

**PDMU-92-01(Z)(G)(R10) - SCHROEDER-MANATEE RANCH, INC.**  
**(UNIVERSITY LAKES DRI #22)**

Request: An Ordinance of the County of Manatee, Florida, Approving a Revised Zoning Ordinance and General Development Plan to:

1. Revise the project boundary to add 1,804.7 acres and rezone the property from A/WPE/ST to PDMU/WPE/ST;
2. Add 10 access points for new internal roadways:
  - two at Lorraine Road, north of University Parkway, and
  - eight along University Parkway, east of Lorraine Road
3. Increase single- family detached dwelling units by 350 in Phase III;
4. Decrease single- family attached dwelling units by 135 in Phase III;
5. Decrease multi-family dwelling units by 292 in Phase III;
6. Increase General Commercial (Regional) Retail by 251,578 square feet in Phase III;  
Decrease Neighborhood Commercial (Community) by 34,236 square feet in Phase I;  
Decrease Neighborhood Commercial (Community) by 31,143 square feet in Phase II;
9. Decrease Business Office by 58,323 square feet in Phase III;
10. Decrease General Commercial (Highway) Retail by 150,000 square feet in Phase II;
11. Decrease General Commercial (Highway) Hotel and Motel by 85 rooms in Phase I;
12. Decrease General Commercial (Highway) Hotel and Motel by 300 rooms in Phase II;
13. Increase Community Commercial acreage by 31.0 acres;
14. Increase open space acreage by 63.6 acres;
15. Increase recreational acreage by 9.9 acres;
16. Increase in wetland acreage by 343.2 acres;
17. Increase in lake acreage by 277.4 acres;
18. Increase in road right-of-way acreage by 202.5 acres;
19. Change the labeling of cluster villa (CV) residential units to multi-family (MF);
20. Amend the General Development Plan to allow Community, Highway, and Regional Commercial uses on a Community Commercial parcel located west of Market Street;
21. Amend the General Development Plan to allow commercial uses in certain Business parcels;
22. Amend the name of the authorized agent from Tim Martin to Todd Pokrywa;
23. Amend Tables C and D to reflect these changes;
24. Amend the legal description to reflect the above referenced changes;
25. Other minor amendments as necessary; providing for severability; and providing an effective date.

University Lakes is located at the northeast intersection of University Parkway and I-75 interchange, south of the Cypress Banks DRI and north of the Lakewood Ranch Corporate Park DRI south of SR 70, north of University Parkway, east of I-75 and east to the current boundary at Lorraine Road and extending the boundary east three miles. Present zoning: PDMU/WP-E/ST (Planned Development Mixed Use/Evers Reservoir Watershed Protection and Special Treatment Overlay Districts) and A/WPE/ST (Agriculture/Use/Evers Reservoir Watershed Protection and Special Treatment Overlay Districts) (± 4,120 acres including the 1,804.7 acre rezoned).

**PC20041007DOC005**

**App Received:** 10/22/03

**P.C.:** 09/23/04, 10/07/04

**B.O.C.C.:** 10/04/04, 10/17/04

**RECOMMENDED MOTION:**

**Based upon the staff report, evidence presented, comments made at the Public Hearing, 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 recommend Adoption of Manatee County Zoning Ordinance No. PDMU-92-01(Z)(G)(R10) rezoning certain lands from A/WPE/ST to PDMU/WPE/ST and Approval of revisions to the General Development Plan; GRANTING Special Approval for a project in the Evers Reservoir Watershed, for a Mixed Use project and a project adjacent to a perennial stream; ADOPTION of the Findings for Specific Approval; and DENYING Specific Approval for alternatives to Code Sections 702.6.7 and 715.3.2.c.3 , as recommended by Staff.**

**PLANNING COMMISSION ACTION:**

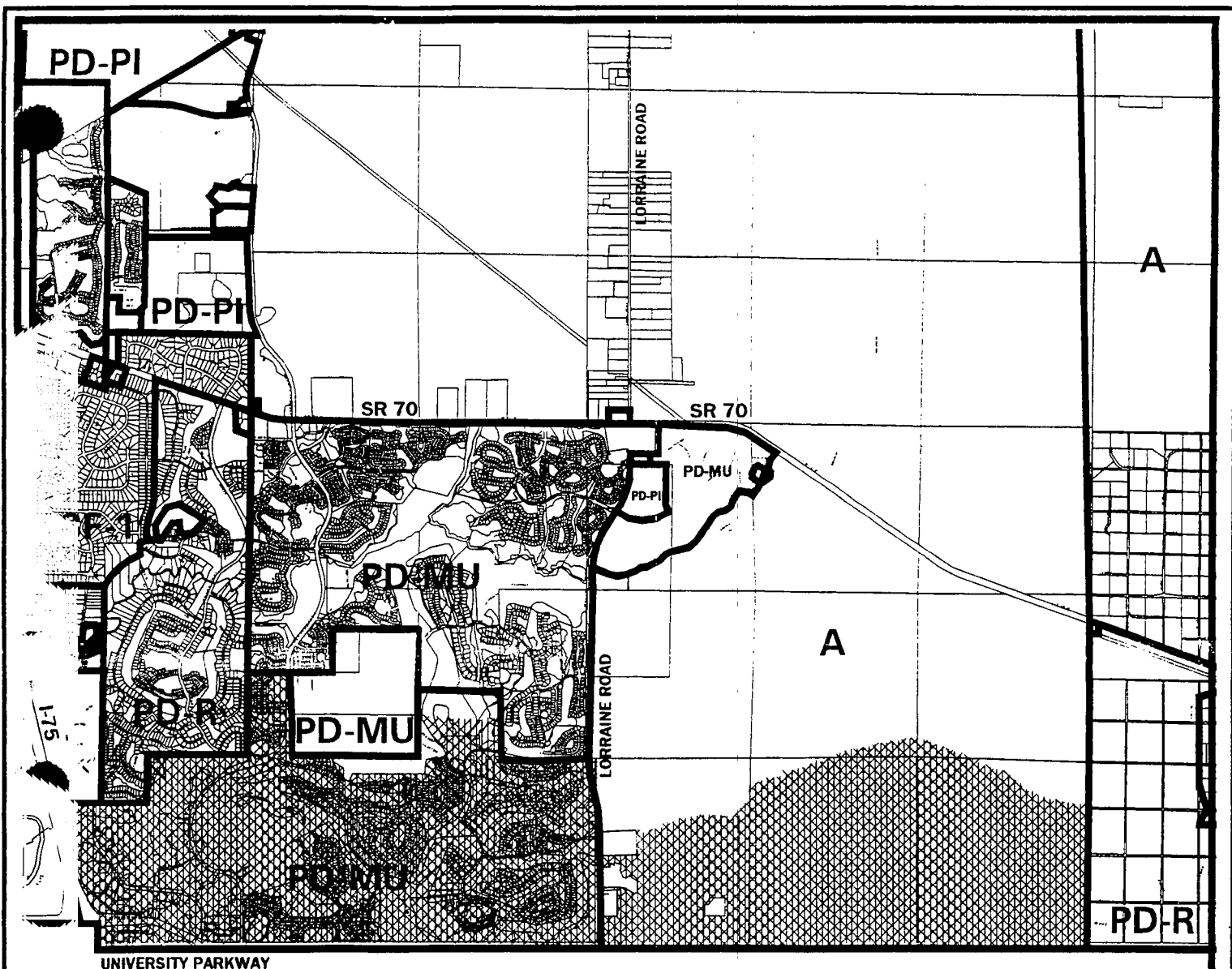
**On September 23, 2004, by a vote of 5 - 0, the Planning Commission CONTINUED the public hearing for PDMU-92-01(Z)(G)(R10) to October 7, 2004.**

**BOARD OF COUNTY COMMISSION ACTION:**

**On October 4, 2004 the Board of County Commission is scheduled to CONTINUE the public hearing for this case to October 19, 2004.**

**PUBLIC COMMENT/CORRESPONDENCE:**

**There was no public comment and no correspondence was entered into the record for this case at the September 23, 2004 Planning Commission public hearing.**

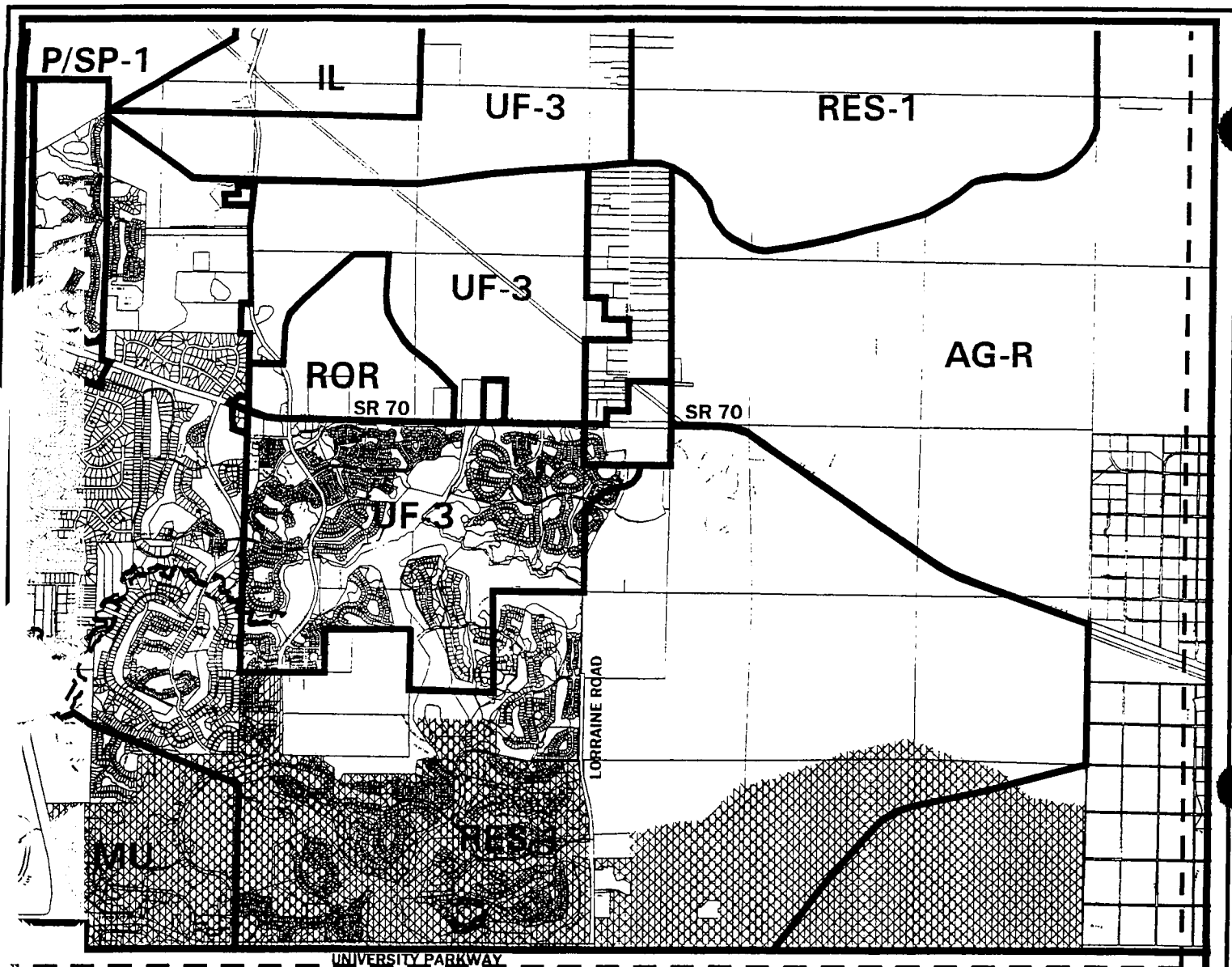


SARASOTA COUNTY

Project Number: PDMU-92-01(G)(R10) Tax I.D.:(SEE ATTACHED LIST IN APPLICATION FILE)  
 Proposed Use: REVISE PROJECT BOUNDARIES, INCREASE (RESIDENTIAL, COMMERCIAL  
 Proposed Zoning:PDMU/WP-E/ST RECREATIONAL, OPEN SPACES) ACRES  
 Existing Zoning: A/WP-E/ST, PD-MU/WP-E/ST AMEND DEVELOPMENT SCHEDULES,  
 Existing FLUC: RES-1, AG-R, MU AMEND MAP H, AND GDP  
 Flood Zone: A,X  
 Floodway: NO  
 Acreage: 4120.4 (2315.7 + 1804.7)  
 Drainage Basin: COOPER CREEK,MYAKKA,UPPER BRADEN R  
 Commissioner: Jonathan Bruce  
 Map Prepared: June 07, 2004  
 Requested By: SCHROEDER-MANATEE-RANCH, INC.  
 Section: 0,27,30,31,32,33,34,35,36 Township: 0,35 Range: 0,19

# **Manatee County Zoning Staff Report Map** 1 inch = 4700'

Overlays:  
 ST,AI,HA,WR,RV:ST  
 Watershed: WP-E  
 Coastal Hazard: Not Available  
 Special Areas: GW  
 State? NO  
 Coastal High Hazard Line



**SARASOTA COUNTY**

**Project Number:** PDMU-92-01(G)(R10)      **Tax I.D.:**  
**Proposed Use:** REVISE PROJECT BOUNDARIES, INCREASE (RESIDENTIAL, COMMERCIAL  
**Proposed FLUC:** N/A      RECREATIONAL, OPEN SPACES) ACRES,  
**Existing Zoning:** A/WP-E/ST, PD-MU/WP-E/ST      AMEND DEVELOPMENT SCHEDULES,  
**Existing FLUC:** RES-1, AG-R, MU      AMEND MAP H, AND GDP  
**Flood Zone:** A,X  
**Floodway:** NO  
**Acreage:** 4120.4 (2315.7 + 1804.7)  
**Drainage Basin:** COOPER CREEK, MYAKKA, UPPER BRADEN R  
**Commissioner:** Jonathan Bruce  
**Map Prepared:** June 07, 2004  
**Requested By:** SCHROEDER-MANATEE-RANCH, INC.  
**Section:** 0,27,30,31,32,33,34,35,36 Township: 0,35 Range: 0,19

**Manatee County  
 Future Land Use  
 Staff Report Map**  
 1 inch = 4700'

**Overlays:**  
 ST,AI,HA,WR,RV:,ST  
**Watershed:** Evers  
**Coastal Hazard:** NO  
**Special Areas:** GW  
 State? NO  
 Coastal  
 High Hazard  
 Line



# CASE SUMMARY

**CASE NO.:** PDMU-92-01 (Z)(G)(R10)

**PROJECT:** University Lakes DRI

**APPLICANT:** Schroeder Manatee Ranch, Inc.

**REQUEST:** Amend the approved General Development Plan and Zoning Ordinance to allow:

1. Revise the project boundary to add 1,804.7 acres; and rezone the property from A/WPE/ST to PDMU/WPE/ST;
2. Add 10 access points for new internal roadways:
  - two at Lorraine Road, north of University Parkway, and
  - eight along University Parkway, east of Lorraine Road
3. Increase single-family detached dwelling units by 350 in Phase III;
4. Decrease single-family attached dwelling units by 135 in Phase III;
5. Decrease multi-family dwelling units by 292 in Phase III;
6. Increase General Commercial (Regional) Retail by 251,578 square feet in Phase III;
7. Decrease Neighborhood Commercial (Community) by 34,236 square feet in Phase I;
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13. Increase Community Commercial acreage by 31.0 acres;
14. Increase open space acreage by 129.3 acres;
15. Increase recreational acreage by 9.9 acres;
16. Increase in wetland acreage by 343.2 acres;
17. Increase in lake acreage by 277.4 acres;
18. Increase in road right-of-way acreage by 202.5 acres;
19. Change the labeling of cluster villa (CV) residential units to multi-family (MF);
20. Amend the General Development Plan to allow Community, Highway, and Regional Commercial uses on a Community Commercial parcel located west of Market Street;
21. Amend the General Development Plan to allow commercial uses in certain Business parcels;
22. Amend the name of the authorized agent from Tim Martin to Todd Pokrywa;
23. Amend Tables C and D to reflect these changes;
24. Amend the legal description to reflect the above referenced changes;
25. Other minor amendments as necessary; providing for severability; and providing an effective date.

**STAFF .**

**RECOMMENDS:**     Approval with Significant Issues.

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**REQUEST, LOCATIONAL INFORMATION, AND LAND USE CHARACTERISTICS**

- The request is for a rezone of 1,804.7 acres from A/WPE/ST to PDMU/WP-E/ST and an amendment to the approved University Lakes General Development Plan and Zoning Ordinance. University Lakes is on the north side of University Parkway, generally between Interstate 75 and 3 miles east of Lorraine Road at this time.
- To the NORTH is Cypress Banks DRI zoned PDMU/WP-E/ST, the Colonial Apartments and office development, and the River Club DRI zoned PDR/WP-E/ST. The majority of these properties are approved for development as single-family residential under the River Club DRI. To the north of the new area are agricultural uses zoned A/WP-E/ST.
- To the SOUTH are office and institutional uses in Sarasota County which fall under the approved Lakewood Ranch Corporate Park DRI (a Schroeder-Manatee Ranch, Inc. project). Lakewood Ranch Corporate Park is an industrial and office DRI.
- To the EAST is vacant land presently zoned A/WP-E/ST and The Concession zoned PDR/WP-E/ST.
- To the WEST, across Interstate 75, is commercial development (part of the Cooper Creek DRI), zoned PDMU/WP-E/ST.

**SUMMARY: (LES)**

The University Lakes Zoning Ordinance was originally approved on June 1, 1992 and first amended on October 28, 1993. The approved project consisted of a mixture of land uses, including residential, commercial, business (industrial and offices), and recreation on 2,352.7 acres.

On January 25, 1996, the Zoning Ordinance was amended to add 69.8 acres without increasing development totals.

On October 22, 1997, the Zoning Ordinance was amended to extend the buildout and expiration dates, modify the site plan, employ the land use tradeoff, and make other various changes.

On December 11, 1997, the Development Order was amended to allow a hospital use in Phase 2.

On October 27, 1998, the Zoning Ordinance was amended to allow a land use exchange to increase single family units by 179 and decrease 76 duplex units and 206 multifamily units. The exchange also increased office uses by 130,118 sq. ft. in exchange for a reduction of 230,000 sq. ft of industrial uses and 4,600 sq. ft. of retail.

On February 22, 2000, the Zoning Ordinance was amended to change the location of the Town Center, amend Table D to reflect an omission from the previous amendment, amend the mix of uses allowed within the Town Center, delete some residential acreage to add to

the Cypress Banks DRI for residential development, add specific information to the notes on the General Development Plan regarding uses and setbacks for the Town Center, relocate an access point to University Parkway, Amend Tables A and B regarding transportation, and to move the location of some Regional Commercial and Business parcels.

On October 23, 2001, the Zoning Ordinance was amended to approve a land use exchange that provided a decrease of 2 single-family attached units; increase 1 single-family detached unit; decrease 240,000 sq.ft. of retail decrease of 372,712 sq.ft. of industrial; increase 307,000 sq.ft. of office; make changes to Tables C and D of the Zoning Ordinance to reflect the exchange; and make corrections to Tables C and D from the last amendment of the Zoning Ordinance.

On December 18, 2001, the Zoning Ordinance was amended to decrease retail uses by 74,742 sq. ft.; Increase Hotel uses by 300 rooms, increase Office uses by 93,000 sq. ft.; relocate 75,258 sq.ft. of Retail from the NW corner of Lorraine Rd and University Parkway to the Town Center; change the designation in the NW corner of Lorraine Rd and University Parkway from Community Commercial to Residential; decrease Single Family Attached units by 153; increase Multi-family units by 125; and amend Tables C and D to reflect these changes.

On August 26, 2003, the Zoning Ordinance was amended to extend the phase date of Phase I by seven (7) years; extend the phase date of Phase II by two years; accelerate the Phase III start date by eight years; accelerate the Phase IV start date by four (4) years; increase Business Office by 4.2 acres; decrease Wetland/Mitigation by 4.2 acres; change the quantifying reference for hospital uses; move 425,600 square feet of General Commercial Retail from Phase II to Phase IV; move 4,300 square feet of General Commercial Retail from Phase III to Phase IV; move 327,508 square feet of Business Industrial from Phase III to Phase IV; move 88,328 square feet of Business Office from Phase IV to Phase III; move 30,000 square feet of Neighborhood Commercial from Phase II to Phase IV; move 151 single-family dwelling units from Phase IV to Phase III and reduce the entitlements for single-family dwelling units by 294; move 105 single-family attached dwelling units from Phase IV to Phase III and reduce the total entitlements for single-family attached dwelling units by 93; increase multi-family dwelling units in Phase III by 387; move 106.0 acres from the University Lakes DRI to the Cypress Banks DRI, amend the name of the authorized agent from Rex Jensen to Tim Martin; replace all references to the University Place DRI to the Lakewood Ranch Corporate Park DRI; establish February 22 as the annual reporting date; approve the Transportation, Air Quality, and Affordable Housing Studies; amend Condition Q.1. to allow 5 story multi-family buildings in the Town Center; other minor amendments as necessary; and amend Tables C & D to reflect these changes.

To date, 36 holes of the golf course and two clubhouses have been constructed and Final Subdivision Plats for 1,331 single-family lots have been approved, site plans approved for 896 multi-family units, a maintenance facility, swim and tennis center, over 600,000 sq. ft. of office uses, a gas station, two hotels, two restaurants, two banks, an 82,000 sq. ft. Publix and retail shops, over 50,000 sq.ft. of retail uses, and an information center (all in Phases 1 and 2), a 60,000 sq.ft. medical center, and a 120 bed hospital are built or under construction. There have also been approvals of other retail and office uses that are not yet constructed.

**This request is for the approval of an amendment to the approved General Development Plan and Zoning Ordinance to allow:**

- 1. Revise the project boundary to add 1,804.7 acres; and rezone the property from A/WPE/ST to PDMU/WPE/ST;**
- 2. Add 10 access points for new internal roadways:**
  - two at Lorraine Road, north of University Parkway, and**
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- 3. Increase single -family detached dwelling units by 350 in Phase III;**
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- 25. Other minor amendments as necessary; and providing for severability; and providing an effective date.**

**Staff has concern that while the applicant is adding 10 access points to the new lands, they are not proposing any public north/south or east/west collector roads through the project. Masters Avenue as it currently exists is a CDD street with gated access. It is likely that that will also be the case in this new area. The new lands extend 2 3/4 miles east of Lorraine Road. There need also be a north/south thoroughfare at the east end of this DRI such as an extension of Dam Road as shown on the latest thoroughfare maps.**

The situations that exist in the existing Lakewood Ranch development have led to traffic congestion and backups, and unless this is addressed at this time with the new lands, staff is concerned that this area will fall victim to the same development patterns.

#### **POSITIVE ASPECTS OF THE APPLICATION**

- This application clearly defines a node at Lorraine Road and University Parkway.

#### **NEGATIVE ASPECTS OF APPLICATION:**

- This request increases urban sprawl into the Agricultural Future Land Use area and past the Future Development Area Boundary (FDAB).
- The applicant is providing only a 9.9 acre tennis and swim club for recreation for the 1,800 acre site. The applicant has indicated that nature trails will be provided but none are shown on the plan.
- The timing may not be appropriate, approximately one half of the 1,804 acre addition is outside the Future Development Area boundary.
- The landscape buffer shown on the General Development Plan is inadequate to mitigate any incompatibility concerns.
- The location of the FDAB and of the Evers Reservoir Watershed boundary create an area that is outside the development boundary and within the Watershed, leaving it without options for sanitary sewer service.
- The AG/R Future Land Use Category does not allow for clustering or suburban residential uses as does the RES-1 Category.

#### **MITIGATING FACTORS**

- There is a park proposed outside of the DRI north of the Masters Avenue extension.

#### **PROPOSED AND AMENDED STIPULATIONS:**

**TABLE C**  
**UNIVERSITY LAKES DEVELOPMENT COMPONENTS**

Column A Map H Land Use (Section 380.0651 F.S. Designation)	Column B Number Acres *****	Column C Square Feet	Column D Dwelling Units	Column E Land Use Exchange Maximum Increase
<b>Residential</b>	<b>1,481.2</b>	n/a	<b>3,031</b>	An increase in dwelling units by 5% or 50 units, whichever is greater
<b>General Commercial*</b>				Land Area increased by 6 acres or increase by 50,000 s.f. of gross floor area, or the greater of a 5% increase in parking spaces or an increase of customer parking by 300 spaces
Retail	56.6	1,071,578	n/a	
Hospital	32.0	150 beds	n/a	
<b>Total General Commercial</b>	<b>88.6</b>	<b>1,071,578</b>	<b>n/a</b>	
<b>Neighborhood Commercial**</b>	<b>48.5</b>	<b>240,879</b>	<b>n/a</b>	
<b>General Commercial***</b>				75 rooms
Retail	21.0	0	n/a	
Hotel and Motel	7.0	250,000/ 215 rooms	n/a	
<b>Total General Commercial</b>	<b>28.0</b>	<b>250,000</b>	<b>n/a</b>	
<b>Business</b>				Land area increased by the greater if 5% or 6 acres, whichever is greater, or gross floor area increased by greater of 5% or 60,000 s.f. whichever is greater
Office	59.3	1,128,877	n/a	
Industrial	55.0	808,088	n/a	
<b>Total Business</b>	<b>114.3</b>	<b>1,936,965</b>	<b>n/a</b>	
Right of Way	379.7			
Recreation	340.3			
Wetlands/Mitigation	683.1			
Lakes****	633.4			
Open Space	323.3			
<b>TOTAL</b>	<b>4,120.4</b>	<b>3,499,422/ 150 hospital beds</b>	<b>3,031</b>	

\* Acreage and square footage are referred to as Regional Commercial in the ADA\*.

\*\* Acreage and square footage are referred to as Community Commercial in the ADA\*.

\*\*\* Acreage and square footage are referred to as Highway Commercial in the ADA\*.

\*\*\*\* Additional lakes will be constructed within the Project\* as required by the stormwater management system.

\*\*\*\*\* Acreages subject to verification and adjustment based upon future survey activities, consistent with the graphic depictions on revised Map H.

**TABLE D**  
**UNIVERSITY LAKES PHASING SCHEDULE**

Map H. Land Use Designation (\$380.0651, F.S., Designation)	Phase I 1992-2011◆	Phase II 2000- 2011◆	Phase III 2002-2011◆	Phase IV 2003-2019◆	Total
<b>Residential Dwelling Units</b>					
Single Family	970	361	450	0	1,781
Single Family Attached	88	0	0	0	88
Multi-Family	449	412	301	0	1,162
<b>Total Residential</b>	<b>1,507</b>	<b>773</b>	<b>751</b>	<b>0</b>	<b>3,031</b>
<b>General Commercial* s.f. (Regional)</b>					
Retail	275,557	114,543	251,578	429,900	1,071,578
Hospital	0	150 beds	0	0	150 beds
<b>Total General Commercial</b>	<b>275,557</b>	<b>114,543</b>	<b>251,578</b>	<b>429,900</b>	<b>1,071,578</b>
<b>Neighborhood Commercial** s.f. (Community)</b>					
Retail	52,764	0	0	188,115	240,879
<b>Total Neighborhood Commercial</b>	<b>52,764</b>	<b>0</b>	<b>0</b>	<b>188,115</b>	<b>240,879</b>
<b>Business s.f.</b>					
Office	323,318	608,608	191,677	5,274	1,128,877
Industrial	0	0	30,000	778,088	808,088
<b>Total Business</b>	<b>323,318</b>	<b>608,608</b>	<b>221,677</b>	<b>783,362</b>	<b>1,936,965</b>
<b>General Commercial*** s.f. (Highway)</b>					
Retail	0	0	0	0	0
Hotel and Motel	250,000/ 215 rooms	0	0	0	250,000/ 215 rooms
<b>Total General Commercial</b>	<b>250,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>250,000</b>
<b>Recreational Facilities****</b>	Tennis & Boat Club+, Park, Golf Course & Park				

\* Acreage and square footage are referred to as Regional Commercial in the ADA\*.

\*\* Acreage and square footage are referred to as Community Commercial in the ADA\*.

\*\*\* Acreage and square footage are referred to as Highway Commercial in the ADA\*.

\*\*\*\* Phasing of recreational facilities may be accelerated in accordance with the provisions of Sections 4.B., C. and E.

+ The Boat Club shall be located on the 160± acre manmade lake and shall contain facilities for launching and dockage for wet storage of not more than 20 watercraft and dry storage for not more than 30 watercraft. Small craft not commonly moored, such as sailboards, canoes, paddle boats, and similar non-motorized craft, and assorted storage facilities for such small craft shall not count against this limitation, and such craft may be used on the manmade lake.

◆ Buildout date is September 13<sup>th</sup> of each year indicated.

