Foot Buffer Around a Parcel

OWNER	MAILING ADDR1	MAILING ADDR2	CITYNAME	ST	ZIP	+4	COUNTRY	POSTALCODE	PARID	NO	STREET	STR	DIR	UNIT
17 GROOVER, JASON	5235 SPENCER PARRISH RD		PARRISH	FL	34219	9613			491910006	5235	SPENCER PARRISH	RD		
18 HUMPHREY, GEORGE W	162 LAS JUNTAS WAY		WALNUT CREEK	CA	94597	2170			492500004	5200	SPENCER PARRISH	RD		
19 KELLY, ALICE	P O BOX 632		ELLENTON	FL	34222				499900009	13015	GOLF COURSE	RD		
20 KRUSE, DANIEL	5827 SPENCER PARRISH RD		PARRISH	FL	34219	9617			491807004	5827	SPENCER PARRISH	RD		
21 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492025559	4904	131ST	DR	E	
22 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492021259	4905	131ST	DR	E	
23 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492024009	4906	131ST	DR	E	
24 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492025609	4908	131ST	DR	E	
25 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492021209	4909	131ST	DR	E	
26 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492023959	4910	131ST	DR	E	
27 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492023909	4916	131ST	DR	E	
28 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492023859	4920	131ST	DR	E	
29 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492023809	4924	131ST	DR	E	
30 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492023209	4927	131ST	DR	E	

Parcel Owners With In a 500 Foot Buffer Around a Parcel

OWNER	MAILING ADDR1	MAILING ADDR2	CITYNAME	ST	ZIP	+4	COUNTRY	POSTALCODE	PARID	NO	STREET	STR	DIR	UNIT
31 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492023759	4928	131ST	DR	E	
32 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492023259	4931	131ST	DR	E	
33 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492023709	4932	131ST	DR	E	
34 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492029059	4915	132ND	AVE	E	
35 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492025759	4918	132ND	AVE	E	
36 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492029109	4919	132ND	AVE	E	
37 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492028259	4923	132ND	AVE	E	
38 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492028309	5003	132ND	AVE	E	
39 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492028359	5007	132ND	AVE	E	
40 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492027359	5010	132ND	AVE	E	
41 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492028409	5011	132ND	AVE	E	
42 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492027409	5014	132ND	AVE	E	
43 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492028459	5015	132ND	AVE	E	

Parcel Owners With In a 500 Foot Buffer Around a Parcel

OWNER	MAILING ADDR1	MAILING ADDR2	CITYNAME	ST	ZIP	+4	COUNTRY	POSTALCODE	PARID	NO	STREET	STR	DIR	UNIT
44 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492027459	5018	132ND	AVE	E	
45 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492028509	5019	132ND	AVE	E	
46 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492027509	5022	132ND	AVE	E	
47 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492027559	5026	132ND	AVE	E	
48 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492029509	5402	132ND	TER	E	
49 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492029459	5406	132ND	TER	E	
50 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492029409	5410	132ND	TER	E	
51 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492029359	5504	132ND	TER	E	
52 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492026359	4906	134TH	TER	E	
53 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492026409	4910	134TH	TER	E	
54 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492026459	4914	134TH	TER	E	
55 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492026509	4918	134TH	TER	E	
56 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492026559	5006	134TH	TER	E	

Parcel Owners With In a 500 Foot Buffer Around a Parcel

OWNER	MAILING ADDR1	MAILING ADDR2	CITYNAME	ST	ZIP	+4	COUNTRY	POSTALCODE	PARID	NO	STREET	STR	DIR	UNIT
57 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492026609	5010	134TH	TER	E	
58 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492027109	5013	134TH	TER	E	
59 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492026659	5014	134TH	TER	E	
60 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492027059	5015	134TH	TER	E	
61 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492026709	5018	134TH	TER	E	
62 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492027009	5019	134TH	TER	E	
63 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492026759	5104	134TH	TER	E	
64 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492026809	5108	134TH	TER	E	
65 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492020709	12805	49TH	LN	E	
66 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492020759	12809	49TH	LN	E	
67 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492022859	12812	49TH	LN	E	
68 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492020809	12813	49TH	LN	E	
69 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492020859	12903	49TH	LN	E	

Parcel Owners With In a 500 Foot Buffer Around a Parcel

OWNER	MAILING ADDR1	MAILING ADDR2	CITYNAME	ST	ZIP	+4	COUNTRY	POSTALCODE	PARID	NO	STREET	STR	DIR	UNIT
70 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492022909	12904	49TH	LN	E	
71 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492020909	12907	49TH	LN	E	
72 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492022959	12908	49TH	LN	E	
73 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492020959	12911	49TH	LN	E	
74 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492023009	12912	49TH	LN	E	
75 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492023059	12916	49TH	LN	E	
76 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492021009	13007	49TH	LN	E	
77 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492021059	13011	49TH	LN	E	
78 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492023109	13012	49TH	LN	E	
79 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492021109	13015	49TH	LN	E	
80 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492025659	13207	49TH	LN	E	
81 MEDALLION HOME AT GAMBLE CREEK LLC	13535 FEATHER SOUND DR 525	BLDG ONE	CLEARWATER	FL	33762	2259			492026109	13210	49TH	LN	E	
82 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492026159	13211	49TH	LN	E	

Parcel Owners With In a 500 Foot Buffer Around a Parcel

OWNER	MAILING ADDR1	MAILING ADDR2	CITYNAME	ST	ZIP	+4	COUNTRY	POSTALCODE	PARID	NO	STREET	STR	DIR	UNIT
83 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492026209	13305	49TH	LN	E	
84 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492026059	13306	49TH	LN	E	
85 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492026259	13309	49TH	LN	E	
86 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492026309	13313	49TH	LN	E	
87 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492022259	12604	50TH	CT	E	
88 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492022309	12607	50TH	CT	E	
89 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492022209	12608	50TH	CT	E	
90 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E E		BRADENTON	FL	34203	5062			492022359	12611	50TH	CT	E	
91 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492022159	12612	50TH	CT	E	
92 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492022409	12615	50TH	CT	E	
93 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492022109	12616	50TH	CT	E	
94 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492022459	12619	50TH	CT	E	
95 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492022059	12620	50TH	CT	E	

Parcel Owners With In a 500 Foot Buffer Around a Parcel

OWNER	MAILING ADDR1	MAILING ADDR2	CITYNAME	ST	ZIP	+4	COUNTRY	POSTALCODE	PARID	NO	STREET	STR	DIR	UNIT
96 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492022509	12623	50TH	CT	E	
97 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492022559	12627	50TH	CT	E	
98 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492022009	12628	50TH	CT	E	
99 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492022609	12631	50TH	CT	E	
100 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492022659	12635	50TH	CT	E	
101 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492022709	12639	50TH	CT	E	
102 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492022759	12643	50TH	CT	E	
103 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492022809	12647	50TH	CT	E	
104 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492021909	12648	50TH	CT	E	
105 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492021859	12706	50TH	CT	E	
106 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492020559	12707	50TH	CT	E	
107 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492020609	12711	50TH	CT	E	
108 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492021759	12712	50TH	CT	E	

Parcel Owners With In a 500 Foot Buffer Around a Parcel

OWNER	MAILING ADDR1	MAILING ADDR2	CITYNAME	ST	ZIP	+4	COUNTRY	POSTALCODE	PARID	NO	STREET	STR	DIR	UNIT
109 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492021709	12802	50TH	CT	E	
110 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492023609	12805	50TH	CT	E	
111 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492021659	12806	50TH	CT	E	
112 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492023559	12809	50TH	CT	E	
113 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492021609	12810	50TH	CT	E	
114 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492021559	12904	50TH	CT	E	
115 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492023509	12907	50TH	CT	E	
116 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492021509	12908	50TH	CT	E	
117 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492023459	12911	50TH	CT	E	
118 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492021459	12912	50TH	CT	E	
119 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492023409	13005	50TH	CT	E	
120 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492021409	13006	50TH	CT	E	
121 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492023359	13009	50TH	CT	E	

Parcel Owners With In a 500 Foot Buffer Around a Parcel

OWNER	MAILING ADDR1	MAILING ADDR2	CITYNAME	ST	ZIP	+4	COUNTRY	POSTALCODE	PARID	NO	STREET	STR	DIR	UNIT
122 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492021359	13014	50TH	CT	E	
123 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492024759	13110	50TH	CT	E	
124 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492021309	13114	50TH	CT	E	
125 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492028209	13118	50TH	CT	E	
126 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492028959	13119	50TH	CT	E	
127 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492028159	13122	50TH	CT	E	
128 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492028909	13123	50TH	CT	E	
129 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492028109	13126	50TH	CT	E	
130 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492028859	13127	50TH	CT	E	
131 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492028059	13130	50TH	CT	E	
132 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492028809	13133	50TH	CT	E	
133 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492028009	13134	50TH	CT	E	
134 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492028759	13137	50TH	CT	E	