Q.(1) The setbacks and height for land uses shall be as follows:

USES	HEIGHT MAXIMUM ****	LOT WIDTH *	FRONT	SIDE	REAR
Single Family Detached	35 ft.	45 - 79 ft.	20/15 ft.***/ 5 ft+++	6 ft.	15 ft.
Single Family Detached	35 ft.	80 or greater ft.	25/20 ft. ***/ 5 ft +++	8 ft.	15 ft.
Zero Lot Line (SFD)	35 ft.	45 ft.	20/15 ft.***	0 ft./10 ft.**	15 ft.
Single Family Attached	35 ft.	35 ft.	20/15 ft. ***/ 5 ft +++	0/8 ft.+	15 ft.
Single Family Semi-Detached	35 ft.	35 ft.	20/15 ft. ***	0/8 ft.+	15 ft.
Duplex	35 ft.	80 ft.	20/15 ft.***	8 ft.	15 ft.
Multi-Family	4 stories++		20 ft.	10 ft.	25 ft.
Commercial	35 ft.		40 ft.	15 ft.	20 ft.
Office/Hotel	10 stories		40 ft.	15 ft.	20 ft.
Industrial	6 stories		30 ft.	15 ft.	20 ft.
School, Park Recreation Center	35 ft.		25 ft.	15 ft.	15 ft.

- \* Minimum lot width is 45 ft. measured at setback line.  
 \*\* Applies to one side (when one yard is measured at 0 feet the other yard must be ten feet), or end unit.  
 \*\*\* Front setback for units with side entry garages.  
 \*\*\*\* In instances where structures are proposed adjacent to I-75, for each 1 foot of height over 35 feet, the setback from the I-75 right-of-way shall be increased by 1 foot. Structures which are proposed to be located within 200 feet from the Project\* boundary on sites which are adjacent to off-site residential zoning or uses shall be limited to four stories. Structures which are proposed to be located within 400 feet of I-75 cannot exceed six stories.  
 + Applies to end unit.  
 ++ Five (5) stories allowed in Town Center parcel only.  
 +++ For units south of University Parkway. Minimum lot width is 44 feet measured at the setback line, however in no instance shall flag lots be created..

The applicant has added a 5 ft. front yard setback option for single family detached and attached units. However the note added appears to allow for the possibility of flag lots. It is not clear, as this is a General Development Plan and no lot layouts are shown, how these lots are to be configured.

Q(27) Add a new stipulation as follows:

Q (27) All lots contiguous to active agricultural operations shall have yards at least 35' greater than required in Q (1). If an adjoining agricultural operation is permanently discontinued at the time of submittal of the Final Subdivision Plat, then the requirements of Section 702.6.7 shall no longer apply, and the increased yard may be eliminated from the Final Subdivision Plat.



Q(28) Add a new stipulation as follows:

Q(28)      The applicant shall submit a Master Preliminary Site Plan for each phase of the expansion area prior to submittal of the first Preliminary or Final Site Plan within this area. This site plan shall include complete wetland information, preliminary street and lot layouts, and a preliminary landscape plan showing all perimeter greenbelt and roadway buffers on University Parkway, Lorraine Road, and Masters Avenue.

Q(29) Add a new stipulation as follows:

Q(29)      The applicant shall complete the sidewalks on the east side of Lorraine Road between Miramar and University Parkway, and those on the north side of University Parkway between Boca Grove and Lorraine Road prior to the opening of Elementary School J in August, 2005.

Q(30) Add a new stipulation as follows:

Q(30)      The applicant shall not connect to County sewer facilities outside the Future Development Area Boundary without specific Board of County Commissioners approval.

# DETAILED CASE REVIEW

## PRIMARY REVIEWERS

Laurie Suess (PD)	Compatibility, Timing, Health, Safety and Welfare, Consistency with LDC and Comp Plan, and Historic Resource Impacts
Richard Hurter (PD)	Impacts to Infrastructure (Utilities)
Michel Tenney (PD)	Impacts to Infrastructure (Transportation)
Joel Christian (EMD)	Environmental Resource Impacts

## **DETAILED STAFF REVIEW OF THE FACTORS FOR CONSIDERATION OF REZONING PURSUANT TO SECTION 504 OF THE LAND DEVELOPMENT CODE (For the 1,804.7 acres to be rezoned only.)**

### **1. COMPATIBILITY**

University Lakes is a mixed use, residential, office, retail, and minor industrial project. The additional 1,800+ acres has two Future Land Use Categories; RES-1, and Ag/R. The area is roughly defined by the watershed boundary and approximately half of the acreage is in each category. The applicant proposes 450 single-family homes on this new land.

The 1,804.7 acres is currently zoned A. This is agricultural land that also contains an active borrow pit operation. The areas around the expansion are agricultural. This rezone and subsequent development will represent both an expansion of urban sprawl and loss of agricultural lands to development. The General Development Plan shows no screening or greenbelt buffers to mitigate the impact of both future homeowners and current agricultural operations.

Approximately 97.7 acres of this site were used for sand and shell mining under Special Permit No. SP-95-01. There has also been active agriculture activities on these lands. The mine area is currently under reclamation and the permit will be closed out this year.

### **2. TIMING, TRENDS, CHANGES TO EXISTING CONDITIONS**

There has been some residential development east of Lorraine Road on and around SR 70, such as Panther Ridge and individual homes in the old Pomello Park Subdivision. This represents the first extension of residential and mixed use development east of Lorraine Road, south of the Braden River, and along University Parkway in Manatee County.

Half of the expansion site is east of the Future Development Area Boundary. The Comprehensive Plan states at Policy 9.2.4.6 that connection to the Manatee County central sewer system may be denied based solely on the development's location outside the Future Development Area Boundary. The Board of County Commissioners has indicated that it is not considering the movement of the FDAB at this time. However, it is willing to consider this line on a case by case basis. Should the Board wish to authorize this, a separate agreement will be required for the provision of public water and sewer. This expansion appears to be ahead of it's time in this regard.

Also, the AG/R Future Land Use Category does provide for rural residential uses, but there is no mention within the allowable uses of suburban or clustered urban uses, which is what they are proposing.

### **3. IMPACTS TO INFRASTRUCTURE**

Approximately one half of the rezone area is within the Future Development Area Boundary of the Comprehensive Plan. As with The Concession, the applicant is requesting separate approval for public water and sewer provision. University Parkway is proposed to be extended three miles east of Lorraine Road to serve this additional acreage.

### **4. GENERAL HEALTH, SAFETY & WELFARE CONCERNS**

Approval of this project should not endanger the general health, safety, and welfare of the general public. However, it will mean the loss of 1,804.7 acres of agricultural lands.

### **5. ENVIRONMENTAL & HISTORIC RESOURCE IMPACTS**

The additional lands have 343.2 acres of wetlands and when combined with the existing 339.9 acres of wetlands University Lakes will have 683.1 acres of wetlands for the entire project. Insufficient information has been provided to determine what wetland impacts there will be when individual developments come in for approval.

### **6. CONSISTENCY WITH COMPREHENSIVE PLAN**

**The Comprehensive Plan designates the site MU, RES-1, Ag/R. The following Comprehensive Plan policies apply:**

**Policy:2.1.1.4** Promote development in currently undeveloped areas which have the greatest level of public facility availability and investment.

#### **Implementation Mechanism(s):**

- (a) Future Land Use Map indicating nodal concentrations of intensity at or surrounding interstate interchanges where public facilities are available.
- (b) Designation of large infill areas on the Future Land Use Map west of I-75 in Manatee County at a density/intensity compatible with existing development.
- (c) Implementation of adopted levels of service during development order review to facilitate proper timing of new development in relationship to public facility adequacy and availability.

**Policy:2.1.2.4** Limit urban sprawl through the consideration of new development, when deemed compatible with existing and future development, in areas which are internal to, or are contiguous expansions of the built environment.

**Policy:2.1.2.5** Permit the consideration of new residential and non-residential development in areas which are currently undeveloped, which are suitable for new residential or non-residential uses.

Policy:2.1.2.6 Limit urban sprawl through the consideration of new development, when deemed compatible with future growth, in areas which are currently undeveloped yet suitable for improvements.

Policy:2.1.2.7 Review all proposed development for compatibility and appropriate timing. This analysis shall include:

- consideration of existing development patterns,
- types of land uses,
- transition between land uses,
- density and intensity of land uses,
- natural features,
- approved development in the area,
- availability of adequate roadways,
- adequate centralized water and sewer facilities,
- other necessary infrastructure and services.
- limiting urban sprawl
- (See also policies under Objs. 2.6.1 - 2.6.3)

Implementation Mechanism(s):

- (a) Planning Department review of all plan amendments and development proposals for consistency with this policy.
- (b) Placement of conditions, as necessary on development orders to ensure policy compliance.

Policy: 2.2.1.8 **Ag/R:** Establish the Agricultural/Rural future land use category as follows:

Policy: 2.2.1.8.1 Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which have a long term Agricultural or Rural Residential character, such areas primarily located east of the "Future Development Area Boundary" (FDAB). Refer to the TSD, Land Use Element for location of the FDAB.

Policy: 2.2.1.8.2 Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5, and Obj. 9.2.4): Farms, ranches, agro-industrial uses, agricultural service establishments, agriculturally-compatible residential uses, farmworker housing, rural residential uses, small retail and office commercial uses, mining, mining-related uses, low intensity recreational facilities, rural recreational facilities, public or semi-public uses, schools, and appropriate water-dependent uses (see also Objectives 4.2.1, 2.10.3 and 2.10.4).

Policy: 2.2.1.8.3 Range of Potential Density/Intensity:

Maximum Gross Residential Density:  
0.2 dwelling units per acre

Maximum Net Residential Density:  
1 dwelling unit per acre  
(except within WO and CSVA Overlay Districts pursuant to Policies 2.3.1.5, and 4.3.1.5)

Maximum Floor Area Ratio:  
0.23

Policy: 2.2.1.8.4 Other Information:

- (a) Mining-related uses, agro-industrial uses, and agricultural service establishments are exempt from the requirement for 0.23 maximum Floor Area Ratio, but may be limited in intensity by the application of other goals, objectives, or policies in this Comprehensive Plan or by other applicable development regulations.
- (b) All mixed, multiple use and rural recreational use projects require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to 163.3202, F.S.
- (c) Where established in a manner consistent with applicable land development regulations, farmworker housing may exceed densities specified in Policy 2.2.1.8.3.

Policy: 2.2.1.9 **RES-1:** Establish the Residential-1 Dwelling Unit/Gross Acre future land use category as follows:

Policy: 2.2.1.9.1 Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established for a low density suburban residential environment, or a clustered low density urban residential environment where appropriate, and which may be utilized for compatible agricultural activities in the short-term, while recognizing

that suburban or clustered urban uses are the preferred long-term land use for these areas. Also, to provide for a complement of residential support uses normally utilized during the daily activities of residents of these suburban or urban areas.

- |         |           |   |
|---------|-----------|---|
| Policy: | 2.2.1.9.2 | <p>Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Suburban or urban residential uses, small or medium retail and office commercial uses, short term agricultural uses, agriculturally-compatible residential uses, farmworker housing, public or semi-public uses, schools, low intensity recreational uses, and appropriate water-dependent/water-related/water-enhanced uses (see also Objectives 4.2.1 and 2.10.4).</p>  |
| Policy: | 2.2.1.9.3 | <p>Range of Potential Density/Intensity:</p> <p>Maximum Gross Residential Density:<br/>1 dwelling unit per acre</p> <p>Maximum Net Residential Density:<br/>2 dwelling units per acre<br/>or<br/>6 dwelling units per acres (see 2.2.1.9.4(b) and (c) for explanation)</p> <p>Maximum Floor Area Ratio:<br/>0.23 (0.35 for mini-warehouse uses only)</p>  |
| Policy: | 2.2.1.9.4 | <p>Other Information:</p> <ul style="list-style-type: none"> <li>(a) All mixed and multiple-use projects require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to § 163.3202, F.S.</li> <li>(b) Maximum net residential density within areas which are predominantly developed at a net residential density of 2 du/ga or less, or where existing development has not utilized "clustering" to achieve a net density which is significantly greater than gross density, shall be limited to a 2 dwelling units/acre on any part, or all, of a proposed project.</li> <li>(c) Maximum net residential density within areas which are generally undeveloped, or which have experienced development which has predominantly utilized "clustering" to achieve net densities which are significantly greater than gross densities of the same projects(s), shall be limited to 6 dwelling units per acre on any part, or all of any proposed project. Net densities greater than 6 dwelling units per net acre may be considered within the WO (Evers) or CSVA Overlay Districts, pursuant to policies 2.3.1.5 and 4.3.1.5, to</li> </ul> |

maximize protection of natural resources and to maximize reserved open space.

- (d) Any project containing any net density in excess of 1 dwelling unit per acre shall require special approval.
- (e) Any nonresidential project exceeding 30,000 square feet of gross building area shall require special approval.

Policy: 2.2.1.21 **MU:** Establish the Mixed-Use future land use category as follows:

Policy: 2.2.1.21.1 Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Map, areas which are established as major centers of suburban/urban activity and are limited to areas with a high level of public facility availability along expressways. Also, to provide incentives for, encourage, or require the horizontal or vertical integration of various residential and non-residential uses within these areas, achieving internal trip capture, and the development of a high quality environment for living, working, or visiting.

Policy: 2.2.1.21.2 Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Small, medium and large retail, wholesale, office uses, light industrial uses, research/corporate uses, warehouse/ distribution, suburban or urban residential uses, lodging places, recreational uses, public or semi-public uses, schools, hospitals, short-term agricultural uses, other than special agricultural uses, agriculturally-compatible residential uses, and water-dependent uses.

Policy: 2.2.1.21.3 Range of Potential Density/Intensity:

Maximum Gross Residential Density:  
9 dwelling units per acre

Maximum Net Residential Density:  
20 dwelling units per acre

Maximum Floor Area Ratio:  
1.0

Policy: 2.2.1.21.4 Other Information:

- (a) All projects require special approval and are subject to the criteria within b, c, d below, unless all the following are applicable:
  - 1. The proposed project consists of a single family dwelling unit located on a lot of record which is not subject to any change in property boundary lines

during the development of the proposed land use,  
and

2. The proposed project is to be developed without generating a requirement for either subdivision review, or final site or development plan review, or equivalent development order review.
- (b) Non-Residential uses exceeding 150,000 square feet of gross building area (large commercial uses) are subject to requirements for such uses described in Objective 2.10.4, and in the Operative Provision of this element.
- (c) Development in each area designated with the Mixed Use category shall:  
contain the minimum percentage of at least three of the following general categories of land uses;
  - 10 % Residential,
  - 10 % Commercial / Professional,
  - 10 % Light Industrial / Distribution.
  - 5 % Recreation / Open Space,
  - 3 % Public / Semi Public,
- (d) Access between these uses shall be provided by roads other than those shown on the Major Thoroughfare Map Series of this Comprehensive Plan or alternative vehicular and pedestrian access methods acceptable to the County:

## **DETAILED STAFF REVIEW OF THE GENERAL DEVELOPMENT PLAN STANDARDS**

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

These items will be addressed only for the new acreage and in terms of the changes which are proposed to the General Development Plan.

### **1. SITE DESIGN**

The existing General Development Plan was approved with a mixture of land uses including residential, commercial, business (office and industrial), and recreation. The plan is general in nature and it shows the extension of University Parkway. Single-family uses are proposed to the north of University Parkway which runs, for the most part, along the southern boundary of this expansion. There are 6 access points onto University Parkway shown on the plan. The broad nature of the plan makes internal circulation and design impossible to evaluate at this



time. The plan also shows an extension of Masters Avenue along the bulk of the north boundary line and two access points. Masters Avenue west of Lorraine Road is a private street. There is no indication on the General Development Plan whether the streets or new access points will be public or private.

The one recreation facility is in the west central part of the site. The plan shows future school and park sites, just north of the boundary of this DRI.

The chart below indicates the specifics of what square footage has moved to what parcel.

The GDP now shows the Town Center development pods with proposed changes, identified by number, and only those pods with changes are shown below. The proposed changes are:

Parcel ID	Existing Land Use	Existing Sq. Ft./units	Proposed Land Use	Proposed Sq. ft./units	Change in Sq.ft./Units	Comments
4	Business	284,142	Business	175,819	-108,323	
5	Business	272,189	Business	106,810	-165,379	
7	Regional Commercial	110,000	Regional Commercial	160,000	+50,000	
9	Highway Commercial	400,000	Highway Commercial	250,000	-150,000	

Parcel ID	Existing Land Use	Existing SqFt ./ Units	Proposed Land Use	Proposed Sq. ft./units	Change in Sq.ft ./ Units	Comments
11	Regional Commercial	121,532	Regional Commercial	200,000	+78,468	
14	Regional Commercial	238,468	Regional Commercial	361,578	+123,110	
16	Residential Multi Family	380	Residential Multi Family	288	-92 units	
17	Residential Multi Family	161	Residential Multi Family	132	-29 units	
21	Regional Commercial	150 MF	Regional Commercial	134 MF	-16 units	This is the Main Street area with commercial and residential
22	Residential Multi Family	163 MF	Residential Multi Family	136 MF	-27 units	
23	Residential Single Family	122 SF	Residential Single Family	123 SF	+1 unit	

Parcel ID	Existing Land Use	Existing SqFt / Units	Proposed Land Use	Proposed Sq. ft./units	Change in Sq.ft / Units	Comments
26	Residential Multi Family	275 MF	Residential Multi Family	180 MF	-95 MF	
31	Residential Multi Family	200 MF	Residential Single Family	101 SF	-200 MF +101 SF	
34	Residential Single Family	40 SF	Residential Single Family	27 SF	-13 units	
35	Residential Single Family	76 SF	Residential Single Family	26 SF	-50 units	
37	Residential Single Family	70 SF	Residential Single Family	51 SF	-19 units	
38	Residential Single Family	60 SF	Residential Single Family	40 SF	-20 units	
39	Residential Single Family	53 SF	Residential Single Family	23 SF	-30 units	
40	Residential Single Family	49 SF	Residential Single Family	31 SF	-18 units	
41	Residential Single Family	22 SF	Residential Single Family	56 SF	+34 units	
42	Residential Single Family	160 SF	Residential Single Family	44 SF	-116 units	
43	Residential Cluster Villa	60 CV	Residential Single Family	50 SF	-60 CV +50 SF	
44	Residential Single Family	72 SF	Residential Single Family	48 SF	-24 SF	
45	Residential Single Family	51 SF	Residential Single Family	48 SF	-3 SF	
46	Residential Cluster Villa	19 CV	Residential Single Family	12 SF	-19 CV +12 SF	
47	Residential Single Family	74 SF	Residential Single Family Attached	88 SFA	-74 SF +88 SFA	Change from single family detached to SF attached
48	Residential Cluster Villa	90 CV	Residential Multi Family	120 MF	-90 CV +120 MF	Change from CV to MF
49	Residential Multi Family	125 MF	Residential Multi Family	118 MF	-7 MF	
51	Residential Cluster Villa	54 CV	Residential Multi Family	54 MF	-54 CV +54 MF	Change from CV to MF

\*  
The Business category includes both Industrial and Office uses.

The changes to Tables C and D are shown below:

The proposed mix of uses within the Town Center is a small concern to staff. As the project becomes more and more office oriented, the likelihood that this area will become a daytime use only area

increases. The original approval included a good mix of industrial, retail, and office uses. This request and previous exchanges have served to increase the office uses at the expense of industrial and retail uses. This proposal does leave 30,000 sq.ft. of industrial within Phase 3. As of this writing, only 10,000 sq.ft. of industrial uses have been approved within the entire Town Center.

The cumulative impact of this exchange, along with the other exchanges and NOPC's that were approved in 1992, 1993, 1996, 1997, 2000, 2001 and 2003 are as follows:

Use	10/97	12/97	2/2000	11/2001	6/2003	9/2004	Change
<b>Resid.</b>	3,137	3,137	3,137	3,108	3,108	3,031	-77
<b>Gen. Comm.</b>	1,240,000	1,240,000	1,240,000	1,000,000	820,000	1,071,578	+251,578
<b>Hospital</b>	-	180,000/ 150 Beds	180,000/ 150 Beds	180,000/ 150 Beds	150 Beds	150 beds	
<b>Neigh. Comm.</b>	381,000	381,000	381,000	306,258	306,258	240,879	-65,379
<b>Business</b>	1,968,000	1,968,000	1,968,000	1,995,288	1,995,288	1,936,965	-58,323

## 2. COMPATIBILITY

The applicant is proposing to decrease overall residential units by eliminating multi-family and single family detached units. This changes the overall mix of uses and makes the non-residential uses in the town center almost strictly retail and office.

Most of the new land is designated for residential uses. Commercial uses are proposed at the intersection of University Parkway and Lorraine Road, which meets Comprehensive Plan requirements to be eligible for commercial. The majority of the new residential is single family in one form or another. However, the Ag/R Future Land Use Category does not list rural residential as a permitted use as the RES-1 category does, thus clustering and suburban type residential uses would not be allowed.

The applicant is proposing to use the Simultaneous Increase and Decrease mechanism to move 450 single family units and 100,000 sq.ft. of commercial uses to the new acreage.

The density and acreage breakdown for the RES-1 and Ag/R Future Land Use Categories of the expansion area is:

**RES-1- 275 units on 923 acres for a density of 0.29 d.u./acre.**

**Ag/R- 175 units on 881.7 acres for a density of 0.19 d.u./acre.**

**Overall density for the entire project will be 0.9 d.u./acre. The current approved density is 1.3 d.u./acre.**

The 0.19 du/acre is just under the 0.2 d.u./acre minimum that is allowed in the Ag/R Future Land Use Category.

As mentioned earlier, the General Development Plan is very vague with regard to new road and lot layouts. The lack of design detail prohibits staff from determining whether or not those units in the Ag/R category meet the intent of that category. The existing adjacent land uses to the north, east, and south are agricultural at this time. There is a 35 ft. wide perimeter greenbelt buffer shown on the north and

east boundaries to help mitigate the difference in land uses and staff has proposed new conditions to do the same.

### **3. PUBLIC UTILITIES/FACILITIES**

There are two north-south thoroughfare roadways in the project, Lakewood Ranch Boulevard and Lorraine Road. University Parkway borders the site on the south. The applicant is proposing to extend University Parkway 3 miles east of Lorraine Road to accommodate the new 1,800 acres. This puts almost one half of the new acreage east of the Urban Service Boundary where County water and sewer service is available or planned for expansion. 350 units are proposed west of the boundary and 100 units east of the boundary. Extension of services to this area will require analysis and approval by the County Commission.

The proposed amendment to the General Development Plan, which includes this additional acreage and units, will have the following effect on public infrastructure:

**Potable Water- +40,477 gallons daily**

(Potable water is not reviewed until final site plan stage, therefore these are just projections and a CLOS will not be issued for potable water.)

**Waste Water- +.078 million gallons per day**

**Solid Waste- +10.2 cubic yards daily**

**Parks-** The 2002 population for the Parks D district was 20,844. This creates a need for 4+ local parks and there are currently 6+ local parks in this district. The existing and proposed parks contained within the University Lakes DRI and the Cypress Banks DRI will serve 29,650 persons.

.078 million gallons per day is a lot of waste water generated, based on the FDAB maps, nearly one half of this site lies outside that boundary, and would have to be served by well and septic tank. Use of septic tanks requires a one-half acre minimum lot size that we do not know they can meet.

### **4. PRESERVATION/CONSERVATION**

It appears that approximately 2.05 acres of wetland impacts (0.6%) associated with the extension of University Parkway are proposed. There are 343.2 acres of wetlands in the additional lands. The applicant is proposing to mitigate impacts by withdrawing credits from SMR's Long Swamp Mitigation Bank. The ERP application has been provided but the complete wetland information has not been shown on the General Development Plan. The Environmental Management Department has not received detailed wetland information at this point, especially showing wetlands within 200 ft. of the project boundaries. These will have to be submitted with the Preliminary Site Plan. A more detailed review will be done at the Preliminary Site Plan stage.

### **5. CONCURRENCY**

The project has a Certificate of Level of Service Compliance for portions of Phases I, II, and III until February 2, 2009. Subsequent development approvals and phases will be required to address concurrency, as outlined in the Development Order for the DRI. An analysis of the impacts of the exchange on water, wastewater, solid waste, stormwater, and parks and recreation has been provided. Water concurrency is issued only with Final Site Plan approvals.

6. **CONSISTENCY WITH COMPREHENSIVE PLAN**

The proposed General Development Plan must be in strict compliance with the Manatee County Comprehensive Plan. The following policies were considered in preparing this staff report and are considered to be important policies to review and consider in evaluating this proposal:

**The Future Land Use map designates the site MU/RES-1/AG/R.**

The western part of the site (approximately 1 square mile) is designated MU. This is the area where the multi-family and the Town Center regional commercial and business uses in question are proposed.

The remaining portion of the existing DRI west of Lorraine Road is designated RES-1. The additional 1,800 acres is designated RES-1 and AG/R. The applicant proposes a variety of single-family dwelling types and multi-family dwellings.

Applicable Comprehensive Plan policies are identified below:

Policy:2.1.1.4                      Promote development in currently undeveloped areas which have the greatest level of public facility availability and investment.

Implementation Mechanism(s):

- (a)                      Future Land Use Map indicating nodal concentrations of intensity at or surrounding interstate interchanges where public facilities are available.
- (b)                      Designation of large infill areas on the Future Land Use Map west of I-75 in Manatee County at a density/intensity compatible with existing development.
- (c)                      Implementation of adopted levels of service during development order review to facilitate proper timing of new development in relationship to public facility adequacy and availability.

Objective: 2.1.                      **Geographic Extent of Future Development:** Limit urban sprawl through provision of locations for new residential and non-residential development consistent with the adopted Land Use Concept, to that area west of the Future Development Area Boundary (FDAB) thereby, preserving agriculture as the primary land use east of the FDAB through 2020.

Policy:2.1.2.2                      Limit urban sprawl by prohibiting all future development to the area east of the established FDAB except as follows:

- a.                      small commercial development providing for the needs of the agricultural community,

- b. Agro-Industrial and industrial development where associated with approved mining operations,
- c. Residential development in excess of 0.2 du/ga or the development of any residential lot less than 1 acre in size during clustering except:
  - farm worker housing
  - residential within Myakka City
  - legal lots of record prior to May 11, 1989
  - redevelopment per policy 2.9.3.2
- d. Plan amendments resulting from a change in the Future Land Use Concept.

Such uses shall be allowed, only if developed consistent with all Goals, Objectives and Policies of this Comprehensive Plan.

Implementation Mechanism:

Planning Department review of all proposed plan amendments and development requests.

Policy:2.1.2.3

Permit the consideration of new residential and non-residential development with characteristics compatible with existing development, in areas which are internal to, or are contiguous expansions of existing development if compatible with future areas of development.

Implementation Mechanism(s):

- (a) Designation of maximum allowable densities on the Future Land Use Map to permit consistent and compatible residential development on vacant areas within and adjacent to existing residential areas.
- (b) Designation of nonresidential categories on the Future Land Use Map to permit compatible nonresidential development on vacant areas within and, where appropriate, adjacent to existing nonresidential development.

Policy:2.1.2.4

Limit urban sprawl through the consideration of new development, when deemed compatible with existing and future development, in areas which are internal to, or are contiguous expansions of the built environment.

Policy:2.1.2.5

Permit the consideration of new residential and non-residential development in areas which are currently undeveloped, which are suitable for new residential or non-residential uses.

Policy:2.1.2.7

Review all proposed development for compatibility and appropriate timing. This analysis shall include:

- consideration of existing development patterns,
- types of land uses,
- transition between land uses,
- density and intensity of land uses,
- natural features,
- approved development in the area,
- availability of adequate roadways,
- adequate centralized water and sewer facilities,
- other necessary infrastructure and services.
- limiting urban sprawl
- (See also policies under Objs. 2.6.1 - 2.6.3)

Implementation Mechanism(s):

- (a) Planning Department review of all plan amendments and development proposals for consistency with this policy.
- (b) Placement of conditions, as necessary on development orders to ensure policy compliance.

Policy:2.2.1.8

**Ag/R:** Establish the Agricultural/Rural future land use category as follows:

Policy: 2.2.1.8.1

Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which have a long term Agricultural or Rural Residential character, such areas primarily located east of the "Future Development Area Boundary" (FDAB). Refer to the TSD, Land Use Element for location of the FDAB.

Policy: 2.2.1.8.2

Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5, and Obj. 9.2.4): Farms, ranches, agro-industrial uses, agricultural service establishments, agriculturally-compatible residential uses, farmworker housing, rural residential uses, small retail and office commercial uses, mining, mining-related uses, low intensity recreational facilities, rural recreational facilities, public or semi-public uses, schools, and appropriate water-dependent uses (see also Objectives 4.2.1, 2.10.3 and 2.10.4).

Policy: 2.2.1.8.3

Range of Potential Density/Intensity:

Maximum Gross Residential Density:  
0.2 dwelling units per acre

Maximum Net Residential Density:  
1 dwelling unit per acre  
(except within WO and CSVA Overlay Districts pursuant to Policies 2.3.1.5, and 4.3.1.5)

Maximum Floor Area Ratio:  
0.23

Policy: 2.2.1.8.4

Other Information:

- (a) Mining-related uses, agro-industrial uses, and agricultural service establishments are exempt from the requirement for 0.23 maximum Floor Area Ratio, but may be limited in intensity by the application of other goals, objectives, or policies in this Comprehensive Plan or by other applicable development regulations.
- (b) All mixed, multiple use and rural recreational use projects require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to 163.3202, F.S.
- (c) Where established in a manner consistent with applicable land development regulations, farmworker housing may exceed densities specified in Policy 2.2.1.8.3.

Policy: 2.2.1.9

**RES-1:** Establish the Residential-1 Dwelling Unit/Gross Acre future land use category as follows:

Policy: 2.2.1.9.1

Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established for a low density suburban residential environment, or a clustered low density urban residential



environment where appropriate, and which may be utilized for compatible agricultural activities in the short-term, while recognizing that suburban or clustered urban uses are the preferred long-term land use for these areas. Also, to provide for a complement of residential support uses normally utilized during the daily activities of residents of these suburban or urban areas.

Policy: 2.2.1.9.2

Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Suburban or urban residential uses, small or medium retail and office commercial uses, short term agricultural uses, agriculturally-compatible residential uses, farmworker housing, public or semi-public uses, schools, low intensity recreational uses, and appropriate water-dependent/water-related/water-enhanced uses (see also Objectives 4.2.1 and 2.10.4).

Policy: 2.2.1.9.3

Range of Potential Density/Intensity:  
Maximum Gross Residential Density: 1 dwelling unit per acre  
Maximum Net Residential Density: 2 dwelling units per acre or 6 dwelling units per acres (see 2.2.1.9.4(b) and (c) for explanation)

Maximum Floor Area Ratio: 0.23 (0.35 for mini-warehouse uses only)

Policy: 2.2.1.9.4

Other Information:

- (a) All mixed and multiple-use projects require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to § 163.3202, F.S.
- (b) Maximum net residential density within areas which are predominantly developed at a net residential density of 2 du/ga or less, or where existing development has not utilized "clustering" to achieve a net density which is significantly greater than gross density, shall be limited to a 2 dwelling units/acre on any part, or all, of a proposed project.
3. Maximum net residential density within areas which are generally undeveloped, or which have experienced development which has predominantly utilized "clustering" to achieve net densities which are significantly greater than gross densities of the same projects(s), shall be limited to 6 dwelling units per acre on any part, or all of any proposed project. Net densities greater than 6 dwelling units per net acre may be considered within the WO (Evers) or CSVA Overlay Districts, pursuant to policies 2.3.1.5 and

4.3.1.5, to maximize protection of natural resources and to maximize reserved open space.

- (d) Any project containing any net density in excess of 1 dwelling unit per acre shall require special approval.
- (e) Any nonresidential project exceeding 30,000 square feet of gross building area shall require special approval.

Policy: 2.2.1.21

**MU:** Establish the Mixed-Use future land use category as follows:

Policy: 2.2.1.21.1

**Intent:** To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Map, areas which are established as major centers of suburban/urban activity and are limited to areas with a high level of public facility availability along expressways. Also, to provide incentives for, encourage, or require the horizontal or vertical integration of various residential and non-residential uses within these areas, achieving internal trip capture, and the development of a high quality environment for living, working, or visiting.

Policy: 2.2.1.21.2

**Range of Potential Uses** (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Small, medium and large retail, wholesale, office uses, light industrial uses, research/corporate uses, warehouse/ distribution, suburban or urban residential uses, lodging places, recreational uses, public or semi-public uses, schools, hospitals, short-term agricultural uses, other than special agricultural uses, agriculturally-compatible residential uses, and water-dependent uses.

Policy: 2.2.1.21.3

**Range of Potential Density/Intensity:**

**Maximum Gross Residential Density:** 9 dwelling units per acre

**Maximum Net Residential Density:** 20 dwelling units per acre

**Maximum Floor Area Ratio:** 1.0

Policy: 2.2.1.21.4

**Other Information:**

- (a) All projects require special approval and are subject to the criteria within b, c, d below, unless all the following are applicable:

1. The proposed project consists of a single family dwelling unit located on a lot of record which is not subject to any change in property boundary lines

during the development of the proposed land use, and

2. The proposed project is to be developed without generating a requirement for either subdivision review, or final site or development plan review, or equivalent development order review.

(b) Non-Residential uses exceeding 150,000 square feet of gross building area (large commercial uses) are subject to requirements for such uses described in Objective 2.10.4, and in the Operative Provision of this element.

(c) Development in each area designated with the Mixed Use category shall:

contain the minimum percentage of at least three of the following general categories of land uses;

- 10 % Residential,
- 10 % Commercial / Professional,
- 10 % Light Industrial / Distribution.
- 5 % Recreation / Open Space,
- 3 % Public / Semi Public,

(d) Access between these uses shall be provided by roads other than those shown on the Major Thoroughfare Map Series of this Comprehensive Plan or alternative vehicular and pedestrian access methods acceptable to the County:

#### Policy 2.6.1.1

Require all adjacent development that differs in use, intensity, height, and/or density to utilize land use techniques to mitigate potential incompatibilities. Such techniques shall include but not be limited to:

- use of undisturbed or undeveloped and landscaped buffers
- use of increased size and opacity of screening
- increased setbacks

- innovative site design (which may include planned development review)
- appropriate building design
- limits on duration/operation of uses
- noise attenuation techniques
- limits on density and/or intensity [see policy 2.6.1.3]

Implementation Mechanism(s):

- (a) Maintain setback, screening, buffering, and other appropriate mitigation techniques in land development regulations.
- (b) Planning Department review of development approvals to ensure policy compliance.

Policy: 2.6.1.2

Require the use of planned unit development, in conjunction with the mitigation techniques described in policy 2.6.1.1, for projects where project size requires the submittal of a site development plan in conformance with the special approval process in order to achieve compatibility between these large projects and adjacent existing and future land uses.

Policy: 2.6.2.1

Limit location of new residential development and residential support uses adjacent to intensive and incompatible agricultural operations.

Implementation Mechanism(s):

- (a) Planning Department review of proposed rezones and appropriate site plans submitted for new residential development adjacent to existing agricultural operations or to Ag/R Future Land Use Category for consistency with this policy and with policy 2.6.1.1.
- (b) Planning Department review of residential support uses for consistency with policy 2.6.1.1. [See policy 2.13.2.1]

Policy: 2.6.2.9

Require a gradual transition in density and utilize the mitigation techniques under objective 2.6.1 when siting residential development adjacent to non-residential uses.

Policy:2.9.1.1

Minimize the development of residential projects which create isolated neighborhoods.

Implementation Mechanism:

- (a) Planning Department review and comment on proposed site design and layout at earliest possible review period.

Policy:2.9.1.9

Require where feasible, pedestrian and bicycle access to community spaces, schools, recreational facilities, adjacent neighborhoods, employment opportunities, professional and commercial uses. (See also Obj. 3.3.3)

Implementation Mechanism(s):

- (a) Planning Department review of site design and coordination with the Parks & Recreation Department, and the School Board.
- (b) Appropriate revisions to the Land Development Code by the Planning Department.

Policy: 2.9.4.1

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

Policy: 2.9.4.2

Develop Corridor Plans on primary travel routes into and through the urban area of Manatee County creating a positive sense of place.

Objective:3.2.1

**Potable Water Quality:** Maintain or improve the water quality and quantity in Lake Manatee and the Evers Reservoir Watershed Overlay (WO) Districts for the purpose of ensuring a continued supply of drinking water at lowest possible cost to the current and future residents of Manatee County and component jurisdictions.

Policy: 5.2.2.3

Designate where determined to be necessary by the Board of County Commissioners, any roadway shown on the Future Traffic Circulation Map (Map 5E) as a "controlled access facility," as defined herein. This designation should not be confused with the category of roadway used for functional classification purposes called "limited access facility". Also, for any controlled access

facility, limit the rights of abutting lands to direct or indirect access to the facility in a manner specific to that facility. Furthermore, to prohibit the issuance of a Certificate of Level of Service Compliance on any project unless project design meets all criteria adopted for adjacent controlled access facilities. A list of approved intersections may also be developed for each controlled access facility to identify permitted access points to the facility.

All "entranceways," as described in Policies 2.9.4.1 & 2.9.4.2, shall also be designated as controlled access facilities, with access limitations specified at time of defining the extent of these facilities pursuant to Policies 2.9.4.1 & 2.9.4.2.

At a minimum, the following roadways shall be considered as Manatee County Designated "Controlled Access Facilities".

- (1) University Parkway between U.S. 301 and SR70.
- (2) State Route 70 between I-75 and Verna Bethany Road.
- (3) State Route 64 between I-75 and CR 675 (Waterbury Road).
- (4) U.S. 301 Between I-75 and Fort Hamer Road.
- (5) U.S. 41 between 49th Street East (Experimental Farm Road) and north Manatee County Line.

All Manatee County "Controlled Access Facilities" shall be shown on the Future Traffic Circulation Map (Map 5E) via the plan amendment process, and a description of access limitations shall be contained in land development regulations developed pursuant to Section 163.3202, F.S.

Implementation Mechanism(s):

- (a) Coordination between the Manatee County Transportation Department and the Planning Department, and the Florida Department of Transportation to recommend, as necessary, proposed controlled access facilities and related limitations on direct or indirect access.
- (b) Inclusion in any land development regulations developed pursuant to Section 163.3202, F.S., descriptions of access intersections and adjacent land access limitations for controlled access facilities.

Policy:5.2.2.10

Minimize the utilization of I-75 and I-275 as roadways for meeting local travel demand by establishing a future land use map and related policies that shall encourage highly integrated multi-use projects, and varied complementary projects, in close proximity to interstate highway interchanges to increase internal trip capture within and between such projects.

Policy:5.2.3.1

Prohibit the issuance of certain development orders unless compliance of the particular project is established, at time of review of development orders listed under 2.4.2.2.(1)-(4), with regard to adopted infrastructure and performance (level of service) standards. Compliance shall be established only when the development order is issued at the same time, or following, the issuance of a Certificate of Level of Service Compliance for that project, as described in policies under Objective 2.4.2. Adopted level of service standards are listed in policies under Objective 5.1.2 above.

Policy:9.2.3.2

Require that new development pay for the full cost of installation of all wastewater collection system components which are needed on and off the development site to provide wastewater service to the site, and to meet adopted level of service standards, and policy 9.1.2.3.

Policy:9.2.4.6

Request for connection to Manatee County's central sewer system may be denied based solely on the developments location outside the Future Development Area Boundary.

Policy:9.6.1.1

Require new development to connect to the County potable water system when water supply and service are reasonably available, except for single family homes on lots of record.

Implementation Mechanism(s):

- (a) Utilities Operations, Planning, and Building Departments coordination to ensure policy compliance.
- (b) Revision of the Land Development Code and other appropriate regulatory documents to define reasonably available as substantially similar to language contained in 10D-6.042.

Policy 9.6.2.2

Require that new development pay for the full cost of installation of all water distribution system components which are needed on and off the development site to effectuate potable water service to the site to meet adopted level of service standards.

Implementation Mechanism:

- (a) Land development agreements consistent with state and local regulations or other public-private agreements implementing this policy.

**See attached Zoning Ordinance for changes (a strike thru for deletions and underline for additions).**

**7. SPECIFIC APPROVAL:**

**A. REQUEST:** The applicant requests Specific Approval from Section 702.6.7, which requires a that all yards in all residential projects created after the effective date of the Code that directly abut active agricultural operations shall be 35 feet greater than otherwise required by Code.

**DISCUSSION:** The applicant contends that development will happen on the agricultural property that surrounds the expansion area. While that development will be in Sarasota County, if it is developed, the greater agricultural yards would not apply as the agricultural use will go away. Staff proposes a new stipulation Q (29) that deals with this very situation. It has been used on other projects with similar situations to good result.

**RECOMMENDATION:** Staff recommends that this request be denied. The public purpose will not be served by elimination of the 35 foot setback. This is for the protection of homeowners that purchase lots abutting active agricultural uses.

**FINDING:** The Board finds that the applicant has not proposed an alternative to the agricultural yard requirement and that the proposed stipulation will address their concerns.

**B. REQUEST:** The applicant has requested Specific Approval from Sections 715.3.2.c.3 and 603.7.4.5 which requires a 15 ft. wide perimeter greenbelt buffer around all residential projects. 603.7.4.5 addresses the issue of abutting PDR projects and requires that the greenbelts for each project be made contiguous.

**DISCUSSION:** The applicant claims that because of the future residential development in Sarasota County, that the greenbelt will not be needed. They want to allow for integration with their proposed projects in Sarasota County. However greenbelts are required and it specifically contemplates greenbelts of adjacent residential be contiguous. The applicant's argument has no merit. There is no guarantee what will happen on the Sarasota County property.

**RECOMMENDATION:** Staff recommends denial of this request. No public purpose will be served by eliminating a landscape buffer requirement on lands abutting future development in another county.

**FINDING:** The Board finds that the applicant has not proposed an alternative to the greenbelt, which meets or exceeds the public purpose of the regulation. The applicant is requesting a waiver of the regulation with no justification.



**ATTACHMENTS:**

1. Comments from reviewing departments.
3. Ordinance PDMU-92-01(Z)(G)(R10) in strike-thru/underline format



## MEMORANDUM

**DATE:** June 2, 2004

**TO:** Laurie Suess, Planning Manager  
Planning Department

**FROM:** William C. O'Shea, Environmental Planning Manager WCO  
Environmental Management Department

**SUBJECT:** Development Review Comments  
University Lakes DRI #22 -NOPC East Sector/Phase 4 PDR-92-01(G)(R10)

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The Environmental Management Department has reviewed the second sufficiency response for the above referenced DRI and General Development Plan to add 1,804.7 acres, and offers the following comments:

1. Stipulations will be crafted by staff to address listed species. **Comment acknowledged.**
2. Please refer to the attached memorandum from Kristen Collins for additional water quality comments.

If you have any questions or comments, please call me at extension 5980.

WCO:hs

cc: project file



## MEMORANDUM

**DATE:** May 14, 2004

**TO:** Joel Christian, Environmental Manager

**THROUGH:** Greg Blanchard, Environmental Manager *MB*

**FROM:** Kristen Collins, Environmental Specialist *KC*

**SUBJECT:** University Lakes NOPC (Ord. 03-30, Adopted 4-21-03)  
Baseline Groundwater Quality Monitoring Proposal

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Water quality staff reviewed the proposed baseline groundwater quality monitoring plan for the University Lakes NOPC and have the following comments:

- The monitoring plan proposal's monitoring well locations need to include the specific requirements set forth by the Manatee County Environmental Management Department (MCEMD). The specific buffer requirements for wetland and planned stormwater structures are cited in MCEMD's "Ambient Groundwater Monitoring Requirements for Developments" (Guidance).
- The well construction details in the proposed monitoring plan specify the wellhead height above grade at 18 inches. This needs to be changed to the required 24 inches, according to MCEMD's Guidance.
- Water Level (NGVD 1988) needs to be added to the parameter list in the monitoring plan proposal.
- Based on the field investigation conducted on May 6, 2004, the location of well number GW-2 is proposed to move to the southern border of the project boundary, in the vicinity of the two drainage ditches that run underneath the extension of University Parkway. The new location will be within the sub-basin boundary of Cowpen Slough and better represents the flow of groundwater from that area of the project. The new well location needs to be identified in the final monitoring plan submitted to MCEMD.
- The University Lakes proposal states that an on-going monitoring plan will be presented upon completion of the baseline monitoring activities, *if deemed necessary*. This stipulation needs to be removed from the proposed monitoring plan. Since the monitoring plan will be designed and approved based on its representation of the project site as a whole, MCEMD's

Guidance states that the monitoring program will be conducted through build-out of the project.

- Any additional documentation that supports the use of MCEMD's abbreviated list of parameters provided in the Guidance is requested as attachments to the final monitoring plan submission. The supporting documentation should show that the use of this parameter list is appropriate based on previous land use and activities on site.

An electronic copy and a signed paper copy of the final groundwater monitoring plan, with these changes and attachments, shall be submitted to MCEMD Water Quality Division for final approval prior to beginning monitoring activities.

KC:hs

cc: file

## MANATEE COUNTY GOVERNMENT

### MEMORANDUM

Date: June 24, 2004  
Case file number: DRI #22  
Case project name: University Lakes  
Department: Parks & Recreation  
Division:  
Reviewers name: Mike Sosadeeter, Parks Planner  
Contact number: 742-5923 ext. 6007  
Planners: Laurie Suess

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#### **Comments:**

Parks and Recreation met with the applicant to discuss park needs in the University Lakes area. Specifically we spoke about the proposed 15-acre park next to the new Elementary J School being planned east of Lorraine Road and along the northern boundary of University Lakes. Parks and Recreation will gladly accept a developed 15-acre park and discussed the need for a 60-100 acre park in the eastern Lakewood Ranch area in order to meet both current and future recreation needs. The proposed internal trail system at University Lakes will be a welcome addition to the proposed park. The trail is only shown on the eastern third of the development. Where does the trail go when it intersects Lorraine Road?

MANATEE COUNTY PLANNING DEPARTMENT  
GROWTH MANAGEMENT SECTION  
(941) 749-3070

DATE: MAY 24, 2004

PROJECT NAME: UNIVERSITY LAKES/DRI #22  
NOPC

ADDRESS: UNIVERSITY PARKWAY

PLANNER: LAURIE SUESS (x)6885  
TRANSPORTATION  
ENGINEER: MICHEL TENNEY (x)6862  
CONCURRENCY: MICKI RYAN (X)6904

**[PLEASE NOTE: THESE COMMENTS ARE BASED ON INFORMATION SUBMITTED AND ARE SUBJECT TO REVIEW AS APPLICABLE](FYI: THE ENGINEER ON THIS CASE IS MIKE HARRISON)**

**CONCURRENCY/TRANSPORTATION RELATED COMMENTS:**

- I. This submittal may proceed when the comments listed below and the comments issued by the other reviewing agencies are satisfactorily addressed.

The potable water element will not be reviewed at this time per the Comprehensive Plan requirements. The new CLOS when approved will not include the potable water element. Staff recommends that the CLOS be issued for 5 years.

- II We offer the following suggestions, comments and concerns for this proposal; however, these do not necessarily require a revision to your application at this time.

N/A

III. General Information

The proposed NOPC would have the following effect on the public infrastructure:

Potable Water- + 22 GPD

(Potable water is not reviewed until final site plan stage, therefore these are just projections and a CLOS will not be issued for potable water.)

Waste Water- +.23 GPD Any approvals may only be done in the existing wastewater service area.

Solid Waste- +37 cubic yards daily

Parks- The 2002 population for the Parks D district was 20,844. This creates a need for 4+ local parks and there are currently 6+ local parks in this district. The existing and proposed parks contained within the the University Lakes DRI and the Cypress Banks DRI will serve 29,650 persons. This NOPC proposes an additional park which will serve an additional 7,500 persons.

If there are any questions pertaining to concurrency and/or transportation, please contact Micki Ryan at 749-3070 extension 6904.

S:\GROWTH\DRG-CONCURRENCY\ULAKESLAKEWOOD\UNIVERSITY LAKES DRI #22 (R10) RE3.wpd



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# Southwest Florida Water Management District

**Tampa Service Office**  
7601 Highway 301 North  
Tampa, Florida 33637-6759  
(813) 985-7481 or  
1-800-836-0797 (FL only)  
SUNCOM 578-2070

**Bartow Service Office**  
170 Century Boulevard  
Bartow, Florida 33830-7700  
(863) 534-1448 or  
1-800-492-7862 (FL only)  
SUNCOM 572-6200

1379 Broad Street, Brooksville, Florida 34604-6899  
(352) 796-7211 or 1-800-423-1476 (FL only)  
SUNCOM 628-4150 TDD only 1-800-231-6103 (FL only)  
On the Internet at: WaterMatters.org

**Sarasota Service Office**  
6750 Fruitville Road  
Sarasota, Florida 34240-9711  
(941) 377-3722 or  
1-800-320-3503 (FL only)  
SUNCOM 531-6900

**Lecanto Service Office**  
3600 West Sovereign Path  
Suite 226  
Lecanto, Florida 34461-8070  
(352) 527-8131  
SUNCOM 667-3271

October 28, 2003

**Thomas G. Dabney, II**  
Chair, Sarasota  
**Watson L. Haynes, II**  
Vice Chair, Pinellas  
**Janet D. Kovach**  
Secretary, Hillsborough  
**Maggie N. Dominguez**  
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Highlands  
**Ronald C. Johnson**  
Polk  
**Heldi B. McCree**  
Hillsborough  
**T. G. "Jerry" Rice**  
Pasco  
**Judith C. Whitehead**  
Hernando

**David L. Moore**  
Executive Director  
**Gene A. Heath**  
Assistant Executive Director  
**William S. Bilenky**  
General Counsel

**Mr. Tim Martin**  
SMR Communities, Inc.  
6215 Lorraine Road  
Bradenton, FL 34202

**Subject: Notice of Final Agency Action for Approval**  
ERP Individual Construction  
Permit No.: 43024818.000  
Project Name: University Parkway East, Phase I  
County: Manatee  
Sec/Twp/Rge: 34,35/35S/19E

Dear Mr. Martin:

The Environmental Resource permit referenced above was approved by the District Governing Board subject to all terms and conditions set forth in the permit.

The enclosed approved construction plans are part of the permit, and construction must be in accordance with these plans.

If you have questions concerning the permit, please contact Tanase S. Bude, E.I., at the Sarasota Service Office, extension 6550. For assistance with environmental concerns, please contact Pamela J. Fetterman, extension 6515.

Sincerely,

**BJ Jarvis, Director**  
Records and Data Department

**BJJ:mt**

**Enclosures:** Approved Permit w/Conditions Attached  
Approved Construction Drawings  
Statement of Completion  
Notice of Authorization to Commence Construction

**cc/enc:** File of Record 43024818.000  
Mark A. Adler, P.E., George F. Young, Inc.  
USACOE

**RECEIVED**

NOV 03 2003

GEORGE F. YOUNG, INC.

SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT  
ENVIRONMENTAL RESOURCE  
INDIVIDUAL CONSTRUCTION  
PERMIT NO. 43024818.000

Expiration Date: October 28, 2008

PERMIT ISSUE DATE: October 28, 2003

This permit is issued under the provisions of Chapter 373, Florida Statutes (F.S.), and the Rules contained in Chapters 40D-4 and 40, Florida Administrative Code (F.A.C.). The permit authorizes the Permittee to proceed with the construction of a surface water management system in accordance with the information outlined herein and shown by the application, approved drawings, plans, specifications, and other documents, attached hereto and kept on file at the Southwest Florida Water Management District (District). All construction, operation and maintenance of the surface water management system authorized by this permit shall occur in compliance with Florida Statutes and Administrative Code and the conditions of this permit.

**PROJECT NAME:** University Parkway East. Phase I

**GRANTED TO:** SMR Communities, Inc.  
6215 Lorraine Road  
Bradenton, FL 34202

**ABSTRACT:** This permit is for construction approval of a surface water management system that serves approximately 0.8 mile (22.97 acres) of new roadway entitled University Parkway East. The project is an extension of University Parkway and continues eastward from Lorraine Road. Information regarding the surface water management system, 100-year floodplain, and wetlands is contained within the tables below.

**OP. & MAINT. ENTITY:** SMR Communities, Inc.

**COUNTY:** Manatee

**SEC/TWP/RGE:** 34,35/35S/19E

**TOTAL ACRES OWNED  
OR UNDER CONTROL:** 22,800.00

**PROJECT SIZE:** 22.97 Acres

**LAND USE:** Road Project

**DATE APPLICATION FILED:** February 19, 2003

**AMENDED DATE:** N/A



Permit No.: 43024818.000  
 Project Name: University Parkway East, Phase I  
 Page No. 2

I. Water Quantity/Quality

POND NO.	AREA ACRES @ TOP OF BANK	TREATMENT TYPE
1	3.50	Wet Detention
TOTAL	3.50	

A mixing zone is not required.  
 A variance is not required.

II. 100-Year Floodplain

N/A

III. Environmental Considerations

Wetland Information:				
WETLAND NO.	TOTAL AC.	NOT IMPACTED AC.	TEMPORARILY DISTURBED AC.	PERMANENTLY DESTROYED AC.
SR1-W107	0.98	0.00	0.01	0.97
SE-W1	0.65	0.00	0.01	0.64
SE-W4	0.02	0.00	0.00	0.02
TOTAL	1.65	0.00	0.02	1.63

Mitigation Information:					
AREA NO.	CREATED/ RESTORED AC.	UPLAND PRESERVED AC.	ENHANCED WETLAND AC.	WETLANDS PRESERVED AC.	MISC. MITI. AC.
Long Swamp	0.00	3.39	0.00	5.10	0.00
SE-W1 and SE-W4 Upland Buffers	0.00	0.00	0.00	0.00	3.85
TOTAL	0.00	3.39	0.00	5.10	3.85
NET CHANGE	-1.63	OTHER MITIGATION TOTAL			12.34

Comments: Mitigation is being provided by the withdrawal of credits of wetland preservation and upland preservation from the Long Swamp up-front mitigation permitted by Environmental Resource Permit (ERP) No. 43012864.001. The acreage given in the table above is the actual acreage of preserved wetlands and uplands.

Watershed Name: South Coastal Drainage

A regulatory conservation easement is not required.

A proprietary conservation easement is not required.

Permit No.: 43024818.000  
Project Name: University Parkway East, Phase I  
Page No. 3

### SPECIFIC CONDITIONS

1. If the ownership of the project area covered by the subject permit is divided, with someone other than the Permittee becoming the owner of part of the project area, this permit shall terminate, pursuant to Section 40D-1.6105, F.A.C. In such situations, each land owner shall obtain a permit (which may be a modification of this permit) for the land owned by that person. This condition shall not apply to the division and sale of lots or units in residential subdivisions or condominiums.
2. The discharges from this system shall meet state water quality standards as set forth in Chapter 62-302 and Section 62-4.242, F.A.C., for class waters equivalent to the receiving waters.
3. Unless specified otherwise herein, two copies of all information and reports required by this permit shall be submitted to:

Sarasota Regulation Department  
Southwest Florida Water Management District  
6750 Fruitville Road  
Sarasota, FL 34240-9711

The permit number, title of report or information and event (for recurring report or information submittal) shall be identified on all information and reports submitted.

4. The Permittee shall retain the design engineer, or other professional engineer registered in Florida, to conduct on-site observations of construction and assist with the as-built certification requirements of this project. The Permittee shall inform the District in writing of the name, address and phone number of the professional engineer so employed. This information shall be submitted prior to construction.
5. Within 30 days after completion of construction of the permitted activity, the Permittee shall submit to the Sarasota Service Office a written statement of completion and certification by a registered professional engineer or other appropriate individual as authorized by law, utilizing the required Statement of Completion and Request for Transfer to Operation Entity form identified in Chapter 40D-1, F.A.C., and signed, dated and sealed as-built drawings. The as-built drawings shall identify any deviations from the approved construction drawings.
6. The District reserves the right, upon prior notice to the Permittee, to conduct on-site research to assess the pollutant removal efficiency of the surface water management system. The Permittee may be required to cooperate in this regard by allowing on-site access by District representatives, by allowing the installation and operation of testing and monitoring equipment, and by allowing other assistance measures as needed on site.

7. **WETLAND MITIGATION SUCCESS CRITERIA**  
**WETLANDS SE-W4 AND SE-W1 UPLAND BUFFER RESTORATION**

Mitigation is expected to offset adverse impacts to wetlands and other surface waters caused by regulated activities and to achieve viable, sustainable ecological and hydrological wetland functions. Wetlands constructed for mitigation purposes will be considered successful and will be released from monitoring and reporting requirements when the following criteria are met continuously for a period of at least one year without intervention in the form of irrigation or the addition or removal of vegetation.

- a. Dominant and subdominant species of desirable, native plants will comprise each vegetation zone and stratum of the upland buffer area.

- b. Species composition of recruiting vegetation are indicative of native upland habitats in proximity to the wetland buffer areas.
- c. Density of *Myrica cerifera* and *Baccharis halimifolia* will not exceed 30% coverage, and will be < 5 feet in height within the wetland buffer restoration areas.
- d. Coverage by Brazilian pepper does not exceed 1 percent.
- e. Areas planted with *Pinus elliotti* shall achieve a 95% survival rate, and average 12 feet in height and have been planted for greater than 2 years.
- f. Areas planted with groundcover species *Spartina bakerii* and *Tripsacum floridiana* shall achieve 80% coverage. Plant species providing the same function as those listed may also be considered in determining success .

These criteria must be achieved within 3 years of initial restoration and enhancement construction activities. The Permittee shall complete any activities necessary to ensure the successful achievement of the mitigation requirements by the deadline specified. Any request for an extension of the deadline specified shall be accompanied with an explanation and submitted as a permit letter modification to the District for evaluation. The mitigation area may be released from monitoring and reporting requirements and be deemed successful at any time during the monitoring period if the Permittee demonstrates that the conditions in the mitigation area have adequately replaced the wetland and surface water functions affected by the regulated activity and that the site conditions are sustainable.

- 8. The Permittee shall monitor and maintain the wetland mitigation areas until the criteria set forth in the Wetland Mitigation Success Criteria Conditions above are met. The Permittee shall perform corrective actions identified by the District if the District identifies a wetland mitigation deficiency.
- 9. A Wetland Mitigation Completion Report shall be submitted to the District within 30 days of completing construction and planting of the wetland mitigation areas. Upon District inspection and approval of the mitigation areas, the monitoring program shall be initiated with the date of the District field inspection being the construction completion date of the mitigation areas. Monitoring events shall occur between March 1 and November 30 of each year. An Annual Wetland Monitoring Report shall be submitted upon the anniversary date of District approval to initiate monitoring.