Parcel Owners With In a 500 Foot Buffer Around a Parcel

OWNER	MAILING ADDR1	MAILING ADDR2	CITYNAME	ST	ZIP	+4	COUNTRY	POSTALCODE	PARID	NO	STREET	STR	DIR	UNIT
135 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492027959	13138	50TH	CT	E	
136 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492027909	13142	50TH	CT	E	
137 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492028709	13145	50TH	CT	E	
138 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492027859	13146	50TH	CT	E	
139 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492027809	13150	50TH	CT	E	
140 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492027759	13154	50TH	CT	E	
141 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492028659	13155	50TH	CT	E	
142 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492027709	13158	50TH	CT	E	
143 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492028609	13159	50TH	CT	E	
144 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492027659	13164	50TH	CT	E	
145 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492027609	13168	50TH	CT	E	
146 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492027259	13208	50TH	LN	E	
147 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492025859	13209	50TH	LN	E	

Parcel Owners With In a 500 Foot Buffer Around a Parcel

OWNER	MAILING ADDR1	MAILING ADDR2	CITYNAME	ST	ZIP	+4	COUNTRY	POSTALCODE	PARID	NO	STREET	STR	DIR	UNIT
148 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492027209	13306	50TH	LN	E	
149 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492025909	13307	50TH	LN	E	
150 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492027159	13310	50TH	LN	E	
151 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492029809	13107	56TH	CT	E	
152 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492029759	13111	56TH	CT	E	
153 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492029859	13112	56TH	CT	E	
154 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492029709	13115	56TH	CT	E	
155 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492029909	13116	56TH	CT	E	
156 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492029659	13119	56TH	CT	E	
157 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492029959	13120	56TH	CT	E	
158 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492029609	13123	56TH	CT	E	
159 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492030009	13126	56TH	CT	E	
160 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492030059	13206	56TH	CT	E	

Parcel Owners With In a 500 Foot Buffer Around a Parcel

OWNER	MAILING ADDR1	MAILING ADDR2	CITYNAME	ST	ZIP	+4	COUNTRY	POSTALCODE	PARID	NO	STREET	STR	DIR	UNIT
161 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492029259	13303	56TH	CT	E	
162 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492029209	13307	56TH	CT	E	
163 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492029159	13308	56TH	CT	E	
164 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492024609		NO ASSIGNED ADDRESS			
165 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492025709		NO ASSIGNED ADDRESS			
166 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492028559		NO ASSIGNED ADDRESS			
167 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492025809		NO ASSIGNED ADDRESS			
168 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492027309		NO ASSIGNED ADDRESS			
169 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492029009		NO ASSIGNED ADDRESS			
170 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492029559		NO ASSIGNED ADDRESS			
171 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492025959		NO ASSIGNED ADDRESS			
172 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492026009		NO ASSIGNED ADDRESS			
173 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492024409		NO ASSIGNED ADDRESS			

Parcel Owners With In a 500 Foot Buffer Around a Parcel

OWNER	MAILING ADDR1	MAILING ADDR2	CITYNAME	ST	ZIP	+4	COUNTRY	POSTALCODE	PARID	NO	STREET	STR	DIR	UNIT
174 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492025109		NO ASSIGNED ADDRESS			
175 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492024509		NO ASSIGNED ADDRESS			
176 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492020659		NO ASSIGNED ADDRESS			
177 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492024809		NO ASSIGNED ADDRESS			
178 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492023659		NO ASSIGNED ADDRESS			
179 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492021159		NO ASSIGNED ADDRESS			
180 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492024909		NO ASSIGNED ADDRESS			
181 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492024359		NO ASSIGNED ADDRESS			
182 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492023309		NO ASSIGNED ADDRESS			
183 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492024709		NO ASSIGNED ADDRESS			
184 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492024309		NO ASSIGNED ADDRESS			
185 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492024159		NO ASSIGNED ADDRESS			
186 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492024209		NO ASSIGNED ADDRESS			