Annual reports shall provide documentation that a sufficient number of maintenance inspection/activities were conducted to maintain the mitigation areas in compliance with the Wetland Mitigation Success Criteria Conditions above. Note that the performance of maintenance inspections and maintenance activities will normally need to be conducted more frequently than the collection of other monitoring data to maintain the mitigation areas in compliance with the Wetland Mitigation Success Criteria Conditions above.

Monitoring Data shall be collected annually.

- 10. Termination of monitoring for the wetland mitigation areas shall be coordinated with the District by:
  - a. notifying the District in writing when the criteria set forth in the Wetland Mitigation Success Criteria Conditions have been achieved;
  - b. suspending all maintenance activities in the wetland mitigation areas including, but not limited to, irrigation and addition or removal of vegetation; and,

Permit No.: 43024818.000  
Project Name: University Parkway East, Phase I  
Page No. 5

- c. submitting a monitoring report to the District one year following the written notification and suspension of maintenance activities.

Upon receipt of the monitoring report, the District will evaluate the wetland mitigation sites to determine if the Mitigation Success Criteria Conditions have been met and maintained. The District will notify the Permittee in writing of the evaluation results. The Permittee shall perform corrective actions for any portions of the wetland mitigation areas that fail to maintain the criteria set forth in the Wetland Mitigation Success Criteria Conditions.

11. Following the District's determination that the wetland mitigation has been successfully completed, the Permittee shall operate and maintain the wetland mitigation areas such that they remain in their current or intended condition for the life of the surface water management facility. The Permittee must perform corrective actions for any portions of the wetland mitigation areas where conditions no longer meet the criteria set forth in the Wetland Mitigation Success Criteria Conditions.
12. The Permittee shall, within 30 days of initial wetland impact and prior to beneficial use of the site, complete all aspects of the mitigation plan, including the grading, mulching, and planting, in accordance with the design details in the final approved construction drawings received by the District on and information submitted in support of the application submitted by EAC, Inc. on July 22, 2003.
13. The construction of all wetland impacts and wetland mitigation shall be supervised by a qualified environmental scientist/specialist/consultant. The Permittee shall identify, in writing, the environmental professional retained for construction oversight prior to initial clearing and grading activities.
14. The following boundaries, as shown on the approved construction drawings, shall be clearly delineated on the site prior to initial clearing or grading activities:
  - wetland buffers
  - limits of approved wetland impacts

The delineation shall endure throughout the construction period and be readily discernible to construction and District personnel.
15. Wetland SRQ-W107, SE-W1 and SE-W4 boundaries shown on the approved construction drawings shall be binding upon the Permittee and the District.
16. The operation and maintenance entity shall submit inspection reports in the form required by the District, in accordance with the following schedule.

For systems utilizing retention or wet detention, the inspections shall be performed two (2) years after operation is authorized and every two (2) years thereafter.
17. The removal of littoral shelf vegetation (including cattails) from wet detention ponds is prohibited unless otherwise approved by the District. Removal includes dredging, the application of herbicide, cutting, and the introduction of grass carp. Any questions regarding authorized activities within the wet detention ponds shall be addressed to the District's Surface Water Regulation Manager, Sarasota Service Office.

Permit No.: 43024818.000  
Project Name: University Parkway East, Phase I  
Page No. 6

18. The Permittee shall undertake required maintenance and management activities within the upland buffer restoration and enhancement mitigation area as needed at any time between mitigation area construction and termination of monitoring, with the exception of the final year. Maintenance shall include the use of pine straw and removal of nuisance and exotic species according to the Wetland Buffer Restoration Plan, with the exception of Brazilian pepper, which shall at no time exceed the Wetland Mitigation Success Criteria Conditions above.
19. The Permittee shall undertake required maintenance activities within the temporary impact restoration areas as needed at any time after construction. Maintenance shall include the manual removal of all nuisance and exotic species, with sufficient frequency that their combined coverage at no time exceeds 1%. Following the District's determination that the wetland temporary impact areas have been successfully restored, the Permittee shall operate and maintain the temporary impact restoration areas such that they remain in their current or intended condition for the life of the surface water management facility. The Permittee must perform corrective actions for any portions of the temporary impact restoration areas where conditions no longer meet a nuisance and exotic species coverage of 1% or less.
20. Refer to GENERAL CONDITIONS No. 15 herein.

GENERAL CONDITIONS

1. The general conditions attached hereto as Exhibit "A" are hereby incorporated into this permit by reference and the Permittee shall comply with them.

  
\_\_\_\_\_  
Authorized Signature

# **WilsonMiller**

*New Directions In Planning, Design & Engineering*

February 9, 2004

Henry Sheffield, Fire Marshall  
East Manatee Fire Station Number 1  
8800 State Road 70 East  
Bradenton, FL 34202

**Reference:** University Lakes Development of Regional Impact (DRI) – Request for Information –  
**Fire Protection Services**

Dear Fire Marshall Sheffield:

WilsonMiller, on behalf of Schroeder-Manatee Ranch, Inc., submitted a Notice of Proposed Change Application for a Development of Regional Impact (DRI). This application adds a 1.804.7-acre tract of land east of Lorraine Road and north of University Parkway to the DRI, simultaneously increases and decreases approved land uses, and advances the Phase IV start date.

Manatee County asked that the fire protection provider determine their ability to meet the projected demands of the proposed changes. Specifically we are requesting correspondence:

- Acknowledging the proposed changes to the development program;
- Describing your agency's ability to serve the development as proposed in the phasing schedule;
- Indicating whether present facilities and manpower are capable of serving the project within adequate response times; and
- Specifying the additional manpower and or equipment necessary to maintain adequate levels of service.

Enclosed please find a location map and Table D - University Lakes Phasing Schedule that shows the entitlements for the entire project. Please be reminded that most of Phases I and II have already been constructed or are currently under construction. Also included is a table that shows the simultaneous increases and decreases proposed with this specific application. Your response should focus on those entitlement changes.

We appreciate your prompt consideration and reply to this request. If you have questions or need additional information please do not hesitate to call.

Sincerely,

WilsonMiller, Inc.



Diane C. Chadwick, AICP  
Senior Planner

Enclosure

cc: Todd Pokrywa, Schroeder-Manatee Ranch, Inc.

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February 9, 2004

Major Brad Steubee  
Manatee County Sheriff Department  
515 11th Street West  
Bradenton, FL 34205

**Reference:** University Lakes Development of Regional Impact (DRI) – Request for Information –  
**Police Protection Services**

Dear Major Steubee:

WilsonMiller, on behalf of Schroeder-Manatee Ranch, Inc., submitted a Notice of Proposed Change Application for a Development of Regional Impact (DRI) in October of 2003. This application adds a 1,804.7-acre tract of land east of Lorraine Road and north of University Parkway to the DRI, simultaneously increases and decreases approved land uses, and advances the Phase IV start date.

Manatee County asked police protection provider determine their ability to meet the projected demands of the proposed changes. Specifically we are requesting correspondence:


- Acknowledging the proposed changes to the development program;
- Describing your agency's ability to serve the development as proposed in the phasing schedule;
- Indicating whether present facilities and manpower are capable of serving the project within adequate response times; and
- Specifying the additional manpower and or equipment necessary to maintain adequate levels of service.

Enclosed please find a location map and Table D - University Lakes Phasing Schedule that shows the entitlements for the entire project. Please be reminded that most of Phases I and II have already been constructed or are currently under construction. Also included is a table that shows the simultaneous increases and decreases proposed with this specific application. Your response should focus on those entitlement changes.

We appreciate your prompt consideration and reply to this request. If you have questions or need additional information please do not hesitate to call.

Sincerely,

WilsonMiller, Inc.



Diane C. Chadwick, AICP  
Senior Planner

Enclosure

cc: Todd Pokrywa, Schroeder-Manatee Ranch, Inc.

**Naples Fort Myers Sarasota Tampa Tallahassee Panama City Beach**

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February 9, 2004

Dan Gray, Director  
Manatee County Utility Operations Department  
4410 66<sup>th</sup> St. West  
Bradenton, FL 34210

Reference: University Lakes DRI – Request for Information –  
**Water and Solid Waste Services**

Dear Mr. Gray:

WilsonMiller, on behalf of Schroeder-Manatee Ranch, Inc., submitted a Notice of Proposed Change Application for a Development of Regional Impact (DRI) in October of 2003. This application adds a 1,804.7-acre tract of land east of Lorraine Road and north of University Parkway to the DRI, simultaneously increases and decreases approved land uses, and advances the Phase IV start date.

The Tampa Bay Regional Planning Council asked us to contact the providers of potable water and solid waste services to determine their ability to meet the projected demands of the proposed changes. Specifically we are requesting correspondence:

- Estimating the projected excess capacities of the facilities serving the development at present and for each phase through completion of the project;
- Stating any other commitments that have been made for this excess capacity; and
- Stating the agency's ability to provide service at all times during and after development.

Enclosed please find a location map and Table D - University Lakes Phasing Schedule that shows the entitlements for the entire project. Please be reminded that most of Phases I and II have already been constructed or are currently under construction. Also included is a table that shows the simultaneous increases and decreases proposed with this specific application. Your response should focus on those entitlement changes.

Below please find tables estimating the estimated impact of the proposed changes on solid waste generation and potable water supply.

**Estimated Solid Waste Impacts for  
Proposed Changes, Phase IV**

Land Use	Cubic Yards Exchange
Single Family Detached	+33
Single Family Attached	-3
Retail	+7
Office	+1
Hotel/Motel	-1
<b>Total</b>	<b>+37</b>

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Letter to Dan Gray  
RE: Univ. Lakes DRI  
February 9, 2004  
Page 2

**Estimated Potable Water Impacts for  
Proposed Changes, Phase IV**

Land Use	Gallons Per Day
	<b>Exchange</b>
Single Family Detached	+285,285
Single Family Attached	-26,325
Retail	+7,476
Office	+14,501
Hotel/Motel	-57,750
<b>Total</b>	<b>+223,187</b>

We appreciate your prompt consideration and reply to this request. If you have questions or need additional information please do not hesitate to call.

Sincerely,

*WilsonMiller, Inc.*



Diane C. Chadwick, AICP  
Senior Planner

Enclosure

cc: Todd Pokrywa, Schroeder-Manatee Ranch, Inc.

**PROPOSED CHANGES TO THE  
UNIVERSITY LAKES LAND USE SCHEDULE**

<b>Land Uses</b>	<b>Proposed CLOS Entitlement Change</b>
Residential	+1,328 units
Hospital	No Change
Commercial/Retail	+212,297 sq. ft.
Hotel/Motel	-385 rooms
Office	+60,420 sq. ft.
Industrial	No Change

**TABLE D**  
**UNIVERSITY LAKES PHASING SCHEDULE**

Map H. Land Use Designation (§380.0651, F.S., Designation)	Phase I 1992-2011◆	Phase II 2000-2011◆	Phase III 2002-2011◆	Phase IV 2003-2019◆	Total
<b>Residential Dwelling Units</b>					
Single Family	970	361	100	1,463	2,894
Single Family Attached	88	0	0	0	88
Multi-Family	449	412	593	0	1,454
<b>Total Residential</b>	<b>1,507</b>	<b>773</b>	<b>693</b>	<b>1,463</b>	<b>4,436</b>
<b>General Commercial* s.f. (Regional)</b>					
Retail	275,557	114,543	0	148,676	538,776
Hospital	0	150 beds	0	0	150 beds
<b>Total General Commercial</b>	<b>275,557</b>	<b>114,543</b>	<b>0</b>	<b>148,676</b>	<b>538,776</b>
<b>Neighborhood Commercial** s.f. (Community)</b>					
Retail	87,000	31,143	0	63,621	181,764
<b>Total Neighborhood Commercial</b>	<b>87,000</b>	<b>31,143</b>	<b>0</b>	<b>63,621</b>	<b>181,764</b>
<b>Business s.f.</b>					
Office	323,318	608,608	250,000	60,420	1,242,346
Industrial	0	0	30,000	0	30,000
<b>Total Business</b>	<b>323,318</b>	<b>608,608</b>	<b>280,000</b>	<b>60,420</b>	<b>1,272,346</b>
<b>General Commercial*** s.f. (Highway)</b>					
Retail	0	0	0	0	0
Hotel and Motel	250,000/ 215 rooms	0	0	0	250,000/ 215 rooms
<b>Total General Commercial</b>	<b>250,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>250,000</b>
<b>Recreational Facilities****</b>	Tennis & Boat Club+, Park, Golf Course & Park				

\* Acreage and square footage are referred to as Regional Commercial in the ADA\*.

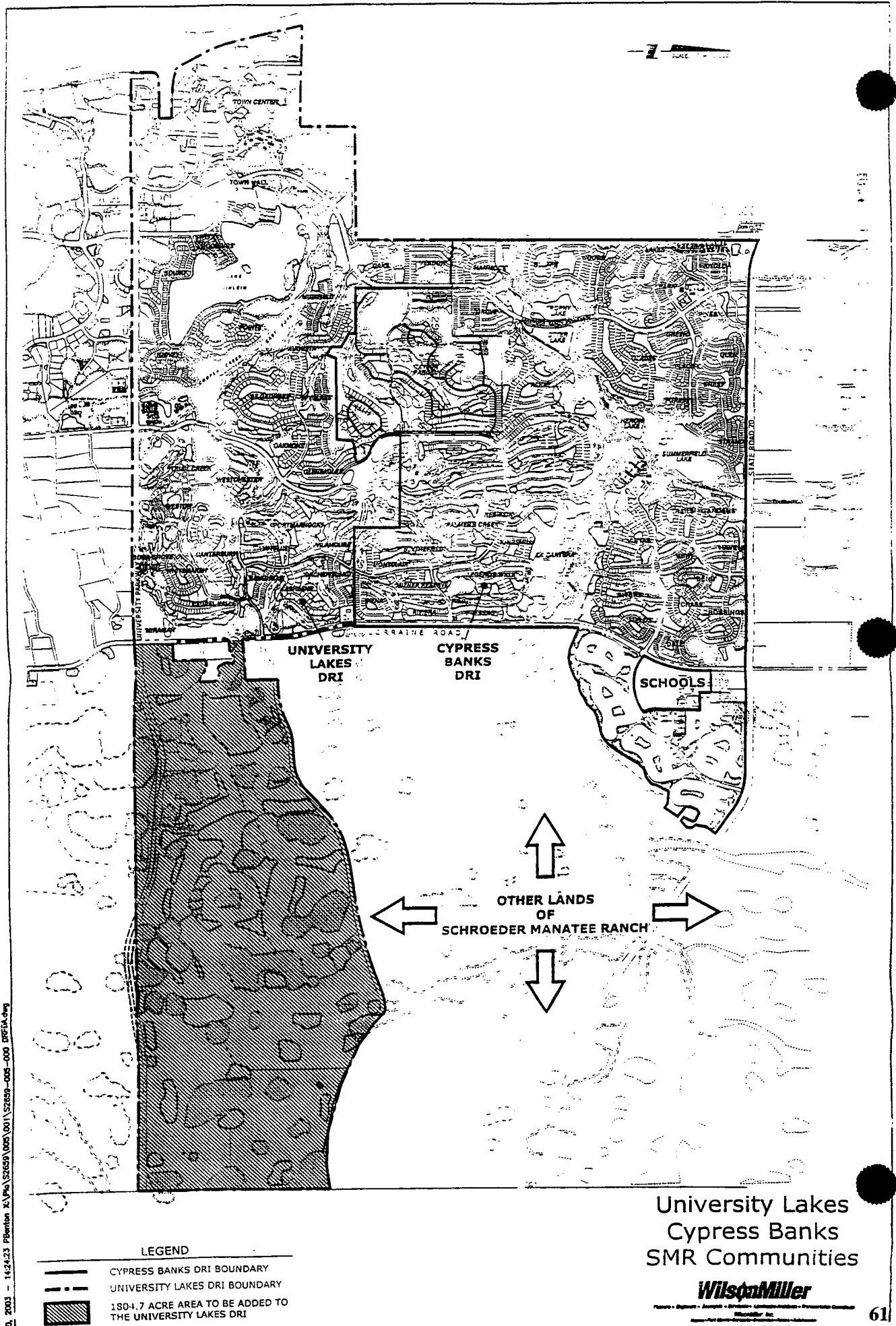
\*\* Acreage and square footage are referred to as Community Commercial in the ADA\*.

\*\*\* Acreage and square footage are referred to as Highway Commercial in the ADA\*.

\*\*\*\* Phasing of recreational facilities may be accelerated in accordance with the provisions of Sections 4.B., C. and E.

+ The Boat Club shall be located on the 160± acre manmade lake and shall contain facilities for launching and dockage for wet storage of not more than 20 watercraft and dry storage for not more than 30 watercraft. Small craft not commonly moored, such as sailboards, canoes, paddle boats, and similar non-motorized craft, and assorted storage facilities for such small craft shall not count against this limitation, and such craft may be used on the manmade lake.

◆ Buildout date is September 13<sup>th</sup> of each year indicated.



10, 2003 - 142423 P:\Benton 2\1\52659\005\001\52659-005-000 D051A.dwg

# LEGEND

- CYPRESS BANKS DRI BOUNDARY
- - - UNIVERSITY LAKES DRI BOUNDARY
- 180.7 ACRE AREA TO BE ADDED TO THE UNIVERSITY LAKES DRI

University Lakes  
Cypress Banks  
SMR Communities

**Wilson Miller**

Survey • Design • Construction • Engineering • Environmental • Planning • Consulting  
Wilson Miller Inc.  
1000 West Main Street, Suite 100, Tallahassee, FL 32301

January 2, 2004

Mr. Mike Pendley, Planner  
Manatee County School Board  
P.O. Box 9069  
Bradenton, FL 34206-9069

Reference: University Lakes Phase IV – Request for Information – **Education Services**

Dear Mr. Pendley:

WilsonMiller, on behalf of Schroeder-Manatee Ranch, Inc., submitted a Notice of Proposed Change Application for a Development of Regional Impact (DRI) in October of 2003. This application adds a 1,804.7-acre tract of land east of Lorraine and north of University Parkway to the DRI, simultaneously increases and decreases approved land uses, and advances the Phase IV start date.

Manatee County and the Tampa Bay Regional Planning Council asked us to contact the Manatee County School District to confirm your ability to meet the projected demands of the proposed changes. Specifically, we are requesting correspondence acknowledging the proposed changes to the DRI; acknowledging receipt of the estimated impact on the school age population; and a general statement regarding coordination efforts with Schroeder-Manatee Ranch to address school capacity.

Enclosed please find a location map showing the tract of land being added to the University Lakes DRI. The proposed change will increase the number of single-family detached residential units by 1328 and decrease the number of single-family attached units by 135. According to the *Student Generation Rates by Type of Housing*, adopted by Manatee County, the increased residential units will generate approximately 443 public school students, as shown in the table below:

	Single Family Detached	Townhouse/Duplex	Total
Elementary	+227	-25	+202
Middle	+120	-13	+107
High	+146	-12	+134
	<b>+493</b>	<b>-50</b>	<b>+443</b>

We appreciate your prompt consideration and reply to this request. If you have questions or need additional information please do not hesitate to call.

Sincerely,

WilsonMiller, Inc.

*Marcie Stenmark*  
Marcie Stenmark, AICP  
Planner

Enclosures

cc: Todd Pokrywa, Schroeder-Manatee Ranch, Inc.

**Naples Fort Myers Sarasota Tampa Tallahassee Panama City Beach**

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Jeb Bush  
Governor

# Department of Environmental Protection

Southwest District  
3804 Coconut Palm Drive  
Tampa, Florida 33619

David B. Struhs  
Secretary

Mr. John Meyer  
DRI Coordinator  
Tampa Bay Regional Planning Council  
4000 Gateway Centre  
Suite 100  
Pinellas Park, FL 33782

March 11, 2004

*Sent via: regular mail and facsimile*

Re: University Lakes DRI NOPC First Sufficiency Responses Comments

Dear Mr. Meyer:

The Department has reviewed the above referenced submittal and offers the following comments:

## Ground & Surface Water

The subject document states many items in the Department letter dated November 15, 2003 will be provided at some time in the future. It appears from the submittal, however, that ground water data has not been addressed. It is therefore requested that this information be submitted now for review and approval by The Department prior to its inclusion into the Development Order.

The Department routinely requests ground water monitoring plans and data as a part of the DRI review process. In addition, projects adding new land areas or developments which have no groundwater monitoring plan in place at the time of an NOPC submittal may be requested to submit a plan for approval by The Department. The approved plan would then be incorporated into the development order. These plans should be in accordance with 62-522.600 F.A.C. as the standard for developing groundwater-monitoring plans.

## Wetlands:

The applicant's response indicated that it was neither feasible nor appropriate to incorporate some of The Department's recommendations for minimizing roadway impacts. It appears that the applicant has already received an Environmental Resource Permit from the Southwest Florida Water Management District for these impacts, however, it is maintained that further minimization appears both possible and practical.

Pursuant to the applicant's submittals, the roadway footprint ranges from approximately 220' to 300'. It appears that stormwater conveyance ditches are included within wetland fill footprints. Wetland fill could be minimized through the conveyance of stormwater to swales/treatment areas outside of wetland limits through means such as piping or curb and gutter. The incorporation of vertical retaining walls to some extent could also

"More Protection. Less Process"

reduce wetland impacts. In fact, minor reduction in roadway width would eliminate all impacts to wetlands SEW17, SE-W12 and SRQ-W11E. The applicant's study of these alternatives is therefore recommended.

We appreciate the opportunity to comment on this project as part of the DRI process. Any comments provided previously and those above are not necessarily the final position of the Department and may be subject to revision pursuant to additional information and further review. These comments and those previously made do not preclude or deem exempt the applicant from any permitting responsibilities that are required by the FDEP or other applicable agencies. If I can be of further assistance, please do not hesitate to contact me at (813) 744-6100, ext. 440.

Sincerely,



Brenda Arnold  
Environmental Specialist





An Equal  
Opportunity  
Employer

# Southwest Florida Water Management District

**Tampa Service Office**  
7601 Highway 301 North  
Tampa, Florida 33637-6759  
(813) 985-7481 or  
1-800-836-0797 (FL only)  
SUNCOM 578-2070

**Bartow Service Office**  
170 Century Boulevard  
Bartow, Florida 33830-7700  
(883) 534-1448 or  
1-800-492-7862 (FL only)  
SUNCOM 572-6200

2379 Broad Street, Brooksville, Florida 34604-6899  
(352) 796-7211 or 1-800-423-1476 (FL only)  
SUNCOM 628-4150 TDD only 1-800-231-6103 (FL only)  
On the internet at: [WaterMatters.org](http://WaterMatters.org)

**Sarasota Service Office**  
5750 Fruitville Road  
Sarasota, Florida 34240-9711  
(941) 377-3722 or  
1-800-320-3503 (FL only)  
SUNCOM 531-6900

**Lecanto Service Office**  
3600 West Sovereign Path  
Suite 226  
Lecanto, Florida 34461-8070  
(352) 527-8131  
SUNCOM 667-3271

Thomas G. Deasey, II  
Chair, Sarasota

Watson L. Haynes, II  
Vice Chair, Pinellas

Janet D. Kovach  
Secretary, Hillsborough

Maggie N. Dominguez  
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Edward W. Chance  
Manatee

Ronnie E. Dumas  
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Pamela L. Ferrares  
Highlands

Ronald C. Johnson  
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Hillsborough

T. G. "Jerry" Rice  
Pasco

Keith C. Whitehead  
Hernando

David L. Moore  
Executive Director

Bene A. Heath  
Assistant Executive Director

William S. Blenky  
General Counsel

March 11, 2004

Mr. John Meyer  
Tampa Bay Regional Planning Council  
4000 Gateway Centre Boulevard, Suite 100  
Pinellas Park, Florida 33782

Subject: University Lakes DRI NOPC

Dear Mr. Meyer:

Thanks for the opportunity to review the referenced application. We offer you the following comment:

The DRI's potable and non-potable supply impacts are somewhat unclear. Information in earlier submittals and the February 9 letter to Manatee County (Suess, page 6) seem to indicate a lower potable demand than what was originally approved but the impact analysis (dated February, 2004) shows a demand increase. Please have the applicant address this.

In addition, please have the applicant provide a breakdown of the proposed potable and non-potable demand, and identify potential sources for the non-potable demand.

If you have any questions or if I can be of further assistance, please contact me in the District's Planning Department.

Sincerely,

Trisha Neasman, AICP  
Government Planning Coordinator

TN



## Florida Department of Transportation

JEB BUSH  
GOVERNOR

March 11, 2004

JOSE ABREU  
SECRETARY

John Meyer  
DRI Coordinator  
Tampa Bay Regional Planning Council  
4000 Gateway Centre Blvd.  
Suite 100  
Pineellas Park, FL 33782

Subject: University Lakes Phase IV Development of Regional Impact (DRI)  
Notice of Proposed Change (NOPC)  
Section 13075, Milepost 0.00, I-75 at University Parkway

Dear Mr. Meyer,

The Florida Department of Transportation has completed its review of the traffic analysis contained in the above NOPC Application. The Department has the following comments:

### Traffic Projections

The Year 2013 background two-way volumes are very low when compared to the daily volumes obtained from the FSUTMS model. Two methodologies were used to forecast future traffic volumes. Both the methodologies use the same daily volumes, but the growth rates in first methodology are so low that averaging the projections produced by the two methodologies results in two-way background volumes that appear to be under projected. A comment was made by FDOT in the previous round of comments that the Applicant needed to justify the use of this methodology. The justification of using averages from the two methodologies was not provided. The sufficiency response states that derived growth rates in some instances showed a wide degree of fluctuation, but did not provide specific locations. To rectify this perceived problem, the study averaged future traffic volumes for the entire project. If averaging is justified, it should be applied only at those locations exhibiting unacceptable fluctuations in traffic volume projections. The study should use either the K100 methodology, or linear growth projections to derive future year background volumes from the model, and apply other methods (averaging) only for the specific locations where these methodologies are not producing acceptable results.

### Synchro Analysis

The Synchro Analysis provided shows several approaches on University Parkway operating at LOS E or worse during the PM peak hour. The I-75 northbound left turn movement at the intersection of I-75 NB ramps/University Parkway is operating at LOS E. Synchro Analysis was not provided for the AM peak hour, which is necessary, since the peak volumes on the southbound I-75 off-ramp to University Parkway occur during the AM peak hour.

### Queue Length Analysis

Queue length analysis was not provided for University Parkway / I-75 SB Ramps during the AM Peak hour in 2013. HCS analysis is showing a traffic volume of 622 vehicles in the I-75 SB left turn lanes during the AM peak hour. The queue length required to accommodate this traffic volume is approximately 460 ft per lane and the volume is exceeding capacity for this approach. There is a possibility of queues backing beyond the safe stopping distance for vehicles exiting SB I-75 during the AM peak hour.

### HCS Intersection Analysis

#### SR 70 / Tara Blvd

The intersection of SR 70/Tara Blvd would operate at LOS F with 6 lanes on SR 70. The study assumes 8-laning SR 70 in the improved condition run to get it operate at LOS D in 2013 (Appendix 6). No source or commitment for 8-laning SR 70 by year 2013 is provided.

#### SR 70 / US 301

The intersection of SR 70 & US 301 would operate at LOS E in year 2013. The study assumes 6-lanes on US 301 by year 2013 in order to operate at an acceptable LOS. The HCS worksheets indicate six lanes at the intersection of University Parkway/US 301. No source or commitment for 6-laning of US 301 from SR 70 to University Parkway is provided.

#### SR 70 / 45<sup>th</sup> Street

Several improvements were assumed in the year 2013 at the location of SR 70 & 45<sup>th</sup> Street East including dual left turn lanes at the NB and WB approaches and an additional SB right turn lane. No source or commitment for these improvements is provided. This intersection operates at LOS E with existing roadway geometry.

#### University Parkway / Lockwood Ridge

The intersection of University Parkway/Lockwood Ridge does not operate at an acceptable Level of Service (LOS E) in year 2013.

### Fruitville / Coburn Road

The unsignalized intersection of Fruitville Road/Coburn Road operates at LOS F in year 2013. The traffic study assumed an exclusive southbound right turn lane and the installation of traffic signal at this location in the year 2013. No source or commitment for these improvements is provided.

### Freeway Segment Analysis

The following I-75 segments are operate at LOS D during the PM peak hour (below the currently acceptable LOS) in year 2013. These include:

1. I-75 from University Parkway to Fruitville Road (both NB and SB)
2. I-75 from Fruitville Road to Bee Ridge Rd. (both NB and SB)

If these segments of I-75 are not designated as Urban in the future, LOS C will have to be maintained.

### Truck Percentages

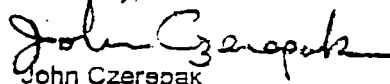
The truck percentages used in the year 2013 freeway segment analysis are very low when compared to the FDOT's Traffic Information 2002 CD. The study used a truck percentage of 8% for all the freeway segments. The truck percentages according to the FDOT's Traffic Information 2002 CD vary for each segment. The percentage of trucks is 15% on the I-75 mainline for the segment between SR 70 and University Parkway and 10% on I-75 mainline for the segment between University Parkway and Fruitville Road. The freeway analysis should be adjusted to reflect the FDOT truck percentages

### Ramp Merge/Diverge Analysis

The ramp analysis should also be adjusted to reflect the above truck percentages.

If we can be of further assistance regarding this review, please feel free to contact me at 863-519-2343.

Sincerely,



John Czerepak  
Growth Management Coordinator

GJC/gjc

March 10, 2004

Mr. John Meyer  
Principal Planner  
Tampa Bay Regional Planning Council  
9455 Koger Blvd., Suite 219  
St. Petersburg, Florida 33702

**Subject: University Lakes DRI #22 Phase 4 380.06(6) Transportation, Air Quality,  
& Affordable Housing Analysis -2nd Sufficiency Comments**

Dear Mr. Meyer:

Manatee County has reviewed the 1<sup>st</sup> sufficiency response submittal for the University Lakes DRI dated February 9, 2004 and found the application materials to be insufficient. Although specific comments are set forth below, Manatee County wishes to point out that in a number of areas, particularly the transportation analysis, the submittal was non responsive to the issues raised in our comments. Specifically, the information contained in the transportation responses is not adequate enough to even determine what transportation impacts may be created by the development. This analysis does not utilize acceptable methodologies for trip generation, trip distribution, capacity determination, or impact identification.

**PLANNING ISSUES:**

1. Addressed.
2. I could not find evidence of documentation from TBRPC that those questions (10, 12-19, 30) that were answered as responses to the ADA were the only questions that needed to be answered. What of the other questions? Please provide documentation. **The response provided was not an answer. Answers to the questions referenced were not provided.**
3. Thank you for the Exhibit of Additional Properties, as the pods are all numbered and we can tell what's going on. I appreciate it! However...pod 8...the Publix shopping center alone has 95,000+ sq. ft., not to mention the outparcels...where does the 52,764 sq.ft. figure come from? **If there are different types of commercial in that**

and other pods. that needs to be shown on the GDP.

4. Addressed.
5. Addressed.
6. Addressed.
7. Also, verify that these mines have been closed out and all Special Permit conditions have been satisfied. Please show the status of each permit. How do the mining operations effect the seasonal water table information that is incomplete? **Does this address all permits?**
8. Also mentioned in the title is changing the cluster villas to multi-family...why are the cluster villas not removed from the GDP as well? Also Q20...is there a need for this now? **Why should Q20 remain if there are no proposed residential resort units in the entire project?**
9. Note 2 on the GDP and Q1 in the ordinance...please provide an explanation of note f. Show an example of what you are talking about. it sounds like you're proposing flag lots as written. **I could not find lot layouts that address this issue. Please provide.**
10. 5 ft. front yard setbacks....no context has been provided...without it I can't support this. **Thank you for the proposed lot layouts that provide a context, however, what are the other lot dimensions? How deep will the driveways be?**
11. Addressed.
12. I cannot support having only 9.9 acres of recreation is proposed for 1,463 units. Why is there not some kind of trail or other kind of passive use near one or more of the multitude of wetlands on the site? There appears to be ample opportunity to provide more recreational uses and lands. **While trails and passive linear parks are great, they need to be shown on the GDP. All other proposed project-wide recreational areas need to be shown now. Obviously individual recreation areas for internal subdivisions do not need to be included at this time.**
13. Addressed.
14. Addressed.
15. What are the existing land uses adjacent to the new lands? Please show on the GDP. **2<sup>nd</sup> request.**
16. There is no mention of new school sites, law enforcement, fire protection etc. within the proposed impacts analysis. Please provide this information. You have amended

none of the D.O. conditions relating to any of these subjects, yet 1800 acres and 1400 units are being added. 2<sup>nd</sup> request.

17. How is it that road improvements required only in August are now being deleted? I'm speaking of items 4. & 7-9 table 5. items 4 & 6 table 6. Please explain in clear terms. **No response was given.**
18. Addressed.
19. There has been no park constructed within University Lakes. Individual subdivisions provided community pools, but no 5-10 acre park has been constructed. The big difference is that the existing U Lakes has 2 golf courses.....this proposed addition has but a 10 acre swim center. **When will the 5-10 acre park be constructed?**
20. Detail the extent of all wetlands within the site. It is impossible to determine if you have demonstrated avoidance without this Code required information.
21. Q13(A)(2) Wetlands, we need the completed data to be submitted for review. Why has a comprehensive analysis not been performed for the additional acreage? Please document that this is acceptable to all reviewing agencies.
22. No air quality analysis has been submitted. **No response was provided.**
23. Show the required delineation of all wetlands within 200 ft. of the project boundaries.
24. The GDP does not show perimeter landscape buffers, which will be required. Also, there are 35 ft. setbacks required for new residential being established adjacent to agricultural operations, this needs to be included in the setbacks chart. **All new projects have to show perimeter greenbelts and buffers, if only to identify the areas on the plan. As I have not seen on the GDP what the adjacent land uses are, the 35 ft. setback comment stands.**
25. Addressed.
26. 13(A)(5) confirm that Average Width buffers have been approved by MCEMD. That term is not used in our Comprehensive Plan or Code. **The response does not answer the question.**
27. Addressed.
28. No CLOS traffic study has been submitted for review. Please submit. **No response provided.**

## TRANSPORTATION

As noted above, the transportation responses are not sufficient. We offer the following general comments regarding the information provided in the Sufficiency Response. Following these general comments we have restated all of the questions and comments raised in our first sufficiency review.

1. Per the Transportation Methodology Statement and the response to comments on the initial submittal, the applicant has been asked to provide a graphic illustrating a breakdown of external project traffic, pass-by traffic, and diverted traffic. The graphics provided in the Sufficiency Response are not complete, as no graphic of external traffic distribution was provided. Please provide this graphic.
2. In our initial response to comments we requested that the applicant recalculate off-peak capacities. The applicant has contended that it is acceptable to utilize the peak hour directional capacities found in the 2002 FDOT Q/LOS Handbook for both the peak and off-peak directions. It is not appropriate to use these capacities for both peak and off-peak directions, unless it is a limited access facility (like I-75).

Page 26 of the Q/LOS Handbook states:

*Users are cautioned about making off peak directional analyses with the tools and software provided in this Handbook. All analyses are based on an hourly peak directional analysis. Therefore, it is incorrect to directly apply results to the off peak direction. For example, the service volumes for one direction are not likely to be applicable for the other direction. Nevertheless, if used carefully, the current programs can be used for hourly off peak directional analyses, but inputs have to be carefully addressed both to "fool the program" (e.g. lowering the AADT to use an off peak D less than 0.50) and to obtain realistic inputs (e.g., good progression in the peak direction probably implies that progression is not good in the off peak direction: sidewalk on one side of the facility, but not the other).*

In addition, the official TBRPC methodology (included by the applicant in Appendix 10 of the Sufficiency Response) states:

*The percent that project traffic contributes to each highway link may be estimated using the FDOT Generalized Maximum Service Volume Tables. The volumes for the peak direction of travel should be used for that direction and the off-peak direction can be obtained by subtracting this peak flow from the average hourly flow.*

The applicant has further stated that using this approach would not yield any additional impacts. Please revise all capacity tables accordingly so that this statement can be verified.

3. Internal capture rates of 20% were approved as part of the Methodology Statement, provided that a graphic was included in the submittal documenting the breakdown for each land use type. The applicant has provided this information on Page 4-19 of the Sufficiency Response; however, the overall internal capture is only 12%. As



such, external trip generation should be recalculated using this more detailed information.

In addition, the pass-by trips may need to be recalculated so that they are not more than 25% of the external trips generated by the retail uses. This is an acceptable methodology taught by FDOT as part of the Site Impact Analysis workshop. Total pass-by trips should also not exceed 10% of the adjacent roadway's peak hour traffic.

If the information is not adjusted, it may be necessary to include a traffic monitoring requirement in the Development Order that includes a stipulation that all development must cease and a new analysis submitted when external trips are within 10% of the external trips assumed by the applicant in the analysis.

4. The 2013 total volumes shown on I-75 still appear to be low. Based on information provided by the applicant, growth rates on I-75 range from 20-27% between 2003 and 2013 (an average of 2.0-2.7% per year). Information from the FDOT Traffic Count CD shows that historical growth trends on I-75 were 102% from 1993-2002 (10.2% average per year) including an increase of 8% from 2001 to 2002. As such, it is likely that growth on I-75 will continue to be at least 5% per year through the next 10 years. Background volumes should be adjusted accordingly.
5. We request that the applicant utilize the roadway segments identified in the capacity determination tables in all segment analyses. The applicant has previously contended that corridor analyses can be conducted over several segments and the level of service averaged. The applicant has stated that this is an acceptable methodology according to the Q/LOS Handbook. In fact, page 10 of the Q/LOS Handbook states, "A segment is a portion of a facility determined by two end points. Segments are the primary building blocks of facility analyses. For arterials and other signalized roadways, segments generally extend from one signalized intersection to the next signalized intersection." Please revise all analyses accordingly.

The comments above are general in nature and refer to overall trip generation and distribution methods used in the analysis. Since these will need to be revised, we did not conduct an in-depth review of the traffic analyses included in the Sufficiency Response. This response does not preclude Manatee County from commenting later on details in the corridor and intersection analyses.

## **Previous Comments**

### General Transportation Issues

1. Per the Transportation Methodology Statement for the project, *a graphic will be provided in the report documentation illustrating a break down of external project traffic, pass-by traffic, and diverted traffic.* Please include graphic.
2. The roadway capacities shown on Table 21-1 are based on the peak hour peak direction capacities found in the 2002 FDOT Q/LOS Handbook. It is not appropriate

to use these capacities for both peak and off-peak directions, unless it is a limited access facility (like I-75). If the applicant wishes to use the LOS Handbook capacities, the non-peak direction capacity should be recalculated by subtracting the peak direction capacity from the two-way peak hour capacity.

3. The capacity shown on Table 21-1 for Lakewood Ranch Boulevard between SR 64 and SR 70 could not be verified. It appears that the peak direction capacity on that segment from the LOS Handbook would be 798, not 998 as shown. In addition, the capacity listed for the two-lane segment of Clark Road (listed as 950) could not be verified. Please modify the tables as needed or provide supporting documentation for the proposed capacities.
4. Table 21-6 lists committed improvements. It should be noted that the 6-laning of US 301, funded in 2006/2007, stops south of the University Parkway intersection. The TIP shows an intersection improvement funded through the state TOPS Program. More documentation on this improvement should be provided so that the proposed intersection configuration can be evaluated.
5. The internal capture information shown on Table 21-8 should be shown in detail for each land use type. In addition, the pass-by trips may need to be recalculated so that they are not more than 25% of the external trips generated by the retail uses.
6. Some of the 2013 background volumes shown on Table 21-13 appear low relative to the existing counts shown on Table 21-3. More information on this issue can be found in the next section.
7. On Page 21-20 the applicant contends that the LOS standard for I-75 would be modified based on a re-designation of the Urban Area Boundary by FDOT. Even if FDOT were to redesignate the area as urban, there is no guarantee that the LOS standard would be lowered from C to D. Furthermore, Sarasota and Manatee Counties would also need to adjust the LOS standard in their Comprehensive Plans.  
  
It should be noted that there may be additional impacts to I-75 and associated ramps from the development if the LOS standard is not reduced. The applicant should revise the documentation to identify these potential impacts.
8. The applicant states on Page 21-34 that manual adjustments were made at intersections using general planning assumptions. All assumptions should be documented. More information on this issue can be found in the next section.
9. The information on Table 21-13 identifies a deficiency for the intersection of US 301 @ SR 70. The applicant contends that the HCS report of LOS E is not accurate, and that a field review indicated that the intersection currently operates at an LOS D condition. How was the field review conducted and what analysis tools were used to identify the intersection as LOS D? Furthermore, the applicant states that the intersection will continue to operate at LOS D in the future. How was a field review of future conditions conducted? The applicant must use the HCS report or provide data to support these assertions.

### Traffic Analyses

10. Per the Transportation Methodology Statement for the project, AM peak hour intersection analyses were to be performed for the University Parkway @ I-75 ramps. Please provide.
11. Per the Transportation Methodology Statement for the project, *locations with left-turning movements operating below the level of service standard for the future year assessment on Interstate 75 interchange ramp intersections shall have the queue length requirements checked against the existing queue length.* As such, queue length checks should be performed for the University Parkway @ I-75 ramp intersections, based on the 2013 PM peak hour intersection analyses provided. These should also be done for 2013 AM conditions when the AM peak hour intersection analyses requested earlier are provided.
12. Given the project trip distribution, all of the I-75 ramps at SR 70 and Fruitville Road should be analyzed.
13. Existing count data provided in Appendix 4 should include heavy vehicle counts for all intersections. This information is missing for a number of intersections. In addition, the raw count data provided in Appendix 4 needs to be seasonally adjusted to reflect peak hour peak season conditions. Traffic adjustment factors were provided in Appendix 4 but were not applied to all of the raw peak hour turning movement count data, instead raw counts were used for the existing (2003) HCS intersection analyses.
14. It is unclear how the future background volumes were developed based on the information shown on the background volume worksheets provided in Appendix 10. Please more thoroughly document how growth rates were developed and applied in deriving future background volumes.

The background growth rates developed for I-75 and University Parkway from 2003 to 2013, which in many instances is 12 percent or less for the 10-year period, appear low. Also, in other instances the 2003 volumes shown are lower than the 2013 background volumes.

15. No 2003 HCS signal or arterial files were included on the CD provided. Please provide.
16. In a number of instances the cycle lengths used for the HCS signalized intersection analyses do not match the cycle lengths shown on the Sarasota County signal graphic provided in Appendix 3. Please revise.
17. The volumes shown on Interstate 75 do not balance between the interchange ramps. Please check and revise both the 2003 and 2013 traffic volumes shown on the interstate and update the HCS freeway and ramp analyses accordingly.

18. A graphic showing existing freeway and ramp volumes for the I-75 @ US 301 and I-75 @ SR 64 interchanges should be provided. In order to confirm volumes used for the 2003 freeway and ramp analyses in these locations.
19. Please review the cycle lengths used along SR 70. At the SR 70 @ 45<sup>th</sup> Street intersection the cycle length is 100 seconds; at the SR 70 @ 37<sup>th</sup> Street intersection the cycle length is 130 seconds; and at the SR 70 @ 33<sup>rd</sup> Street intersection the cycle length is 120 seconds. Given an arrival type of 4 used for the analyses and close proximity of one intersection to the next, a similar cycle length for each intersection would be expected.
20. If the HCS signalized intersection defaults are changed it should be documented as to why this is being done (i.e., supporting documentation should be provided). This includes extension of effective green time and lane utilization factors under both 2003 and 2013 conditions.
21. In some instances when performing HCS signalized intersection analyses dual left turns are given both protected and permitted phases. Please revise to allow only a protected phase for these movements.
22. In some instances when performing HCS signalized intersection analyses up to 6 right turns on red (RTOR) are allowed per right turn movement per cycle. Please provide supporting documentation for allowing this many RTOR's given that as a rule of thumb no more than 2 are assumed per right turn movement per cycle.
23. It is unclear how or why manual adjustments were made in developing the 2013 intersection turning movement volumes. In some instances the manual adjustments make some 2013 intersection movements only slightly higher than those shown for 2003 conditions. Please document how and why manual adjustments were made.
24. Intersection volumes should be balanced on sections of SR 70 between Tara Boulevard and 87<sup>th</sup> Street and University Parkway between Market Street and Lakewood Ranch Boulevard for 2003 and 2013 conditions.
25. Segments of SR 70, University Parkway, and Fruitville Road exceed the level of service standard under 2013 conditions (based on the segments defined in Table 21-11) but were not identified as needing future improvements.

#### **Concurrency Comments**

As no CLOS traffic study has been submitted and complete impact analyses have not been submitted, we reserve comment in this area and will comment upon receipt of these items.  
**Response Insufficient.**

#### **Affordable Housing Comments**

The analysis appears to be sufficient. It should be noted that Table 3-2003 Annual Household Median Income and Income Thresholds for the Sarasota/Bradenton MSA are

slightly lower than the levels published 2/21/2003 by HUD. **Addressed.**

Also, Table 7, while the 30% calculation is correct for the Affordability Thresholds for renters, the rent levels as calculated exceed the 2003 Maximum Rent Schedule by Number of Bedrooms in a Unit published 2/21/2003 by HUD. **Addressed.**

We have not received any specific request from the developer regarding mitigation for the loss of any affordable housing units within the development area. If any residential structures are removed during the development process, they will be subject to Section 1302.11 of the Land Development Code.

### **Environmental Management**

1. Wetland Delineations should be extended 200' off-site, as required pursuant to Section 508 of the LDC. **Comment not addressed on all plans and exhibits as indicated in applicant response.**
2. Questions 13-5 indicates that "average-width" wetland buffers will be observed. The applicant should be advised that Manatee County requires minimum widths of 30' or 50'. In limited situations a variable width wetland buffer may be requested. **Comment acknowledged.**
3. It appears that approximately 2.05 acres of wetland impacts (0.6%) associated with the extension of University Parkway is proposed. Wetland impact areas should be delineated on the GDP. As currently shown, University Parkway does not appear to require any impacts. The applicant is proposing to mitigate for impacts by withdrawing credits from SMR's Long Swamp Mitigation Bank. **ERP application provided showing wetland impact locations but not shown on GDP.**
4. Based upon table 10-2A, upland preservation of FLUCFCS codes 321, 411, and 414 appears to be low. Additional upland preservation should be provided. **Additional clarification provided - issue satisfactorily addressed.**
5. Stipulations will be crafted to address listed species. **Comment acknowledged.**
6. Map I from Appendix A is missing and should be submitted to the EMD for review. **Map provided.**
7. A detailed summary of water quality data collected as part of the long-term monitoring requirements for the existing DRI should be submitted to the EMD. **Applicant response indicates that information will be provided prior to Preliminary Site Plan approval. The applicant should be advised that up to one year of baseline water quality data may be required for the additional acreage, which may delay construction within the new portion of the DRI.**
8. Additional water quality monitoring stations for this addition will be required. New stations for the entire addition should be submitted to the EMD for review and

approval with the first Preliminary Site Plan. **Comment satisfactorily addressed.**

Please contact me should you have any questions about these comments or wish to meet and discuss them.

Sincerely,

Robert H. Pederson, AICP  
Community Planning Administrator

cc. Marina Pennington- DCA  
Carol B. Clarke, Planning Department  
Jeff Steinsnyder, County Attorneys Office  
Jerome Gostkowski, Planning Department  
Wiatt Bowers, PBS&J  
John Czerepak, FDOT  
Laurie Suess, Planning Department  
Sarasota County (Tom Polk)  
City of Bradenton (Larry Frey, Planning)  
City of Bradenton (Seth Kohn, Public Works)

**TABLE C**  
**UNIVERSITY LAKES DEVELOPMENT COMPONENTS**

Column A Map H Land Use (Section 380.0651 F.S. Designation)	Column B Number Acres *****	Column C Square Feet	Column D Dwelling Units	Column E Land Use Exchange Maximum Increase
<b>Residential</b>	<del>669.8</del> <u>1,481.2</u>	n/a	<del>3,408</del> <u>3,031</u>	An increase in dwelling units by 5% or 50 units, whichever is greater
<b>General Commercial*</b>				Land Area increased by 6 acres or increase by 50,000 s.f. of gross floor area, or the greater of a 5% increase in parking spaces or an increase of customer parking by 300 spaces
Retail	56.6	<del>820,000</del> <u>1,071,578</u>	n/a	
Hospital	32.0	150 beds	n/a	
<b>Total General Commercial</b>	<b>88.6</b>	<del>820,000</del> <u>1,071,578</u>	<b>n/a</b>	
<b>Neighborhood Commercial**</b>	<del>47.5</del> <u>48.5</u>	<del>306,258</del> <u>240,879</u>	<b>n/a</b>	75 rooms
<b>General Commercial***</b>				
Retail	21.0	<del>450,000</del> <u>0</u>	n/a	
Hotel and Motel	7.0	<del>250,000/</del> <u>600 215 rooms</u>	n/a	
<b>Total General Commercial</b>	<b>28.0</b>	<del>400,000</del> <u>250,000</u>	<b>n/a</b>	
<b>Business</b>				Land area increased by the greater if 5% or 6 acres, whichever is greater, or gross floor area increased by greater of 5% or 60,000 s.f. whichever is greater
Office	59.3	<del>1,187,200</del> <u>1,128,877</u>	n/a	
Industrial	55.0	808,088	n/a	
<b>Total Business</b>	<b>114.3</b>	<del>1,995,288</del> <u>1,936,965</u>	<b>n/a</b>	
Right of Way	<del>477.2</del> <u>379.7</u>			
Recreation	<del>336.4</del> <u>340.3</u>			
Wetlands/Mitigation	<del>339.9</del> <u>683.1</u>			

Lakes****	<del>356.0</del> <u>633.4</u>			
Open Space	<del>494.0</del> <u>323.3</u>			
<b>TOTAL</b>	<b><u>2,315.7</u></b> <b><u>4,120.4</u></b>	<b><u>3,521,546/150</u></b> <b><u>hospital beds</u></b> <b><u>3,499,422/150</u></b> <b><u>hospital beds</u></b>	<b><u>3,408</u></b> <b><u>3,031</u></b>	

\* Acreage and square footage are referred to as Regional Commercial in the ADA\*.

\*\* Acreage and square footage are referred to as Community Commercial in the ADA\*.

\*\*\* Acreage and square footage are referred to as Highway Commercial in the ADA\*.

\*\*\*\* Additional lakes will be constructed within the Project\* as required by the stormwater management system.

\*\*\*\*\* Acreages subject to verification and adjustment based upon future survey activities, consistent with the graphic depictions on revised Map H.



**TABLE D**  
**UNIVERSITY LAKES PHASING SCHEDULE**

Map H. Land Use Designation (§380.0651, F.S., Designation)	Phase I 1992-2011◆	Phase II 2000- 2011◆	Phase III 2002-2011◆	Phase IV 2011 - 2019◆◆	Total
<b>Residential Dwelling Units</b>					
Single Family	970	361	<del>400</del> 450	0	<del>1,434</del> 1,781
Single Family Attached	88	0	<del>435</del> 0	0	<del>223</del> 88
Multi-Family	449	412	<del>593</del> 301	0	<del>1,454</del> 1,162
<b>Total Residential</b>	<b>1,507</b>	<b>773</b>	<b><del>828</del> 751</b>	<b>0</b>	<b><del>3,408</del> 3,031</b>
<b>General Commercial* s.f. (Regional)</b>					
Retail	275,557	114,543	<del>0</del> 251,578	429,900	<del>820,000</del> 1,071,578
Hospital	0	150 beds	0	0	150 beds
<b>Total General Commercial</b>	<b>275,557</b>	<b>114,543</b>	<b><del>0</del> 251,578</b>	<b>429,900</b>	<b><del>820,000</del> 1,071,578</b>
<b>Neighborhood Commercial** s.f. (Community)</b>					
Retail	<del>87,000</del> 52,764	<del>31,143</del> 0	0	188,115	<del>306,258</del> 240,879
<b>Total Neighborhood Commercial</b>	<b><del>87,000</del> 52,764</b>	<b><del>31,143</del> 0</b>	<b>0</b>	<b>188,115</b>	<b><del>306,258</del> 240,879</b>
<b>Business s.f.</b>					
Office	323,318	608,608	<del>250,000</del> 191,677	5,274	<del>1,187,200</del> 1,128,877
Industrial	0	0	30,000	778,088	808,088
<b>Total Business</b>	<b>323,318</b>	<b>608,608</b>	<b><del>280,000</del> 221,677</b>	<b>783,362</b>	<b><del>1,995,288</del> 1,936,965</b>
<b>General Commercial*** s.f. (Highway)</b>					
Retail	0	<del>450,000</del> 0	0	0	<del>450,000</del> 0
Hotel and Motel	250,000/ <del>300</del> 215 rooms	<del>300</del> rooms 0	0	0	250,000/ <del>600</del> 215 rooms
<b>Total General Commercial</b>	<b>250,000</b>	<b><del>450,000</del> 0</b>	<b>0</b>	<b>0</b>	<b><del>400,000</del> 250,000</b>
<b>Recreational Facilities****</b>	Tennis & Boat Club+, Park, Golf Course & Park				

\* Acreage and square footage are referred to as Regional Commercial in the ADA\*.

\*\* Acreage and square footage are referred to as Community Commercial in the ADA\*.

\*\*\* Acreage and square footage are referred to as Highway Commercial in the ADA\*.

\*\*\*\* Phasing of recreational facilities may be accelerated in accordance with the provisions of Sections 4.B., C. and E.

The Boat Club shall be located on the 160± acre manmade lake and shall contain facilities for launching and dockage for wet storage of not more than 20 watercraft and dry storage for not more than 30 watercraft. Small craft not commonly moored, such as sailboards, canoes, paddle boats, and similar non-motorized craft, and assorted storage facilities for such small craft shall not count against this limitation, and such craft may be used on the manmade lake.

- ◆ Buildout date is September 13<sup>th</sup> of each year indicated.
- ◆◆Phase IV has only received conceptual approval. Specific approval is pending further Chapter 380.06, F.S. review regarding transportation, affordable housing, and air quality analysis.

**EXHIBIT C-2**  
Zoning Atlas Amendment For  
University Lakes DRI - East Sector ~~Phase IV~~ NOPC  
October 2003  
Revised June 2004  
Revised July 20, 2004

Request: An Ordinance of Manatee County, Florida, approving a revised General Development Plan and Zoning Ordinance involving a Notice of Proposed Change to:

- Revising the project boundary to add 1,804.7 acres (east of Lorraine Road);
- ~~Acceleration of the Phase IV schedule start date by eight (8) years from 2011 to 2003;~~
- Adding ten access points for new internal roadways:
  - 3. Two at Lorraine Road, north of University Parkway, and;
  - 4. Eight along University Parkway, east of Lorraine Road.
- Increasing single family detached dwelling units by ~~1,463~~ 350 in Phase ~~IV~~ III;
- Decreasing single family attached dwelling Units by 135 in Phase III;
- Decreasing multifamily dwelling units by 292 in Phase III;
- ~~Decreasing~~ Increasing General Commercial (Regional) Retail by ~~281,224~~ 251,578 square feet in Phase ~~IV~~ III;
- Decreasing Neighborhood Commercial (Community) by ~~124,494~~ 34,236 square feet Phase ~~IV I~~;
- Decreasing Neighborhood Commercial (Community) by 31,143 square feet Phase II;
- Increasing ~~Decreasing~~ Business Office by ~~55,146~~ 58,323 square feet in Phase ~~IV~~ III;
- ~~Decreasing Business Industrial by 778,088 square feet in Phase IV;~~
- Decreasing General Commercial (Highway) Retail by 150,000 square feet in Phase II;
- Decreasing General Commercial (Highway) Hotel and Motel by 85 rooms in Phase I;
- Decreasing General Commercial (Highway) Hotel and Motel by 300 rooms in Phase II;
- An increase in residential acreage by 811.4 acres;
- An increase in Community Commercial acreage by 31.0 acres;
- An increase in open space acreage by 129.3 acres;
- An increase in recreational acreage by 9.9 acres;
- An increase in wetland acreage by 343.2 acres;
- An increase in lake acreage by 277.4 acres;
- An increase in road right-of-way acreage by 202.5 acres;
- A change in the labeling of cluster villa (CV) residential units to multi-family (MF);
- Amending the General Development Plan to allow Community, Highway and Regional Commercial uses on a Community Commercial parcel located west of Market Street;
- Amending the General Development Plan to allow commercial uses in certain Business parcels;
- Amending the name of the authorized agent from Tim Martin to Todd Pokrywa;
- Amending Tables C and D to reflect these changes;
- ~~Approval of Transportation, Air Quality, and Affordable Housing Studies;~~
- Amending the legal description to reflect the above referenced changes, and;
- Other minor amendments as necessary, providing for severability; and providing an effective date.

Location: The University Lakes DRI is northeast of the I-75 and University Parkway Intersection. More specifically, University Lakes is located between the Cypress Banks DRI and the Lakewood Ranch Corporate Park DRI (4,120.4 acres).