Parcel Owners With In a 500 Foot Buffer Around a Parcel

OWNER	MAILING ADDR1	MAILING ADDR2	CITYNAME	ST	ZIP	+4	COUNTRY	POSTALCODE	PARID	NO	STREET	STR	DIR	UNIT
187 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492024559		NO ASSIGNED ADDRESS			
188 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492024459		NO ASSIGNED ADDRESS			
189 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492025059		NO ASSIGNED ADDRESS			
190 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492024059		NO ASSIGNED ADDRESS			
191 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492024259		NO ASSIGNED ADDRESS			
192 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492024859		NO ASSIGNED ADDRESS			
193 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492029309		NO ASSIGNED ADDRESS			
194 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492024109		NO ASSIGNED ADDRESS			
195 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492023159		NO ASSIGNED ADDRESS			
196 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492025159		NO ASSIGNED ADDRESS			
197 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492025009		NO ASSIGNED ADDRESS			
198 MEDALLION HOME AT GAMBLE CREEK LLC	2212 58TH AVE E		BRADENTON	FL	34203	5062			492024659		NO ASSIGNED ADDRESS			
199 MML II LLC	8210 LAKEWOOD RANCH BLVD		BRADENTON	FL	34202				498300003	13651	GOLF COURSE	RD		

Parcel Owners With In a 500 Foot Buffer Around a Parcel

OWNER	MAILING ADDR1	MAILING ADDR2	CITYNAME	ST	ZIP	+4	COUNTRY	POSTALCODE	PARID	NO	STREET	STR	DIR	UNIT
200 MML II LLC	8210 LAKEWOOD RANCH BLVD		BRADENTON	FL	34202				497300004	14355	GOLF COURSE	RD		
201 NGUYEN, PETER H	13257 GOLF COURSE RD		PARRISH	FL	34219				498200159	13257	GOLF COURSE	RD		
202 O P BUNDY LAND LLC	4218 18TH AVE W		BRADENTON	FL	34205				491910105	13620	GOLF COURSE	RD		
203 O P BUNDY LAND LLC	4218 18TH AVE W		BRADENTON	FL	34205				491910055	13650	GOLF COURSE	RD		
204 PARRISH, DANA S	PO BOX 215		PARRISH	FL	34219	0215			491400059	5704	SPENCER PARRISH	RD		
205 PARRISH, LAMAR S	PO BOX 131		PARRISH	FL	34219	0131			491300109	5750	SPENCER PARRISH	RD		
206 PARRISH, PATRICIA P	2674 SUTHERLAND DR		THOMPSONS STATION	TN	37179	5070			492410006	13690	GOLF COURSE	RD		
207 PARTIN, CHARLES ROGER	339 SHORE DR		ELLENTON	FL	34222	2025			492400007	13710	GOLF COURSE	RD		
208 REGIONS BANK	13535 FEATHER SOUND DR 525	BLDG ONE	CLEARWATER	FL	33762	2259			492024959		NO ASSIGNED ADDRESS			
209 REYNOLDS, MELISSA	16107 40TH LN E		PARRISH	FL	34219				492400056	13810	GOLF COURSE	RD		
210 S M RANCH LLC	PO BOX 521		SAN ANTONIO	FL	33576	0521			491600003	5300	SPENCER PARRISH	RD		
211 STUART, DONALD JOHN	5703 SPENCER PARRISH RD		PARRISH	FL	34219	9616			491807509	5703	SPENCER PARRISH	RD		
212 SULLIVAN, RICHARD E	408 SHORE DR		OAKDALE	NY	11769				491800157	12805	57TH	ST	E	
213 SULLIVAN, RICHARD E	408 SHORE DR		OAKDALE	NY	11769				491808002		NO ASSIGNED ADDRESS			
214 SULLIVAN, RICHARD E	408 SHORE DR		OAKDALE	NY	11769				490200003		NO ASSIGNED ADDRESS			
215 VIGEANT, JUDITH ANN	PO BOX 111		PARRISH	FL	34219	0111			500300009	12401	GOLF COURSE	RD		
216 WILDCAT PRESERVE LLC	PO BOX 92		PALMETTO	FL	34220	0092			490600004	12180	GOLF COURSE	RD		
217 WILSON, TIMOTHY I	12638 50TH CT E		PARRISH	FL	34219	2658			492021959	12638	50TH	CT	E	