## University Lakes DRI - Development Order / Map H Changes (Revised July 2004)

	ACRES									Cumulative Change	DWELLING UNITS/ SQUARE FEET									E. Sector NOPC	Cumulative Change
	06/92	10/93	01/96	10/97	12/97	02/00	11/01	8/03	E. Sector NOPC		06/92	10/93	01/96	10/97	12/97	02/00	11/01	8/03			
Residential	863.9	863.9	678.1	704.0	704.0	703.2	723.2	669.8	1,481.2	+817.3	3,137	3,137	3,137	3,137	3,137	3,137	3,108	3,108	3,031	-106	
General Commercial (Regional Commercial)	122.2	122.2	101.7	72.3	72.3	88.6	88.6	88.6	88.6	-33.6	1,240,000	1,240,000	1,240,000	1,240,000	1,240,000	1,000,000	820,000	820,000	1,071,578	-168,422	
Retail Hospital	122.2	122.2	101.7	72.3	40.3	56.6	56.6	56.6	56.6	-65.6	1,240,000	1,240,000	1,240,000	1,240,000	1,060,000	180,000/150 beds	180,000/150 beds	150 beds	1,071,578	+150 beds	
Neighborhood Commercial - retail	43.0	43.0	38.7	37.5	37.5	37.5	17.5	17.5	48.5	+5.5	381,000	381,000	381,000	381,000	381,000	306,258	306,258	306,258	240,879	-140,121	
General Commercial (Highway Commercial)	23.8	23.8	28.0	28.0	28.0	28.0	28.0	28.0	28.0	+4.2	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	250,000	-150,000	
Retail Hotel	16.8	16.8	21.0	21.0	21.0	21.0	21.0	21.0	21.0	+4.2	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	0	-150,000	
Business Office Industrial	73.0	73.0	63.6	63.2	63.2	55.1	55.1	59.3	59.3	+7.0	300 rooms/250,000	300 rooms/250,000	300 rooms/250,000	300 rooms/250,000	300 rooms/250,000	600 rooms/250,000	600 rooms/250,000	215 rooms/250,000	215 rooms/250,000	85 rooms	
Right of Way Recreation Wetlands/ Mitigation Lakes	181.3	181.3	169.3	178.4	178.4	178.4	178.4	177.2	379.7	-31.8	1,968,000	1,968,000	1,968,000	1,968,000	1,968,000	1,995,288	1,995,288	1,995,288	1,936,965	-31,035	
	262.7	262.7	332.4	330.4	330.4	330.4	330.4	330.4	340.3	-13.7	787,200	787,200	787,200	787,200	787,200	787,200	1,187,200	1,187,200	1,128,877	+341,677	
	346.8	346.8	378.9	376.9	376.9	376.9	376.9	339.9	683.1	-18.1	1,180,800	1,180,800	1,180,800	1,180,800	1,180,800	808,088	808,088	808,088	808,088	-372,712	
	177.2	177.2	358.6	358.6	358.6	358.6	358.6	356.0	633.4	+198.4	-	-	-	-	-	-	-	-	-	-	
	185.7	185.7	210.0	210.0	210.0	210.0	210.0	194.0	323.3	+77.6	-	-	-	-	-	-	-	-	-	-	
	177.2	177.2	358.6	358.6	358.6	358.6	358.6	356.0	633.4	+336.3	-	-	-	-	-	-	-	-	-	-	
	177.2	177.2	358.6	358.6	358.6	358.6	358.6	356.0	633.4	+456.2	-	-	-	-	-	-	-	-	-	-	
Open Space	185.7	185.7	210.0	210.0	210.0	210.0	210.0	194.0	323.3	+137.6	-	-	-	-	-	-	-	-	-	-	
TOTAL	2,352.7	2,352.7	2,422.5	2,422.5	2,422.5	2,421.7	2,421.7	2,315.7	4,120.4	+1,767.7	3,137 DUs	3,137 DUs	3,137 DUs	3,137 DUs	3,137 DUs	3,137 DUs	3,108 DUs	3,108 DUs	3,031 DUs	106 DUs	
											3,989,000 sf	3,989,000 sf	3,989,000 sf	3,989,000 sf	3,989,000 sf	3,989,000 sf	3,701,546 sf	3,701,546 sf	3,499,422 sf	-489,578 sf / 150 hosp. beds	

MANATEE COUNTY ZONING ORDINANCE  
PDMU-92-01(Z)(G)(R9 10 ) SCHROEDER-MANATEE RANCH, INC.  
(AKA SMR Communities Joint Venture, a Florida general partnership)

~~AN ORDINANCE OF THE COUNTY OF MANATEE, FLORIDA, APPROVING A REVISED ZONING ORDINANCE INVOLVING A NOTICE OF PROPOSED CHANGE THAT WOULD EXTEND THE PHASE DATE OF PHASE I BY SEVEN (7) YEARS; EXTEND THE PHASE DATE OF PHASE II BY TWO (2) YEARS; ACCELERATE THE PHASE III START DATE BY EIGHT (8) YEARS; ACCELERATE THE PHASE IV START DATE BY FOUR (4) YEARS; INCREASE THE BUSINESS OFFICE ACREAGE BY 4.2 ACRES; DECREASE THE WETLAND/MITIGATION ACREAGE BY 4.2 ACRES; CHANGE THE QUANTIFYING REFERENCE FOR HOSPITAL USES; MOVE 425,600 SQUARE FEET OF GENERAL COMMERCIAL RETAIL FROM PHASE II TO PHASE IV; MOVE 4,300 SQUARE FEET OF GENERAL COMMERCIAL RETAIL FROM PHASE III TO PHASE IV; MOVE 357,508 SQUARE FEET OF BUSINESS INDUSTRIAL FROM PHASE III TO PHASE IV; MOVE 88,328 SQUARE FEET OF BUSINESS OFFICE FROM PHASE IV TO PHASE III; MOVE 30,000 SQUARE FEET OF NEIGHBORHOOD COMMERCIAL FROM PHASE II TO PHASE IV; MOVE 151 SINGLE FAMILY DWELLING UNITS FROM PHASE IV TO PHASE III AND REDUCE THE ENTITLEMENTS FOR SINGLE FAMILY DWELLING UNITS BY 294; MOVE 105 SINGLE FAMILY ATTACHED DWELLING UNITS FROM PHASE IV TO PHASE III AND REDUCE THE TOTAL ENTITLEMENTS FOR SINGLE FAMILY ATTACHED DWELLING UNITS BY 93; INCREASE MULTI-FAMILY DWELLING UNITS IN PHASE III BY 387; MOVE 106.0 ACRES FROM THE UNIVERSITY LAKES DRI TO THE CYPRESS BANKS DRI; AMEND THE NAME OF THE AUTHORIZED AGENT FROM REX JENSEN TO TIM MARTIN; REPLACE ALL REFERENCES TO THE UNIVERSITY PLACE DRI TO THE LAKEWOOD RANCH CORPORATE PARK DRI; ESTABLISH FEBRUARY 22 AS THE ANNUAL REPORTING DATE; APPROVAL OF TRANSPORTATION, AIR QUALITY, AND AFFORDABLE HOUSING STUDIES; AMEND CONDITION Q.1 TO ALLOW 5 STORY MULTI-FAMILY BUILDINGS IN THE TOWN CENTER; AMEND TABLES C AND D TO REFLECT THESE CHANGES; OTHER MINOR AMENDMENTS AS NECESSARY, PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. REVISING THE PROJECT BOUNDARY TO ADD 1,804.7 ACRES (EAST OF~~

LORRAINE ROAD); ADDING TEN ACCESS POINTS FOR  
NEW INTERNAL ROADWAYS; INCREASING SINGLE-  
FAMILY DETACHED DWELLING UNITS BY 350 IN PHASE  
III; DECREASING SINGLE- FAMILY ATTACHED  
DWELLING UNITS BY 135 IN PHASE III; DECREASING  
MULTI-FAMILY DWELLING UNITS BY 292; INCREASING  
GENERAL COMMERCIAL (REGIONAL) RETAIL BY  
251,578 SQUARE FEET IN PHASE III; DECREASING  
NEIGHBORHOOD COMMERCIAL (COMMUNITY) BY  
34,236 SQUARE FEET IN PHASE I; DECREASING  
NEIGHBORHOOD COMMERCIAL (COMMUNITY) BY  
31,143 SQUARE FEET IN PHASE II; DECREASING  
BUSINESS OFFICE BY 58,323 SQUARE FEET IN PHASE  
III; DECREASING GENERAL COMMERCIAL (HIGHWAY)  
RETAIL BY 150,000 SQUARE FEET IN PHASE II;  
DECREASING GENERAL COMMERCIAL (HIGHWAY)  
HOTEL AND MOTEL BY 85 ROOMS IN PHASE I;  
DECREASING GENERAL COMMERCIAL (HIGHWAY)  
HOTEL AND MOTEL BY 300 ROOMS IN PHASE II; AN  
INCREASE IN RESIDENTIAL ACREAGE BY 811.4 ACRES;  
AN INCREASE IN COMMUNITY COMMERCIAL ACREAGE  
BY 31.0 ACRES; AN INCREASE IN OPEN SPACE  
ACREAGE BY 129.3 ACRES; AN INCREASE IN  
RECREATIONAL ACREAGE BY 9.9 ACRES; AN  
INCREASE IN WETLAND ACREAGE BY 343.2 ACRES; AN  
INCREASE IN LAKE ACREAGE BY 277.4 ACRES; AN  
INCREASE IN ROAD RIGHT-OF-WAY ACREAGE BY 202.5  
ACRES; A CHANGE IN THE LABELING OF CLUSTER  
VILLA (CV) RESIDENTIAL UNITS TO MULTI-FAMILY (MF);  
AMENDING THE GENERAL DEVELOPMENT PLAN TO  
ALLOW COMMUNITY, HIGHWAY, AND REGIONAL  
COMMERCIAL USES ON A COMMUNITY COMMERCIAL  
PARCEL LOCATED WEST OF THE TOWN CENTER;  
AMENDING THE GENERAL DEVELOPMENT PLAN TO  
ALLOW COMMERCIAL USES IN CERTAIN BUSINESS  
PARCELS; AMENDING THE NAME OF THE AUTHORIZED  
AGENT FROM TIM MARTIN TO TODD POKRYWA;  
AMENDING TABLES C AND D TO REFLECT THESE  
CHANGES; AMENDING THE LEGAL DESCRIPTION TO  
REFLECT THE ABOVE REFERENCED CHANGES;  
OTHER MINOR AMENDMENTS AS NECESSARY,  
PROVIDING FOR SEVERABILITY; AND PROVIDING AN  
EFFECTIVE DATE.

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

**Section 1. FINDINGS OF FACT.** The Board of County Commissioners of Manatee County, after considering the testimony, evidence, documentation, application for amendment of the Zoning Ordinance, the recommendation and findings of the Planning Commission, and 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 received and considered the report of the Manatee County Planning Commission concerning the application for approval of a revised General Development Plan and revised zoning ordinance approving ~~an extension of the phase date of Phase I by seven (7) years; extension of the phase date of Phase II by two years; acceleration of the Phase III start date by eight years; acceleration of the Phase IV start date by four (4) years; an increase in Business Office acreage by 4.2 acres; a decrease of Wetland/Mitigation acreage by 4.2 acres; a change in the quantifying reference for hospital uses; moving of 425,600 square feet of general commercial retail from Phase II to Phase IV; moving of 4,300 square feet of general commercial retail from Phase III to Phase IV; moving 327,508 square feet of Business Industrial from Phase III to Phase IV; moving 88,328 square feet of Business Office from Phase IV to Phase III; moving 30,000 square feet of Neighborhood Commercial from Phase II to Phase IV; moving 151 single family dwelling units from Phase IV to Phase III and reducing the entitlements for single family dwelling units by 294; moving 105 single family attached dwelling units from Phase IV to Phase III and reducing the total entitlements for single family attached dwelling units by 93; increasing multi-family dwelling units in Phase III by 387; moving 106.0 acres from the University Lakes DRI to the Cypress Banks DRI; amending the name of the authorized agent from Rex Jensen to Tim Martin; replacing all references to the University Place DRI to the Lakewood Ranch Corporate Park DRI; establishing February 22 as the annual reporting date; Approval of Transportation, Air Quality, and Affordable Housing Studies; Amending Condition Q.1. to allow 5 story multi-family buildings in the Town Center; amending Tables C and D to reflect these changes; providing for severability, and providing an effective date: revision to the project boundary to add 1,804.7 acres (east of Lorraine Road); adding ten access points for new internal roadways; increasing single family detached dwelling units by 350 in Phase III; decreasing single family attached dwelling units by 135 in Phase III; decreasing multifamily dwelling units by 292 in Phase III; increasing General Commercial (Regional) Retail by 251,578 square feet in Phase III; decreasing Neighborhood Commercial (Community) by 34,236 square feet in Phase I; decreasing Neighborhood Commercial (Community) by 31,143 square feet in Phase II; decreasing Business Office by 58,323 square feet in Phase III; decreasing General Commercial (Highway) Retail by 150,000 square feet in Phase II; decreasing General Commercial (Highway) Hotel and Motel by 85 rooms in Phase I; decreasing General Commercial (Highway) Hotel and Motel by 300 rooms in Phase II; increasing residential acreage by 811.4 acres; increase Community Commercial acreage by 31.0 acres; increasing open space acreage by 129.3 acres; increasing recreational acreage by 9.9 acres; increasing wetland acreage by 343.2 acres; increasing lake acreage by 277.4 acres; increasing road right-of-way acreage by 202.5 acres; changing the labeling of cluster villa (CV) residential units to multi-family (MF); amending the General Development Plan to allow Community, Highway and Regional Commercial uses on a~~



Community Commercial parcel located west of the Town Center; Amending the General Development Plan to allow commercial uses in certain Business parcels; amending the name of the authorized agent from Tim Martin to Todd Pokrywa; amending Tables C and D to reflect these changes; amending the legal description to reflect the above referenced changes, and, other minor amendments as necessary; providing for severability; and providing an effective date.

- B. The Board of County Commissioners held a public hearing on ~~August 26, 2003~~ October 4, 2004, regarding the proposed revised General Development Plan described herein in accordance with the requirements of Manatee County Ordinance No. 90-01, (the Manatee County Land Development Code), and further considered the information received at the public hearing.
- C. The proposed revised General Development Plan regarding the property described in Section 4 herein is found to be consistent with the requirements of Manatee County Ordinance No. 89-01, as amended, (the 2020 Manatee County Comprehensive Plan).
- D. The University Lakes Zoning Ordinance was originally approved on June 1, 1992 and amended on October 28, 1993. The approved project consisted of a mixture of land uses, including residential, commercial, business (industrial and offices), and recreation on 2,352.7 acres. On January 25, 1996, the Zoning Ordinance was amended to add 69.8 acres without increasing development totals. On October 22, 1997, the Zoning Ordinance was amended to extend the buildout and expiration dates, modify the site plan, employ the land use tradeoff, and make other various changes. On December 11, 1997, the Zoning Ordinance was amended to allow a hospital use in Phase II. On October 27, 1998, the Zoning Ordinance was amended to allow a land use exchange to increase the amount of single- family residential and office uses in Phase I and decrease the amount of multifamily and industrial uses in Phase I. On February 22, 2000, the Zoning Ordinance was amended to change in the location of the Town Center, amend Table D to reflect an omission from the previous amendment, amend the mix of uses allowed within the Town Center, delete some acreage to add to the Cypress Banks DRI for residential development, add specific information to the notes on the General Development Plan regarding uses and setbacks for the Town Center, relocate an access point to University Parkway, and move the location of some Regional Commercial and Business parcels. On October 23, 2001, the Zoning Ordinance was amended to decrease the number of single-family attached units, an increase the number of single-family detached units, a decrease the amount of retail and industrial square footage, an increase the amount of office square footage, amending Tables C and D to reflect these changes and correct a previous error. On December 18, 2001, the Zoning Ordinance was amended to allow a decrease in the amount of retail uses; an increase in the number of hotel rooms; an increase in office uses; a decrease in single-family attached uses; an increase in multifamily uses; relocation of retail uses from Lorraine/University Pkwy to the Town Center; change the designation at that intersection from commercial to residential;On August 26, 2003, the Zoning Ordinance was amended to approve an  
~~Proposed changes to this Zoning Ordinance and General Development Plan include an~~ extension of the phase date of Phase I by seven (7) years; extension of the phase date of Phase II by two years; acceleration of the Phase III start date by eight years; acceleration of the Phase IV start date by four (4) years; an increase in Business Office

acreage by 4.2 acres; a decrease of Wetland/Mitigation acreage by 4.2 acres; a change in the quantifying reference for hospital uses; moving of 425,600 square feet of General Commercial Retail from Phase II to Phase IV; moving of 4,300 square feet of General Commercial Retail from Phase III to Phase IV; moving 327,508 square feet of Business Industrial from Phase III to Phase IV; moving 88,328 square feet of Business Office from Phase IV to Phase III; moving 30,000 square feet of Neighborhood Commercial from Phase II to Phase IV; moving 151 single family dwelling units from Phase IV to Phase III and reducing the entitlements for single family dwelling units by 294; moving 105 single family attached dwelling units from Phase IV to Phase III and reducing the total entitlements for single family attached dwelling units by 93; increasing multi-family dwelling units in Phase III by 387; moving 106.0 acres from the University Lakes DRI to the Cypress Banks DRI, amending the name of the authorized agent from Rex Jensen to Tim Martin; replacing all references to the University Place DRI to the Lakewood Ranch Corporate Park DRI; establishing February 22 as the annual reporting date; approving the Transportation, Air Quality, and Affordable Housing Studies; amending Condition Q.1. to allow 5 story multi-family buildings in the Town Center; other minor amendments as necessary; amending Tables C & D to reflect these changes; providing for severability, and providing an effective date.

Proposed changes to this Zoning Ordinance and General Development Plan include revision to the project boundary to add 1,804.7 acres (east of Lorraine Road); adding ten access points for new internal roadways; increasing single family detached dwelling units by 350 in Phase III; decreasing single family attached dwelling units by 135 in Phase III; decreasing multifamily dwelling units by 292 in Phase III; increasing General Commercial (Regional) Retail by 251,578 square feet in Phase III; decreasing Neighborhood Commercial (Community) by 34,236 square feet in Phase I; decreasing Neighborhood Commercial (Community) by 31,143 square feet in Phase II; decreasing Business Office by 58,323 square feet in Phase III; decreasing General Commercial (Highway) Retail by 150,000 square feet in Phase II; decreasing General Commercial (Highway) Hotel and Motel by 85 rooms in Phase I; decreasing General Commercial (Highway) Hotel and Motel by 300 rooms in Phase II; increasing residential acreage by 811.4 acres; increase Community Commercial acreage by 31.0 acres; increasing open space acreage by 129.3 acres; increasing recreational acreage by 9.9 acres; increasing wetland acreage by 343.2 acres; increasing lake acreage by 277.4 acres; increasing road right-of-way acreage by 202.5 acres; changing the labeling of cluster villa (CV) residential units to multi-family (MF); amending the General Development Plan to allow Community, Highway and Regional Commercial uses on a Community Commercial parcel located west of the Town Center; Amending the General Development Plan to allow commercial uses in certain Business parcels; amending the name of the authorized agent from Tim Martin to Todd Pokrywa; amending Tables C and D to reflect these changes; amending the legal description to reflect the above referenced changes, and, other minor amendments as necessary; providing for severability; and providing an effective date.

## **Section 2. DEFINITIONS**

Note: An asterisk (\*) denotes that the word is defined.

- A. "380 Review Agreement\*" shall mean the Agreement executed between DCA, TBRPC, the Southwest Florida Regional Planning Council ("SWFRPC"), and Schroeder-Manatee, Inc. dated September 6, 1991 which governs the review of the University Lakes and Lakewood Ranch Corporate Park DRI's. A copy of the 380 Review Agreement\* is was attached as Attachment #2 to the Development Order (Ordinance ~~03-35~~ 04-59).
- B. "Application for Development Approval\*" (or ADA\*) shall mean University Lakes Development of Regional Impact Application for Development Approval (May 31, 1991), the Sufficiency Response submitted by the Developer\* on October 25, 1991, and Appendix E Cumulative Affordable Housing Analysis, the NOPC submitted on July 10, 1995, the second NOPC submitted on March 26, 1997 and amended on July 17, 1997, the NOPC submitted on August 28, 1997, and the NOPC submitted on December 31, 1998, on January 24, 2000 regarding the fifth NOPC; on September 21, 2001 regarding the sixth NOPC, ~~and~~ on October 8, 2002 regarding the seventh NOPC, and on October 22, 2003 regarding the eighth NOPC.
- C. "Best Management Practices\*" (BMP) shall mean the practices which are technologically and economically feasible in abating pollution generated by point and non-point sources, to a level compatible with water quality and quantity objectives of the Land Development Code (BMP list of approved practices by Board resolution for Special Overlay Districts-Evers Reservoir and Lake Manatee Watershed Areas).
- D. "Cluster Villas\*" shall mean a dwelling which is joined to another such unit in groups of at least two (2) or no more than nine (9) units by a common party wall, floor and ceiling, or connecting permanent structure such as breezeway, carport, or garage, where the dwellings are located on adjoining lots, such as townhouses, or on commonly owned lots.
- E. "Combined Projects\*" shall refer to both University Lakes and the neighboring project, Lakewood Ranch Corporate Park.
- F. "County\*" shall mean the Board of County Commissioners for Manatee County, or their designee(s).
- G. "Development Plans\*" shall mean any Preliminary Site Plan issued by Manatee County or a site and development plan issued by Sarasota County.
- H. "Developer\*" shall mean SMR Communities Joint Venture, a Florida general partnership, their heirs, assigns, designees, and successors in interest as to the Project\* and all its conditions of approval.
- I. "Development Approval\*" shall mean any approval for development granted through the Preliminary Site Plan, Preliminary Plat, Final Plat, and Final Site Plan process or Construction Drawing approval where site plans or subdivision plats are not required.
- J. "District\*" shall mean any unit of local special purpose government formed pursuant to Chapter 190, F.S., or any similar entity such as a Municipal Service Taxing Unit or Municipal Service Benefit Unit, from time to time created or previously existing, which

acts in accordance with applicable law and regulations, to finance or fund: (i) the cost of such actions as the planning, acquiring, constructing, equipping, installing, operating, and maintaining various community facilities; (ii) the cost of providing certain community services; (iii) contributions of funds to other governmental and non-governmental entities with respect to such facilities, services, or related Development Order commitments and conditions; and (iv) satisfaction of any of the commitments and conditions contained in this Development Order related to the foregoing. It is declarative of the intent of this Development Order that any commitment or condition of this Development Order may be directly performed or satisfied by any District\* which properly operates within its scope of authority. Such performance or satisfaction of shall not be deemed or construed to constitute the discharge of any obligation of the Developer\*.

- K. "Dwelling, Single-Family Semi-Detached" shall mean a one (1) family dwelling which is joined to no more than one (1) other such unit by a common party, wall, a common floor/ceiling or connecting permanent structure such as breezeways, carports, garages, screening fences, or walls, where such two (2) dwelling units are also located on adjoining individual lots such as duplex dwellings which have been divided into two (2) dwelling units on separate lots.
- L. "SRPP\*" shall mean the TBRPC's Future of the Region, A Comprehensive Regional Policy Plan for the Tampa Bay Region, adopted June 23, 1987 and amended in 1989.
- M. "Funding Commitments\*" shall mean to assure the completion of any improvement required by this Development Order, or any combination of the following: 1) binding commitments for the actual construction with the posting of a cash bond, or irrevocable letter of credit in a form satisfactory to the County\* for construction to be completed when the improvement is required as referenced in Tables A and B of this Development Order; 2) actual construction; 3) the placement of the improvements in the first year of the Capital Improvements Element of the appropriate County or the current year plus the first two years (or current plus first four years for FIHS facilities) of the Adopted Five-Year Work Program of the Florida Department of Transportation; or 4) a commitment for construction and completion of the required roadway improvements, pursuant to a Developer Agreement which, if approved by the parties, shall be incorporated in this Development Order through an amendment of the Development Order, pursuant to the Notice Of Proposed Change provisions of Chapter 380 of the Florida Statutes. Said Agreement shall include a construction timetable which will set forth the completion of the required improvements consistent with the time frames specified in Tables A and B.
- N. "Post-Development Wetlands\*" shall mean any lands determined to be within jurisdictional limits defined by Chapter 62-301, Florida Administrative Code (F.A.C.) and implemented by the Florida Department of Environmental Protection (FDEP), or as defined within Chapter 40D-4, F.A.C., and implemented by the Southwest Florida Water Management District (SWFWMD), including any wetland mitigation areas approved as part of development for this Project\*.
- O. "Project\*" shall mean the land uses, phasing, and improvements described in the ADA\* which are attributable to development on that property described in Section 4 herein and set forth on Revised Map H attached hereto as Attachment #3.

- P. "Residential Resort Units\*" shall mean residential dwelling units which are leased for less than 28 consecutive days.
- Q. "Transportation Impact Area\*" shall be defined as the roadway segments and intersections receiving transportation impacts where the traffic generated by the proposed phase or subphase shown on a proposed Preliminary Site Plan in combination with prior approvals of the Combined Projects\* will be five percent (5%) (or whatever greater percentage may be employed from time to time by DCA, TBRPC, or the County\*, provided the more restrictive percentage shall be used) or more of the applicable Peak Hour Level of Service volumes. This area is generally depicted on Map J, dated ~~February 22, 2000~~ October, 2003 (attached hereto as Attachment #4) which was based on data submitted with the ADA\*. In determining the Transportation Impact Area\* for this Project\* all traffic generated by Lakewood Ranch Corporate Park shall be deemed project traffic for University Lakes.
- R. "Vertical Development\*" shall mean and shall be deemed to include the construction of new residential units and non-residential units or the reconstruction or addition to any such units.

### **Section 3. STIPULATIONS**

The revised General Development Plan, dated ~~March 20, 2003~~ October 7, 2003, entitled UNIVERSITY LAKES, is hereby APPROVED to allow an extension of the phase date of Phase I by seven (7) years; extension of the phase date of Phase II by two years; acceleration of the phase date of Phase III by eight years; acceleration of the Phase IV start date by four (4) years; an increase in Business Office acreage by 4.2 acres; a decrease of Wetland/Mitigation acreage by 4.2 acres; change in the quantifying reference for hospital uses; moving of 4,300 square feet of General Commercial Retail from Phase III to Phase IV; moving 327,508 square feet of Business Industrial from Phase III to Phase IV; moving 88,328 square feet of Business Office from Phase IV to Phase III; moving 30,000 square feet of Neighborhood Commercial from Phase II to Phase IV; moving 425,600 square feet of General Commercial Retail from Phase II to Phase IV; moving 151 single family dwelling units from Phase IV to Phase III and reducing the entitlements for single family dwelling units by 294; moving 105 single family attached dwelling units from Phase IV to Phase III and reducing the total entitlements for single family attached dwelling units by 93; increasing multi-family dwelling units in Phase III by 387; moving 106.0 acres from the University Lakes DRI to the Cypress Banks DRI; amending the name of the authorized agent from Rex Jensen to Tim Martin; replacing all references to the University Place DRI to the Lakewood Ranch Corporate Park DRI; establishing February 22 as the annual reporting date; approval of Transportation, Air Quality, and Affordable Housing Studies; amending condition Q1. To allow 5 story multi-family buildings in the Town Center; other minor amendments as necessary; amend Tables C & D to reflect these changes; providing for severability, and providing an effective date.; subject to the following conditions: revision to the project boundary to add 1,804.7 acres (east of Lorraine Road); adding ten access points for new internal roadways; increasing single family detached dwelling units by 350 in Phase III; decreasing single family attached dwelling units by 135 in Phase III; decreasing multifamily dwelling units by 292 in Phase III; increasing General Commercial (Regional) Retail by 251,578

square feet in Phase III; decreasing Neighborhood Commercial (Community) by 34,236 square feet in Phase I; decreasing Neighborhood Commercial (Community) by 31,143 square feet in Phase II; decreasing Business Office by 58,323 square feet in Phase III; decreasing General Commercial (Highway) Retail by 150,000 square feet in Phase II; decreasing General Commercial (Highway) Hotel and Motel by 85 rooms in Phase I; decreasing General Commercial (Highway) Hotel and Motel by 300 rooms in Phase II; increasing residential acreage by 811.4 acres; increase Community Commercial acreage by 31.0 acres; increasing open space acreage by 129.3 acres; increasing recreational acreage by 9.9 acres; increasing wetland acreage by 343.2 acres; increasing lake acreage by 277.4 acres; increasing road right-of-way acreage by 202.5 acres; changing the labeling of cluster villa (CV) residential units to multi-family (MF); amending the General Development Plan to allow Community, Highway and Regional Commercial uses on a Community Commercial parcel located west of the Town Center; Amending the General Development Plan to allow commercial uses in certain Business parcels; amending the name of the authorized agent from Tim Martin to Todd Pokrywa; amending Tables C and D to reflect these changes; amending the legal description to reflect the above referenced changes, and, other minor amendments as necessary; providing for severability; and providing an effective date.

### **Transportation**

- A.(1) The cumulative Phase I, II, and III University Lakes and Phase I Lakewood Ranch Corporate Park transportation analysis conducted under the 380 Review Agreement\* determined the need for the roadway segment and intersection improvements described in Tables A and B below.

**Table A**  
**Phases I, II, and III Required Link Improvements**

<b>Roadway Segment Improvement Number</b>	<b>Road Segment Name (From and to)</b>	<b>Total Traffic Peak Hour LOS Prior to Improvement</b>	<b>Applicable Peak Hour Level of Service</b>	<b>Development Traffic as A % of LOS Peak Hour Capacity</b>	<b>Required Improvement to Restore LOS</b>	<b>Total PM Peak Hour External Trips for Combined Projects before Need*</b>
1	University Parkway I-75 to Town Center Pkwy	F (in EB) F (in WB)	D D	90.0 129.4	Widen to 6 lanes	5,345
2	University Pkwy Town Center Pkwy to Lakewood Ranch Blvd	E (in EB) F (in WB)	D D	43.3 62.2	Widen to 6 lanes	5,345

**Table A**  
**Phases I, II, and III Required Link Improvements**

Roadway Segment Improvement Number	Road Segment Name (From and to)	Total Traffic Peak Hour LOS Prior to Improvement	Applicable Peak Hour Level of Service	Development Traffic as A % of LOS Peak Hour Capacity	Required Improvement to Restore LOS	Total PM Peak Hour External Trips for Combined Projects before Need*
3	University Parkway through U.S. 301	F (in EB) F (in WB)	D D	9.6 13.8	Widen to 6 lanes	5,474
4	I-75 SR 70 to University Parkway	D (in NB) C (in SB)	C C	12.2 6.5	Widen to 8 lanes (1)	5,784
5	I-75: University Parkway to Fruitville Rd	D (in NB) C (in SB)	C C	10.6 20.1	Widen to 8 lanes (1)	6,005
6	I-75: Fruitville Rd to Bee Ridge Rd	C (in NB) D (in SB)	C C	8.4 15.9	Widen to 8 lanes (1)	6,714
7	I-75: Bee Ridge Rd to Clark Rd	C (in NB) D (in SB)	C C	5.0 9.4	Widen to 8 lanes (1)	6,537
8	I-75: Clark Rd to SR 681	C (in NB) D (in SB)	C C	3.0 5.7	Widen to 8 lanes (1)	6,448
9	I-75: SR 681 to Laurel Rd	C (in NB) D (in SB)	C C	2.9 5.4	Widen to 6 lanes (1)	6,625

\*This column represents the cumulative number of peak hour external trips for the Combined Projects\* before the need of the identified improvements for the respective phase. Land Uses as depicted in Tables 2 and 4 for University Lakes and Phase I of Lakewood Ranch Corporate Park(or the equivalent thereof in trip generation) which may be constructed prior to requiring that the listed improvements be constructed or subject to a funding commitment.

(1) No improvement is required if the Level of Service Standard for the subject segment of I-75 is modified to LOS D by the appropriate governmental agency.

<b>Table B</b> <b>Required Intersection /Ramp Improvements</b>						
Required Improvement Number	Improvement Name and Location	Total Traffic Peak Hour LOS Prior to Improvement	Applicable Peak Hour Level of Service	Development Traffic as a % of LOS Peak Hour Capacity	Required Improvement To Restore LOS	Total PM Peak Hour External Trips for Combined Projects Before Need*
Required Improvement Number	Improvement Name and Location	Total Traffic Peak Hour LOS Prior to Improvement	Applicable Peak Hour Level of Service	Development Traffic as a % of LOS Peak Hour Capacity	Required Improvement To Restore LOS	Total PM Peak Hour External Trips for Combined Projects Before Need*
Phase I, II, and III Required Intersection/Ramp Improvements						
1	University Parkway @ US 301	F	D	6.7	Dual left lanes and right lanes all approaches, 6 lane N/S & E/W	5474
2	University Parkway @ Town Center	F	D	100	SB right-turn lane protected signal phase, 6 lane EB/WB	5345
3	University Parkway @ Market St	F	D	41.4	Provide dual southbound left-turn lane. 6 lane EB/WB	5,345
4	Fruitville Rd @ Cattleman	F	D	10.3	Provide northbound right-turn lane.	5,740
5	Fruitville Rd @ Coburn Rd	F	D	26.2	SB right-turn lane protected signal phase.	5,784
6	University Parkway @ 301 Boulevard	F	D	7.5	Provide southbound right-turn lane and protected right-turn signal phasing.	4,677
7	I-75 University Parkway northbound on ramp	D	C		Extend ramp dual lanes	5,828
8	SR 70 @ Caruso Rd	D	D	21.0	**Add 2 <sup>nd</sup> EB left-turn lane, EB right-turn lane & extend SB left-turn lane	4854 (2006)
9	SR 70 @ 45 <sup>th</sup> St. E	D	D	17.5	**Add NB left-turn lane and SB right-turn lane	5297 (2007)



<b>Table B</b> <b>Required Intersection /Ramp Improvements</b>						
10	University Pkwy @ I-75 East	C	C	100	**6 lane EB/WB based on need from west side	5345 (2007)
11	University Pkwy @ I-75 West	F	C	44.3	**6 lane EB/WB	5345 (2007)

\*This column represents the cumulative number of peak hour external trips for the Combined Projects\* before the need of the identified improvements for Phases I, II, and III land uses as depicted in Tables 2 and 4 for University Lakes and Phase I of University Place(or the equivalent thereof in trip generation) which may be constructed prior to requiring that the listed improvements be constructed or subject to a funding commitment.

\*\* Additional improvements to maintain acceptable Levels of Service on all approaches.

Note: Design details of intersection/ramp improvements shall be determined in Construction Plan permitting phase.

A.(2) The improvements listed in Tables A & B include critical link and intersection improvements for the development of Phase I, II and III of the Project\*.

In the event that Funding Commitments\* for transportation improvements are only adequate to permit approval of a portion (subphase) of the Development, the capacity and loading of transportation facilities in the Transportation Impact Area\*, shall be limiting factors in any subsequent approvals. A subphase analysis has been performed, and cumulative subphases for the Combined Projects\* have been identified in Tables A & B together with subphase time frames that were used in the subphase study. An initial subphase of 2,585 external p.m. peak hour trips for the Combined Projects\* has been identified as requiring no additional transportation improvements. The Developer\* shall, at the time of each application for Final Site Plan approval, furnish to the County\* an accurate, up to date report of the amount of development, defined in terms of external p.m. peak hour trips, which has previously been permitted in the Combined Projects\*. The Developer\* shall not be entitled to a Final Site Plan approval which would result in the cumulative number of external p.m. peak hour trips for the Combined Projects\* to exceed the applicable subphase threshold unless Funding Commitments\* have been obtained for improvements required for such subphase.

In the event that the total external p.m. peak hour trips projected to be generated by the Combined Projects\* has exceeded the levels described in Tables A & B by the expiration of the Annual Report Years listed in Tables A & B for the appropriate uncommitted improvement, no further Final Site Plan approvals shall be granted unless the Developer\* using the notice of change procedure has prepared an analysis which identifies the revised dates by which said improvement would be required under the new subphase analysis. The Development Order shall be amended to reflect these revised trip levels and dates.

The Developer\* shall be bound by the subphase external trip thresholds and schedules set forth in Tables A & B, unless the Developer\* files a Notice of Proposed Change and provides the County\*, pursuant to the notice of change procedures, an updated subphase traffic analysis for the Transportation Impact Area\* that will result from the completion of construction of all of the previously permitted development in the Combined Projects\* plus that to be generated by the next subphase for which the Developer\* is seeking approval, and such proposed change is approved. Copies of such Notice Of Proposed Change for revised subphase transportation analysis shall be submitted to Manatee County, Sarasota County, TBRPC, and SWFRPC for review and comment. Each updated traffic analysis shall serve to verify the findings of the DRI traffic analysis (referenced in Tables A & B ) or shall indicate alternate transportation improvements or mechanisms which, when implemented, will maintain the roadways and intersections referenced in Table A & B at the appropriate Level of Service. In the event that the new analysis demonstrates the need for alternate improvements or different subphase thresholds, the Development Order may be amended to reflect the revised subphases or improvements. With each Preliminary Site Plan application, the Developer\* shall submit to the County\* a limited traffic study which shows the following:

1. External P.M. peak hour trips for the submitted subphase, plus all previously approved subphases, to demonstrate whether any improvements in Table A & B will be required; and,
2. An assessment of the estimated traffic operations and turning movements together with the conceptual design of the driveways, serving the project covered by the Preliminary Site Plan application.

Any revised transportation analysis for the Combined Projects\* shall utilize the adopted Sarasota County Level of Service, or that of any agency with jurisdiction, whichever Level of Service is higher, for determining deficiencies on all roads in Sarasota County. If deficiencies exist on said roadways, then Funding Commitments\* to correct such deficiencies shall be required in accordance with this Paragraph A.(2).

Developer\* agrees to construct the improvements identified in Number 3 of Table B on or before July 1, 2001, which satisfies any requirement that required improvements be constructed concurrently with the impacts of Phase II development as to such improvements, unless such improvement(s) are programmed for construction in the current year plus first two years of the FDOT District One Adopted Work Program, in which event the responsible party for such improvement(s) shall be the FDOT. This commitment by the Developer\* shall satisfy the requirement that the construction of such improvements be pursuant to a Funding Commitment. Developer\* shall receive impact fee credits pursuant to the Manatee County Land Development Code regulations for such construction, if such construction is paid for by the Developer\*. **(Completed)**

- A.(3) The Developer\* shall provide bicycle lanes as part of the roadway design for the collector facilities within the Project\*. Inclusion of bicycle lanes as part of the roadway design does not mean the lanes themselves must be part of the roadway. That is, the lanes must be included in design but may be constructed separately or in separation from the roadway itself.

- A.(4) The Developer\* shall provide adequate sidewalks along all streets and roadways throughout the Project\* as required by the Manatee County Land Development Code.
- A.(5) As the Project\* lies within the future Manatee County transit service area, the Developer\* will work with the County\* to coordinate the provision of transit service to the area in conjunction with development of University Lakes.
- A.(6) Within three years of the effective date of the original Development Order or at the request of the County\*, an annual monitoring program consisting of peak hour traffic counts at the Project\* entrances shall be instituted to verify that the projected number of external trips for the Project\* are not exceeded. Counts will continue on an annual basis through Project\* buildout, and the information shall be supplied in the required Annual Report. If an Annual Report is not submitted within thirty (30) days of its due date, or if the Annual Report indicates that the total external trips exceed projected counts for the Project\* by 15 percent or more, Manatee County shall conduct a Substantial Deviation determination pursuant to Subsection 380.06(19), Florida Statutes. This change will be presumed to be a Substantial Deviation. The results of the Substantial Deviation determination may also serve as a basis for the Developer\* or reviewing agencies to request Development Order amendments.
- A.(7) The transportation analysis in the ADA\* was performed without consideration of the potential effects of a Transportation Systems Management ("TSM") program. Accordingly, the development thresholds described in Tables A & B may reflect a "worst case" scenario, dependent upon future TSM measures.

The Developer\* or its assigns shall prepare and implement a TSM program which will endeavor to divert a number of vehicle trips from the PM peak hour. The TSM program shall be submitted to and be reviewed by the County\*, the MPO, and the FDOT.

The TSM program shall be submitted with the first annual report subsequent to the monitoring program in Section A.(6) showing external trips exceeding 25% of the total external trips for Phase I of both University Lakes and Lakewood Ranch Corporate Park.

The TSM program shall include a yearly assessment of the actual achievement of vehicle trips diverted from the peak hour as a result of the TSM measure. Results of the TSM program shall be included in the Annual Report. The results of the TSM program may serve as a basis for the Developer\* or reviewing agencies to request Development Order amendments which increase the applicable development thresholds or which will allow reduced impacts per square foot or dwelling unit of development in future phases. The TSM Program shall seek to further the TSM objectives and Policies set forth in the Florida Transportation Plan and shall include, but not be limited to:

- (a) promote ride sharing by public and private sector employees;
- (b) increase urban area peak hour automobile occupancy rates through expanded ride sharing efforts;
- (c) increase peak hour occupancy rates for transit and other high occupancy vehicles; and

(d) other appropriate trip diversion measures.

- A.(8) To allow for the finalization of interchange design relative to Improvements #3 and #4 in Table 6, Developer\* agrees to reserve, until January 28, 1998, the property which it owns and which lies within the following description:

Commence at the easterly corner of the existing FDOT right of way north of University Parkway where the limited access terminates, thence westerly along the FDOT right of way, a distance of 650 feet to the Point of Beginning. From the Point of Beginning, proceed northwest a distance of 1,500 feet to the existing FDOT right of way, thence southeasterly and easterly to the Point of Beginning.

This restriction shall expire on January 28, 1998. If the right of way is dedicated by the Developer\* or otherwise acquired by the appropriate governmental agency, then the Developer\* may transfer the impacted land uses to other appropriate areas within the Project\* with approval of a revised General Development Plan. **(Completed)**.

- A.(9) The Developer\* shall submit a Preliminary Site Plan for Phase I, or any subphase thereof, within twenty-four (24) months of the effective date of this Development Order. **(Completed)** The Developer\* shall further meet the requirements of Section 8. of the DRI Development Order.

- A.(10) The schedules of listed improvements may be adjusted at the Developer's\* request with submission of adequate data to support any such adjustments, and the Development Order amended as needed in the event that the appropriate agencies determine that:

- (a) The Project\* is determined by the County\* and TBRPC to be in a regional activity center or otherwise designated for alternative levels of service or alternative percentage thresholds in accordance with applicable rules and regulations; or
- (b) The appropriate level of service standard for the particular roadway link or intersection is adjusted by the agency(ies) having jurisdiction over such link or intersection. In no event shall any level of service be adjusted if the result of said adjustment is to permit a lower level of service than established by that agency or agencies having jurisdiction at the time of the request for adjustment.

- A.(11) The roadway shown on Revised Map H, which generally is oriented in a north/south alignment and connects to the proposed extension of Lakewood Ranch Boulevard, shall be required to be designated on the Future Traffic Circulation Map as a collector facility prior to providing any credits for right of way and/or construction. **(The requirements of condition A.(11) have been completed)**

- A.(12) Access to and from the site will be in accordance with state and local access regulations unless limited by the General Development Plan or any conditions placed thereon, whichever is most restrictive.

- A.(13) The Developer shall conduct an annual monitoring assessment of the I-75southbound off-ramp intersection and merge with University Parkway to determine if operating conditions

become congested and negatively impact the mainline interstate traffic at this ramp. This monitoring assessment shall continue until such time as agreement is reached with the FDOT regarding future year conditions for the above referenced ramp and intersection, and the Development Order is amended if needed, pursuant to NOPC procedures. If such impact is identified to the mainline diverging traffic at this ramp, no further Development Plans\* will be issued until the deficiency has been mitigated and the Development Order is amended as appropriate, if such amendment is necessary. The following monitoring methodology will be performed.

1. The monitoring shall consists of existing traffic counts and visual observations of peak hour queues on the southbound off-ramp from I-75 to University Parkway, over a three day period during the p.m. peak hour (4:00 to 6:00), and the results factored to peak season. The historic annual growth rate for traffic volumes on this ramp should also be determined and applied to estimate the maximum queue likely to develop in the coming year.
2. Based on a 70 mph speed on southbound I-75 at this location, the safe stopping distance that a vehicle exiting I-75 would require, including perception and reaction time if required to immediately brake to a stop upon exiting I-75 onto the southbound off-ramp, should be calculated, and the location of this point on the ramp at which the vehicle would come to a complete stop determined.

If the back of the maximum existing peak season queue established in (1) above extends beyond the safe stopping point established in (2) above, a safety hazard will be deemed to exist, and a stop order on further development approvals shall be issued until such time that improvements sufficient to alleviate the hazard are implemented.

- A. (14) As shown in the traffic analysis for Phase I, II, and III of the Combined Projects\*, external vehicle trips shall be limited to 7,068 P.M. peak hour trips (2,449 enter trips/4,619 exit trips) for the Project\* or the Combined Project. The Developer\* shall not be entitled to a Final Site Plan approval which would result in the cumulative number of external p.m. peak hour trips for the Combined Projects\* to exceed this limit, and no further Final Site Plan approvals shall be granted unless the Developer\* uses the notice of change procedure to revise the traffic analysis and provide mitigation for any additional impacts.
- A.(15) The applicant shall be responsible for the costs of all traffic lights attributable to it's development.

#### **Wetlands**

- B.(1) The portions of the University Lakes site that meet the definition of Conservation or Preservation Areas as set forth in policies 10.1.2 and 10.3.1 of the Council's adopted (SRPP\*) have been designated on Revised Map H.
- (a) All wetlands and uplands on-site defined by Council policies as Preservation Areas, as shown on Revised Map H, shall be preserved. No dredging, filling, or development activities shall be allowed within Preservation Areas.

- (b) All wetlands and uplands on-site defined by Council policies as Conservation Areas shall be protected from development as shown on Revised Map H.

- B.(2) Except for wetland restoration or enhancement and naturally occurring fluctuations, no hydroperiod alteration shall be permitted in Preservation Areas as depicted on Revised Map H. Natural annual hydroperiods, normal pool elevations, and seasonal high water elevations shall be substantially maintained or improved. Hydroperiod monitoring shall be required semi-annually in selected preserved wetlands and initiated prior to on-site construction activity and continued for three years for herbaceous wetlands or five years for forested wetlands following buildout of the subbasin surrounding each wetland monitored. If the hydroperiod monitoring results demonstrate that Project\* activities are inappropriately altering the hydroperiod in Preservation Areas, such activities shall cease until remedial measures are implemented.
- B.(3) Any impacted wetlands, not required to be preserved in accordance with Condition B.(1) above and which are depicted as Conservation Areas on Revised Map H, shall be mitigated in accordance with the Manatee County Comprehensive Plan and Land Development Code and the SRPP\* Policies.
- B.(4) In addition to meeting the requirements of the Manatee County Land Development Code, the Developer\* shall submit a wetland management and mitigation plan for the area to be developed to the County\* for approval, and to TBRPC and SWFWMD for review prior to any wetland alteration. This plan shall address, but not be limited to, identification of wetlands on-site, wetlands to be preserved, proposed wetland alterations, a detailed mitigation plan, control of on and off-site water quality, and methods for hydroperiod maintenance with a detailed narrative and construction plans for mitigated or significantly enhanced (as determined by the County\*) wetlands.

The Developer\* shall include the following details, at a minimum, in the wetland management and mitigation plan prepared for submittal to the County\*:

- (a) Identification of existing dry and wet season site conditions;
- (b) Narrative descriptions/evaluations of all wetlands to be disturbed by wetland type;
- (c) Photographs and 24"x36" plans depicting conditions of the existing wetland creation site and proposed wetland creation plans. (This data shall demonstrate that the appropriate hydrologic requirements shall be provided);
- (d) Narrative descriptions of any proposed wetland restoration activities and related issues;
- (e) Estimated costs of wetland mitigation and restoration schemes including maintenance and monitoring for appropriate time periods; and
- (f) Mitigation plans shall also include:
  - (1) Area and location of plantings;
  - (2) Species to be planted and spacing;

- (3) Elevations for plantings;
- (4) Source of plants or mulch;
- (5) Source of wetland soil and depth proposed; and
- (6) Monitoring and maintenance plans.

- B.(5) If allowable wetland losses require type-for-type (herbaceous or forested) wetland replacement in accordance with stipulation B.(3), mitigation for wetland losses shall be implemented prior to, or concurrent with, the wetlands being disturbed. Created wetlands and littoral shelves shall require monitoring and maintenance activities. Percent survival of plant species in the created wetland or littoral shelf shall meet or exceed Manatee County Comprehensive Plan and Land Development Code success criteria and the SRPP Policies. Yearly replanting and maintenance of the mitigation areas shall be required, if necessary, to ensure compliance with the conditions of the Development Order.
- B.(6) The Developer\* shall provide buffering around all Post-Development Wetlands\* to provide an upland transition into the wetland areas and to protect natural systems from development impact. All such buffers shall be in compliance with the Manatee County Land Development Code.

### **Vegetation and Wildlife**

- C.(1) A cumulative assessment of the impacts of the Combined Projects\* on listed plant and animal species has been performed as required by the 380 Review Agreement\*. The Developer\* has provided open space for wildlife in the form of preserved wetlands and the wildlife corridor along Cooper Creek as depicted on Revised Map H. In addition, Developer\* shall retain large pines (>4" dbh) where possible in golf course rough for kestrel habitat and include and maintain open grassy areas in golf course rough for burrowing owl habitat. the specific locations of retained pines and open grassy areas shall be shown on the final development plan containing the golf course and shall be submitted to Manatee County for review and approval and to the Florida Wildlife Conservation Commission (FWCC) for comment. However, as the Developer\* is planning a large wildlife management area on Lakewood Ranch Corporate Park, the Developer\* has prepared (pursuant to the 380 Review Agreement\*) a wildlife management, plan as revised June 16, 1992, for the 395 acre Open Use Conservation District within Lakewood Ranch Corporate Park which provides additional protection of any listed species found on University Lakes and Lakewood Ranch Corporate Park. The plan includes information on site maintenance, fire frequency, wetland management, and boundary protection.

In the event that Lakewood Ranch Corporate Park is not approved by Sarasota County with the 395 acre Open Use Conservation District within one (1) year of the effective date of this Development Order or if such Open Use Conservation District is reduced in size by more than ten (10) acres, then within one (1) year of either such date or action eliminated, the Developer\* shall prepare a wildlife management plan to address the impacts of the Project\* on any listed species found on University Lakes, except for the gopher tortoise. The FWCC found that a regionally significant population of gopher tortoise does not exist on University Lakes . However, any taking must comply with

FWCC rules and the Developer\* must obtain a gopher tortoise incidental take permit from the FWCC. If a management plan is prepared, pursuant to this paragraph, the plan shall be submitted to the FWCC and the Department of Community Affairs for review and to the County\* for review and approval. **(Completed)**

- C.(2) The Developer\* shall provide small wildlife crossings (18" culverts) under roadways at the two locations where the Lakewood Ranch Boulevard and The Masters Avenue intersect with Cooper Creek. **(Completed)**
- C.(3) In accordance with applicable law, the Developer\* shall coordinate with the Florida Department of Agriculture and Consumer Services and the County\* for proper relocation of any listed species found on-site in addition to the requirements of C.(1) above.
- C.(4) Representative tracts of all major natural upland vegetative communities (Live Oak, Pine-Mesic Oak, Pine Flatwoods, Temperate Hardwoods), as depicted on revised Map H, shall be set aside in their natural state to serve as conservation areas.
- C.(5) The removal of naturally-occurring vegetation shall be limited in accordance with the Manatee County Comprehensive Plan. This limitation shall not include the removal of diseased trees or vegetation, or exotic species, or other species approved by the County\* consistent with the provisions of the Manatee County Comprehensive Plan.
- C.(6) Areas designated as Preservation Areas on Revised Map H shall be protected in perpetuity by conservation easement or other legal instrument approved by County\*.

#### **Land**

- D.(1) The Developer\* shall initiate the following procedures to ensure erosion control during development of the Project\*:
  - (a) Sod, seed, or plant embankment areas of stormwater detention or retention ponds;
  - (b) Sod, seed, mulch, or landscape cleared or disturbed areas as soon as possible after clearing and grading;
  - (c) Limit clearing and site work, construction, and clearing to areas needed for immediate development;
  - (d) Develop asphalt roads as soon as possible;
  - (e) Initiate landscaping before development work is completed on a site;
  - (f) Construct sediment basins at the start of each drainage system phase;
  - (g) Utilize straw filter barriers or filter fabric at discharge points including, but not limited to, temporary discharge points;
  - (h) Install temporary sediment basins and perimeter dike systems as a first step in the grading process and inspect and clean out the temporary sediment basins on a regular basis; and



- (i) Preserve the existing natural vegetation along Foley Creek and Cooper Creek, as depicted on Revised Map H.

### **Air Quality**

- E.(1) The Developer\* shall, subject to applicable water quality standards, institute the following procedures to ensure dust control during development of the Project\*:
- (a) Implement a watering program during excavation and dredge and fill operations;
  - (b) Apply water or chemical stabilization to dirt roads and heavily traveled primary haul route sections as necessary;
  - (c) Treat disturbed areas after clearing, grading, earth moving, or excavation is completed by watering, revegetation, spreading soil binders, or compacting fill material until areas are paved or developed;
  - (d) Keep soil stockpiles moist; or treat with soil binders or cover;
  - (e) Suspend dust producing activities during gusting or constant wind conditions of 39 mph or more;
  - (f) Remove dust producing materials as soon as possible.
  - (g) Maintain 15 mph or less vehicle and equipment speeds on temporary roads;
  - (h) Sod, seed, mulch, or landscape cleared or disturbed areas, including embankment areas, of stormwater detention or retention ponds as soon as possible after clearing and grading;
  - (i) Limit site work and construction to areas needed for immediate development;
  - (j) Develop asphalt roads as soon as possible;
  - (k) Initiate landscaping before development work is completed on-site; and
  - (l) Utilize water spray trucks to control dust generation in heavy construction areas.
- E.(2) Further Section 380.06(6), Florida Statutes, review will be required for air quality impacts, of Phase IV. This Development Order\* must be amended prior to granting specific approval to Phase IV to address any air quality impacts and to specify any necessary mitigation prior to the commencement of said Phases. This review shall be a cumulative assessment of the Combined Projects\*.

### **Water Quality and Drainage**

- F.(1) Prior to any site alteration associated with the Project\*, the Master Drainage Plan\* for the Project\* shall be submitted to DER, SWFWMD, and EMD for review and to the County\* for approval. **(The requirements of Condition F.(1) have been completed)**

The stormwater management system shall be designed, constructed, and maintained to meet or exceed the requirements of Chapter 62-25 and 40D-4, F.A.C. The stormwater management system shall be designed to comply with the provisions relating to the Evers Reservoir Watershed Protection Overlay District by providing treatment at 150% of the criteria found in Chapter 62-25 and 40D-4, F.A.C. An acceptable method for meeting such standards for the treatment of stormwater runoff for the majority of the site will be wet detention with effluent filtration utilizing the double underdrain system described in Exhibit 19-2 of the ADA.

- F.(2) Best Management Practices\* (BMP) for reducing water quality impacts, as recommended by the County\* and SWFWMD in accordance with adopted regulations of these agencies, shall be implemented and may include a street cleaning program for parking and roadway areas within the Project\*.
- F.(3) The Developer\* shall be the entity responsible for maintaining the stormwater management system. The Developers\* maintenance and inspection schedule for ensuring proper water quality treatment shall be submitted to the County\* for approval, prior to site alteration activities associated with the Project\*.
- F.(4) Stormwater discharge shall not cause the receiving water body to violate the limits defined in the Class appropriate to that water body. Where background conditions in the water body in question do not meet the applicable standards due to natural causes outside the control of the Developer\*, site specific, alternative criteria may be established in conjunction with the County\*.
- F.(5) Prior to any site alteration activities associated with the Project\*, the Developer\* shall implement a surface water quality and quantity monitoring program approved by the County\*. **(Completed)** This program shall also be submitted to the City of Bradenton for review and comment prior to approval. The plan shall include provisions for the characterization of pre-construction, baseline water quality and quantity conditions of surface water entering and leaving the site. The surface water monitoring program shall also provide the monitoring of surface water quality during periods of construction. In addition, the surface water monitoring program shall include an ongoing plan for monitoring of post-construction surface water quality. The surface water quality monitoring program required pursuant to this condition shall include an identification of the locations, frequency, duration of sampling, parameters to be monitored, collection and analytical methods, and reporting requirements. All water quality sample collections and laboratory analyses shall be made in accordance with USEPA/FDEP approved methodology. The laboratory performing the analyses shall be certified by the FDHRS and shall have an approved comprehensive quality assurance plan on file with the FDEP. Any violation of federal, state, or local water quality standards shall require corrective measures as required by that authority.
- F.(6) Prior to any site alteration activities associated with the Project\*, the Developer\* shall implement a groundwater monitoring program approved by the County\* and EMD. This program shall also be submitted to the City of Bradenton for review and comment prior to approval. The plan shall include appropriate provisions for the characterization of the pre-development baseline water quality and water level conditions of the site's groundwater. The groundwater monitoring program required pursuant to this condition shall include an identification of well locations, sampling frequency, and sampling

duration, as well as parameters to be monitored and applicable collection and analytical methods. **(Completed)**

Upon completion of the pre-development groundwater program, a report of results will be submitted to the County\* for review and approval. In addition to the official laboratory results, the report shall include recommendations regarding monitoring during construction and post-construction. Any proposed construction and post-construction monitoring plans developed pursuant to this condition shall be submitted to the County\* for review and approval. **(Completed)**

- F.(7) In the event that an overall watershed monitoring and reporting program is implemented and satisfies the intent of conditions F.(5) and F.(6), these programs may be discontinued upon the recommendation and approval of such by the County\*. The City of Bradenton shall be notified prior to the approval of the discontinuance of this program.
- F.(8) To the extent required by applicable law, any shoreline banks created along on-site stormwater detention lakes shall include littoral zones constructed on slopes no steeper than a 4:1 horizontal to vertical ratio and shall be planted in, or allowed to be colonized by, diverse native emergent and submergent vegetation. The Developer\* shall ensure, by supplemental replanting, if necessary, at least eighty-five percent (85%) coverage by native aquatic vegetation is established within the littoral zone (to include at a minimum the area between ordinary high water and ordinary low water) in accordance with applicable regulations.
- F.(9) The Developer\* shall conduct annual inspections of the environmental swale systems on the Project\* site to ensure the swales are being properly maintained in keeping with their design and are capable of accomplishing the level of stormwater storage/treatment for which they were designed and intended. Verification of such inspection shall be supplied in each Annual Report.
- F.(10) Prior to any site alteration, the Developer\* shall develop and submit for approval by the County\* an Integrated Pesticide/Herbicide Management Plan (IPMP) and a Hazardous Materials Management Plan (HMMP). **(Completed)**

### **Historical and Archaeological Sites**

- G.(1) The discovery of any historical or archaeological resources during development activities of the University Lakes Project\* shall be immediately reported to the Florida Division of Historical Resources (FDHR). If the significance of an archaeological or historical site, discovered during development, is unknown and the site is to be impacted by Project\* activities, additional testing shall be required at the site to determine significance. Disposition of such resources shall be determined in cooperation with the FDHR, TBRPC, and Manatee County. Treatment of the resources shall be completed before resource-disturbing activities are allowed to continue.

### **Water**

- H.(1) The Developer\* shall participate, as required by Manatee County ordinances and consistent with any Developer Agreements, in any necessary expansion of potable

water service to each phase or subphase of the Project\* to assure that adequate potable water capacity exists to accommodate the Project\*.

- H.(2) The Developer\* shall be responsible for maintenance and operation of any on-site wells. These wells shall be operated in accordance with the SWFWMD rules and regulations. Any existing on-site wells not intended for potable or non-potable uses shall be plugged and abandoned in accordance with Rule 40D-3.041(1), Florida Administrative Code.
- H.(3) The Developer\* shall require the installation of high efficiency (low volume) plumbing fixtures, appliances, and other water conserving devices, if mandated by the Florida Water Conservation Act (Section 553.14, Florida Statutes). This will include the use of toilets requiring no more than 1.6 gallons per flush in all areas, and installation of self-closing or metered water faucets shall be required in all public and commercial restroom facilities.
- H.(4) The Developer\* shall maintain all water lines and fire hydrants not dedicated to the County\*.
- H.(5) The Developer\* shall, to the extent non-potable water is available, use only non-potable water to meet non-potable water demands. For purposes of this Approval, "non-potable" water is defined as water emanating from any source other than a public water utility. The Developer\* shall submit an acceptable plan to the County\* and the TBRPC for the use of non-potable water on-site. The plan shall be completed prior to Final Site Plan approval for any phase or subphase and shall include an implementation timetable, as well as a determination of the availability and feasibility of using reclaimed wastewater or stormwater retention ponds for irrigation purposes, to the extent permitted by law. **(The last two sentences of Condition H.(5) has have been completed)**
- H.(6) Adequate fire flow and water pressure shall be maintained within the Project's\* water supply system.
- H.(7) The Developer\* shall conform to and further the applicable rules and adopted guidelines of the SWFWMD in regard to protection of the groundwater resources in the Eastern Tampa Bay Water Use Caution Area (WUCA) to the extent then in effect.
- H.(8) The Developer\* shall use the lowest quality water supply which meets the needs of the intended use, provided that such sources are economically feasible, practically available, and legally permissible.

A plan which investigates the use and feasibility of these alternatives shall be prepared by the Developer\* and submitted with the first Annual Report to TBRPC, SWFWMD, the County\* for review and further action if warranted. **(Completed)**

- H.(9) For the purpose of potable and/or reclaimed water conservation, utilization of xeriscape principles are required in landscaped areas. Ecologically viable portions of existing native vegetation shall be incorporated into the landscape design to the greatest extent practicable and shall only be irrigated to the minimum extent required to ensure healthy vegetation.

## **Wastewater**

- I.(1) The Developer\* shall participate, as required by Manatee County ordinances or Developer Agreements in any necessary expansion of wastewater service to and consistent with any Developer Agreements for each phase or subphase of the Project\* to assure that adequate wastewater capacity exists to accommodate the Project\*.
- I.(2) No additional permanent septic system shall be permitted within the Project\*.
- I.(3) Sewer lift stations shall be designed and equipped in accordance with County\* regulations.
- I.(4) The Developer\* shall submit to the County\*, prior to each Final Site Plan approval, a monitoring plan to identify and correct any leaks or ruptures of the sewer lines which are maintained by the Developer\*. This plan must be approved by the County\* and should identify the entity responsible for the monitoring and a time schedule for conducting the inspections. Faulty lines shall be replaced as quickly as possible. A report of inspections, results, and repairs must be included in the Annual Report.
- I.(5) The disposal of waste into the sewer system shall comply with the Manatee County Sewer Use Ordinance (Ordinance No. 98-28, as amended).
- I.(6) The Developer\* shall implement a wastewater reuse system when feasible, as discussed in development condition H.(8) herein.

## **Solid Waste**

- J.(1) Within one year of the effective date of the Original Development Order, or prior to issuance of subsequent Development Approvals\* for any non-residential land use within the Project\*, whichever occurs later, the Developer\* shall prepare a hazardous substances (including bio-hazardous wastes) and a hazardous waste management plan which shall be reviewed by DEP, TBRPC, approved by the County\*, and then distributed by the Developer\* to non-residential land users within the Project\*. At a minimum, the plan shall:
  - (a) Advise of applicable statutes and regulations regarding hazardous wastes and substances, including Title III (Community Right-to-Know Law) of the Superfund Amendment and Reauthorization Act (SARA Title III) and the requirement to comply with these rules;
  - (b) Provide a list of agencies which can be consulted regarding the types, sources, and volumes of waste and substances that are considered under the applicable statutes and agency rules to be hazardous and which must be stored or disposed of in specially designed containers;
  - (c) Provide a list of agencies which can describe generally appropriate disposal methods;
  - (d) Provide a list of agencies which can be consulted regarding the proper handling and disposal of hazardous substances and disposal of hazardous wastes;

- (e) Provide a list of agencies which can describe construction requirements for hazardous waste holding areas;
- (f) Describe a program to inform owners and tenants of the information contained in the Plan;
- (g) Provide a list of agencies which can describe typical spill clean up methods; and
- (h) Be updated and distributed to each non-residential land user annually.

**(Said Plan has been approved)**

- J.(2) All Project\* tenants that generate hazardous waste shall be encouraged to utilize waste exchanges to the extent feasible. A report of such use shall be included in each Annual Report.
- J.(3) The Developer\* shall participate, as required by Manatee County ordinances or Developer Agreements in any necessary expansion of solid waste service to each phase or subphase of the Project\* to assure that adequate solid waste capacity exists to accommodate the Project\*.
- J.(4) Surface impoundments of hazardous materials and hazardous wastes, land treatment of hazardous materials and hazardous wastes, and landfills for hazardous materials and hazardous wastes are prohibited.
- J.(5) Individual Tenants shall be required to transport and dispose of hazardous waste in a manner consistent with applicable regulations through restrictive covenants. Individual Tenants shall be encouraged to develop permittable temporary on-site hazardous waste treatment and storage capabilities prior to transport and shall remove hazardous and toxic wastes from the site as soon as is practical. Such transportation of toxic and hazardous materials shall be performed by a company that is accredited by all appropriate agencies in the transportation and handling of such materials.
- J.(6) All aboveground and underground pollutant storage tanks systems will be installed, monitored and managed according to applicable Federal, State, and Local regulations.

**Recreation and Open Space**

- K.(1) The Project\* shall contain, at a minimum, 403.4 acres of open space (approximately 339.9 acres of wetlands and an estimated minimum of 22.3 acres of mitigation) in addition to approximately 490.8 acres committed to recreation (a 22.6 acre park, a 16.1 acre tennis/boat club, 291.7 acres of golf course, and a lake of some 160.4 acres).

Notwithstanding the above, if the County\* should decide the 22.6 acres of park is not needed, then the Developer\* shall be able to use the applicable parcel for residential development or as a school site, provided the number of dwelling units is not increased.

- K.(2) All recreation and open space areas not deeded to the County\* or other state agencies shall be maintained as common open space through deed restrictions or owned by a property owners' association for the Project\* or neighborhood within the Project\*, as

may be appropriate in accordance with the Land Development Code.

- K.(3) Except as described in K.(1) above, all recreation, park, and wetland sites, as shown on Revised Map H of the ADA\*, shall not be utilized for other uses inconsistent with their designation on said map. Any proposal to change these uses shall be subject to a Substantial Deviation Determination if required by Subsection 380.06 (19), Florida Statutes.
- K.(4) The Project's\* public parks and public recreational facilities shall be accessible to the elderly, the handicapped, and economically disadvantaged and may be subject to a reasonable agreement between the County\* and the Developer\* limiting the use as a park facility and times of operation.
- K.(5) Regardless of the ownership of the golf course facility(ies) within the project boundaries, the use of those lands for anything other than recreation shall be subject to a Substantial Deviation Determination if required by Subsection 380.06 (19), Florida Statutes.

#### **Education**

- L.(1) The Development shall dedicate an elementary school site either adjacent to, or having direct access on, a constructed county-maintained right-of-way and meeting all State and Manatee County new school site requirements upon request by the School Board. The school site shall be deemed to be a part of the Phase I approvals for the Project\* and shall be shown on an amendment to the General Development Plan unless dedicated off-site as may be allowed elsewhere in this condition. The dedicated school site shall be a minimum of 18 acres, depending upon the characteristics of the site selected and said site shall be selected from property shown as residential, commercial, or business on Revised Map H, and shall be reflected on a revised General Development Plan unless dedicated off-site as may be allowed elsewhere in this condition. If the Developer\* and the County School Board agree, the dedicated school site may be located off-site on property owned by the Applicant\*. If adjacent property is provided as a public park or for emergency services, this acreage may be reduced to a total of fifteen acres.
- L.(2) If the County School Board should decide the school is not required or the selected location is inappropriate, the Developer\* shall be permitted to exchange sites, to the School Board's satisfaction, and shall be permitted to use the originally selected parcel for residential development, provided the number of dwelling units approved for the Project\* is not increased. Any such exchanges in school sites shall require an amendment to the General Development Plan. If additional recreational opportunities are required, the County\* may require dedication of up to five acres of the designated school site parcel for active recreation.

#### **Health Care, Police, and Fire**

- M.(1) The Developer\* shall be responsible for contributing a pro-rata share of the cost of land acquisition, construction and equipping of emergency service facilities for emergency medical services. The Developer\* may, with the concurrence of the County\*, satisfy this obligation in whole or in part by conveyance of land deemed suitable for the intended use by the County\* or payment of impact fees, as applicable. An agreement as to pro-

rata share, mutually acceptable to the County\* and the Developer\*, shall be reached prior to December 31, 1997. Any pro-rata lump sum payment shall be creditable against the payment of impact fees, in accordance with applicable law. **(Completed)**

- M.(2) The Developer\* shall be responsible for contributing a pro-rata share of the cost of land acquisition, construction, and equipping of fire protection service facilities for fire protection services. The Developer\* may, with the concurrence of the County\*, satisfy this obligation in whole or in part by conveyance of land deemed suitable for the intended use by the County\* or payment of impact fees, as applicable. An agreement as to pro-rata share, mutually acceptable to the County\* and the Developer\*, shall be reached prior to the approval of the first Final Site Plan or Final Plat for Vertical Development\* for Phase I or any subphase thereof. Any pro-rata lump sum payment shall be creditable against the payment of impact fees, in accordance with applicable law. **(Completed)**
- M.(3) The Project\* shall be designed and constructed to meet or exceed specifications of the applicable Fire Code.
- M.(4) The height of buildings allowed in the Project\* shall not exceed that appropriate for the available water pressure and fire flows, or exceed the reach of available fire fighting equipment at the time of any Preliminary Site Plan approval for any phase or subphase.
- M.(5) Prior to approval of each Final Site Plan, the Developer\* shall provide assurance for each increment of development that the site will be supplied to the extent required by applicable code with water lines of adequate size, and functioning fire hydrants in sufficient number and appropriate locations to accommodate fire fighting operations. Additionally, the Developer\* shall provide calculations by a Florida registered engineer to the County\* indicating that fire flow and water pressure to the site are adequate for fire protection purposes and written assurance from the Braden River Fire Department that the proposed locations of all fire hydrants and appurtenances are adequate prior to the issuance of any Certificate of Occupancy for the Project\* by the County\*.
- M.(6) The Manatee County Sheriff's Office shall provide typical police protection to each phase or subphase of the Project\*. The Developer\* shall participate, in accordance with applicable County\* ordinances or Developer Agreements, in any expansion of such services necessary to serve the Project\* or any phase or subphase thereof.

## **Economics**

- N.(1) Excess infrastructure capacity constructed by the Developer\* shall be at the Developer's\* risk and shall not vest latter development rights not addressed in this approval.
- N.(2) The Project\* shall promote entrepreneurship and small and minority owned business start-up, and encourage nondiscriminatory employment opportunities, pursuant to Policies 21.2, SCP and 21.5.3, SCRPP\*, respectively.
- N.(3) The development and promotion of a day care system should be encouraged on site and any such day care system shall be in compliance with the Manatee County Land Development Code and any other applicable regulations.



## **Energy**

- O.(1) Issuance of Development Approvals\* for each phase or subphase shall be dependent upon the ability of electrical or gas utilities to meet the energy requirements of the development.
- O.(2) All Project\* tenants, businesses, residents, etc. shall be notified in writing by the Developer\* prior to occupancy that the following energy related practices are encouraged:
- (a) Use energy alternatives, such as solar energy, resource recovery, waste heat recovery, and cogeneration, where economically feasible;
  - (b) Obtain energy audits provided by energy companies or other qualified agencies;
  - (c) Install water heater timers and set water heaters at 130 degrees Fahrenheit or lower;
  - (d) Use landscaping and building orientation to reduce heat gain, where feasible, for all Project\* construction;
  - (e) Promote energy conservation by employees, buyers, suppliers, and the public, as appropriate;
  - (f) Reduce levels of operation of all air conditioning, heating, and lighting systems during non-business hours, as appropriate;
  - (g) Institute and utilize recycling programs;
  - (h) Utilize energy efficient packaging or recyclable materials;
  - (i) Install total energy systems on large facilities when cost effective; and
  - (j) Elimination of advertising requiring lighting after business hours where feasible.
- O.(3) Incorporation of the energy conservation measures referenced on pages 265 and 266 of the ADA\* shall be required. A progress report on the energy conservation measures shall be included as a part of each Annual Report.

## **General Conditions**

- P.(1) Should the Project\* significantly depart from the parameters set forth in this Development Order and the ADA\*, the Project\* will be subject to a Substantial Deviation Review, pursuant to Section 380.06, Florida Statutes. Any change to the Project\* which meets the criteria set forth in Subsection 380.06(19), Florida Statutes shall require a hearing to determine if the change constitutes a Substantial Deviation.
- P.(2) The Developer's\* commitments set forth in the ADA\* shall be honored, except as they may be superseded by specific terms of the Development Order.

- P.(3) Should the Developer\* divest itself of all interest in the Project\* prior to the expiration of the Development Order, the Developer\* shall designate the successor entity to be responsible for preparation of the Annual Report, subject to approval by the County\*.
- P.(4) All Development Approvals\* shall be obtained prior to September 13, 2019. This Development Order shall expire 5 years after the buildout date to allow for post-development monitoring. Unless otherwise specified in this Development Order, all conditions herein shall be complied with on or before the expiration date of this Development Order.
- P.(5) A cumulative assessment of the affordable housing needs of Phases I, II, and III of the University Lakes DRI and Phase I of Lakewood Ranch Corporate Park has been performed as required by the 380 Review Agreement\*. This assessment utilized the 2000 US Census as its source for rental vacancy data. This assessment was accepted by all reviewing agencies and determined no potential unmet need for affordable housing and a potential surplus of 390 affordable units. This analysis utilized the East Central Florida Regional Planning Council's (ECFRPC) "Housing Demand, Supply and Need Methodology for Assessing the Affordable Housing Impact of Developments of Regional Impact", April 1996.
- P.(6) Specific approval of Phase IV of University Lakes and Phases II and III of Lakewood Ranch Corporate Park is conditioned on further Section 380.06(6), Florida Statutes, (submittal of a substantial deviation application for development approval) review on affordable housing, as well as the other specific issues listed elsewhere in this Development Order. The Developer\* shall conduct an affordable housing study based on a methodology agreed to pursuant to said review. If the study indicates that the additional development for which the Developer\* is requesting approval will create the need for affordable housing that is not being provided within the Project\* or within an area proximate (as determined by the approved methodology) to the Combined Projects\*, the Development Order shall be amended to include appropriate mitigation. The affordable housing needs of the Combined Projects\* shall be mitigated using those measures that are in effect at the time specific approval of a later phase is requested.
- P.(7) Payments made by the Applicant under the provisions of law may be credited against any contributions which may be required under the provisions of the HAIP or subsequent housing analyses, if requested by the Developer\* and approved by the County\*.
- P.(8) Pursuant to Rule 9J-2.048(8)(c)1, FAC, when a residential unit is constructed on-site and is within the affordable cost range as determined by that current year's annual median income as provided by the Department of Housing and Urban Development and calculated pursuant to the ECFRPC's April 1996 methodology, the Developer\* shall receive credit for one and one-half (1.5) affordable housing units toward the affordable housing study.
- P.(9) A Preliminary Site Plan for each phase shall be required.
- P.(10) The Developer\* shall make appropriate efforts to coordinate with, and inform the appropriate public authorities of, the feasibility of the proposed school site for hurricane shelter, building closings, security, safety precautions, and evacuation plans.

- P.(11) Except for any existing use or for construction offices and similar temporary uses, or any use on the school site or park site, or other use by a public agency, any proposal to utilize mobile homes on the site shall require a Substantial Deviation Determination, pursuant to the procedures in 380.06(19)(a), Florida Statutes.
- P.(12) The Developer\*, its successors, assigns, or transferees, shall submit Annual DRI Reports in accordance with SubSection 380.06(18), Florida Statutes to the County\*, TBRPC, the State Land Planning Agency, and other agencies, as may be appropriate, on February 22nd of each year until such time as all terms and conditions of this Development Order are satisfied. Six (6) copies of this report shall be submitted to the Director of the Manatee County Planning Department or the Director's designee, who shall review the report for compliance with the terms and conditions of this Development Order and who may submit an appropriate report to the County Commission should the Planning Director decide further orders and conditions are necessary. The Developer\* shall be notified of any Board of County Commissioners' hearing wherein such report is to be considered or reviewed; provided, however, that receipt and review of any such report by the Board of County Commissioners shall not be considered as a substitute, modification, or change of any conditions, or any terms or conditions of this Development Order. The Annual Report shall contain the following:
- a. Any changes in the plan of development, or in the representations contained in the ADA\*, or in the phasing or land uses for the reporting year and for the next year;
  - b. A summary comparison of development activity proposed and actually conducted for the year;
  - c. Undeveloped tracts of land, other than individual single-family lots, that have been sold to a separate entity or Developer\*;
  - d. Identification and intended use of lands purchased, leased, or optioned by the Developer\* adjacent to the original DRI site since the Development Order was issued;
  - e. An assessment of the Developer's\* and the local government's compliance with the conditions of approval contained in the DRI Development Order and the commitments that are contained in the Application for Development Approval\* and which have been identified by the County\*, TBRPC, or DCA, as being significant;
  - f. Any known incremental DRI Applications for Development Approval\* or requests for a Substantial Deviation Determination that were filed in the reporting year and to be filed during the next year;
  - g. An indication of a change, if any, in local government jurisdiction for any portion of the Project\* since the Development Order was issued;
  - h. A list of significant local, state, and federal permits which have been obtained or which are pending by agency, type of permit, permit number, and purpose of each;
  - i. A copy of any recorded notice of the adoption of a Development Order for the subsequent modification of an adopted Development Order that was recorded by the Developer\* pursuant to Subsection 380.06(15)(f), Florida Statutes;

- j. A statement that all persons have been sent copies of the Annual Report in conformance with Subsection 380.06(15) and (18), Florida Statutes;
- k. Information on the actual prices and rents of housing units constructed relative to the then-current Department of Housing and Urban Development (HUD) affordable housing guidelines;
- l. Reports or information pursuant to conditions A.(6) and A.(7).

- P.(13) All proposed modifications to University Lakes will be reviewed based on the Combined Projects\* to determine whether the proposed modification will exceed any of the criteria set forth in Subsection 380.06(19), Florida Statutes.

In the event the Lakewood Ranch Corporate Park Development Order is amended by Sarasota County to allow development inconsistent with Table 3 or Table 4 of the University Lakes Development Order, then upon expiration of the 45-day appeal period of the amendment or, if the amendment is appealed, upon settlement of the appeal, the Developer\* shall apply for an amendment to the University Lakes Development Order, and Manatee County subsequently shall consider an amendment to the University Lakes Development Order to make it consistent with the Lakewood Ranch Corporate Park Development Order. A Notification of Proposed Change, pursuant to Subsection 380.06(19), Florida Statutes, shall not be required for the amendment to the University Lakes Development Order, as described above, to make it consistent with the Lakewood Ranch Corporate Park Development Order, but shall require the requisite public hearings under Chapter 125, Florida Statutes, and the Land Development Code. However, such Development Order amendment adopted by Manatee County must be rendered to the Department, pursuant to Subsection 380.06(19), Florida Statutes. If the amendment to the University Lakes Development Order is consistent with the amendment to the Lakewood Ranch Corporate Park Development Order or any settlement of an appeal of the Lakewood Ranch Corporate Park Development Order amendment, then DCA shall not appeal the amendment.

The substantial deviation criteria set forth herein are not applicable to land use exchanges which are authorized pursuant to Sections 4.B. and 4.C. of the Development Order. Additions to the amount of development in a particular land use category resulting from the use of the exchange mechanism are permitted only in conjunction with the simultaneous reduction from another specifically approved use and do not authorize additional development beyond that which has received specific Development Order Approval.

- P.(14) Unless otherwise expressly stated in this Ordinance or the Development Order of the DRI, the Project\* shall comply with all future amendments to the Land Development Code and the Comprehensive Plan.
- P.(15) In the event of a Development Order appeal or other legal challenge of this Development Order by the Department of Community Affairs, the Developer\* shall pay all reasonable costs and fees of County\* staff and attorneys relating to said appeal or legal challenge at the rate for processing this Development Order under the current Planning fee schedule. Payment of all billings by the Developer\* related to such fees and costs shall be paid within forty five (45) days of submittal of an invoice.

- P.(16) Wherever in this Development Order or the University Lakes DRI Development Order the Developer is required to file a Notice of Proposed Change, the Developer shall send a copy of said Notice to Sarasota County and SWFRPC with said Notice.

## Land Conditions

- Q.(1) The setbacks and height for land uses shall be as follows:

USES	HEIGHT MAXIMUM ****	LOT WIDTH *	FRONT	SIDE	REAR
Single Family Detached	35 ft.	45+++ - 79 ft.	20/15ft.***/ 5 ft +++)	6 ft.	15 ft./ 5 ft +++)
Single Family Detached	35 ft.	80 or greater ft.	25/20 ft. ***/ 5 ft +++)	8 ft.	15 ft.
Zero Lot Line (SFD)	35 ft.	45 ft.	20/15 ft.***	0 ft./10 ft.**	15 ft.
Single Family Attached	35 ft.	35 ft./ 30 ft.+++	20/15 ft. ***/ 5 ft. +++)	0/8 ft.+	15 ft./ 5 ft. +++)
Single Family Semi-Detached	35 ft.	35 ft.	20/15 ft. ***	0/8 ft.+	15 ft.
Duplex	35 ft.	80 ft.	20/15 ft.***	8 ft.	15 ft.
Multi-Family	4 stories++		20 ft.	10 ft.	25 ft.
Commercial	35 ft.		40 ft.	15 ft.	20 ft.
Office/Hotel	10 stories		40 ft.	15 ft.	20 ft.
Industrial	6 stories		30 ft.	15 ft.	20 ft.
School, Park Recreation Center	35 ft.		25 ft.	15 ft.	15 ft.

\* Minimum lot width is 45 ft. measured at setback line.

\*\* Applies to one side (when one yard is measured at 0 feet the other yard must be ten feet), or end unit.

\*\*\* Front setback for units with side entry garages.

\*\*\*\* In instances where structures are proposed adjacent to I-75, for each 1 foot of height over 35 feet, the setback from the I-75 right-of-way shall be increased by 1 foot. Structures which are proposed to be located within 200 feet from the Project\* boundary on sites which are adjacent to off-site residential zoning or uses shall be limited to four stories. Structures which are proposed to be located within 400 feet of I-75 cannot exceed six stories.

+ Applies to end unit.

++ Five (5) stories allowed in Town Center parcel only.

+++ For units south of University Parkway. Minimum lot width is 44 feet measured at setback line, however in no instance shall flag lots be created.

- Q.(2) Buildings in said Project\* which are adjacent to Interstate 75 or University Parkway shall be finished so that the facades which face said roads are either the front facades or finished in the same materials as the front facades.

- Q.(3) Dumpsters or compactors to be used for the temporary storage of solid waste shall not be located in front of any buildings, and these units shall meet all minimum setback requirements. These units shall be screened from view of any collector or arterial

roadway. Specific locational approval for these units is required during Preliminary and Final Site Plan review.

- Q.(4) Access to and from the site shall be in accordance with state and local access regulations and with the number and general location as shown on Attachment #1.
- Q.(5) A pre-design conference between the Developer\* and County\* staff shall be held prior to submittal of Construction Drawings for the Project\* to discuss the points of connection for potable water and wastewater service and the configuration of the potable water and sanitary sewer systems.
- Q.(6) The Developer\* shall submit a Master Plan for potable water, wastewater, and fire protection prior to construction plan submittal. The Developer\* shall also be responsible for determining if upgrading of off-site potable water and wastewater facilities is necessary prior to construction plan submittal to provide adequate potable water, sanitary sewer or fire protection service to the portion of the development for which such service is being requested. Oversizing of potable water and wastewater facilities may be necessary to provide for future development in or adjacent to the Project\* and the Developer\* shall participate in such oversizing in accordance with applicable County\* ordinances or policies.
- Q.(7) The Developer\* will investigate appropriate recycling efforts both during and after construction.
- Q.(8) It is strongly suggested that the Developer\* investigate the possibilities associated with the mulching of the trees and brush that will be removed as land clearing operations commence. The mulch could then be retained on site to meet the Developer's\* needs for landscaping and cover material during construction.
- Q.(9) The commercially designated sites adjacent to Lakewood Ranch Boulevard shall not be developed in excess of .23 floor area ratio or 150,000 square feet, which ever is less.
- Q.(10) Prior to the development of any commercial land uses on Lakewood Ranch Boulevard, the Developer\* shall dedicate the necessary right-of-way and construct and complete the referenced roadways providing a continuous connection between University Parkway and State Road 70.
- Q.(11) The minimum size for any dwelling unit within the Project\* shall be six hundred (600) square feet unless this provision is waived by the Board for purposes of affordable housing, at time of preliminary plan approval.
- Q.(12) No adult entertainment establishments shall be permitted within this Project\*.
- Q.(13) The land uses approved on this site are limited as described on the General Development Plan.
- Q.(14) Individual driveways for individual residences shall not be allowed direct access to the major internal roadway as shown on the General Development Plan and reverse frontage lots shall be required adjacent to said roadways.

- Q.(15) The Developer\* shall dedicate or make available for public use at the option of the County\*, a minimum of 14.5 acres of the designated parks (as shown on the General Development Plan). These parks must be available in conformance with Level of Service requirements but in no event shall this be postponed later than completion of Phase II.
- Q.(16) The Development\* consists of the area and land uses described in Table C and the area and land uses by phase as described in Table D. Phases I, II and III of the Development\* are approved subject to the conditions found within this Development Order and Phase IV is conceptually approved, however, further Section 380.06, Florida Statutes review will be required for transportation and air quality impacts in Phase IV, and Certificates of Level of Service must be obtained for Phase IV for land uses and acreage, but shall be limited to, roadway capacity, mass transit, potable water, sanitary sewer, parks and recreation facilities, drainage, and solid waste, as required by the Manatee County Land Development Code.
- Q.(17) The setback for the secondary front yard of residential corner lots shall be a minimum of fifteen (15) feet.
- Q.(18) Where side yards are adjacent to rear yards of corner lots, the driveway on the adjacent lot (non-corner lot) shall be located on the opposite side of the lot from the corner lot.
- Q.(19) Where residential uses abut Lorraine Road, the Developer\* shall provide a twenty (20) foot landscaped buffer immediately adjacent to the right-of-way. This buffer shall consist of a 3' high berm measured from the proposed finish grade of the road right-of-way, with trees and shrubs planted on the berm to create a 6-8' high hedge. The hedge will consist of suitable plant material (e.g. Wax Myrtle, Viburnum ordora, Ligustrum jap) installed from 15 gallon containers, measuring 5-6' overall height, placed on alternating 5-7' centers.

All landscape buffers will be adequately irrigated by an automatic irrigation system and maintained by SMR Communities, the Community Development District, or the appropriate homeowner association.

In those cases where there is existing vegetation that effectively meet this criteria, no additional planting will be required.

This landscaped buffer shall be installed prior to the issuance of the first Certificate of Occupancy for a residential structure within the adjacent development area.

- Q.(20) Residential resort units may be permitted in any residential tract which permits multi-family or cluster villa units provided:
- a. they are not accessed (except for emergency vehicles) through non-transient residential neighborhoods; and
  - b. they are separated from adjacent non-transient residential uses by a minimum buffer of 50 feet.
  - c. Each residential resort unit shall contain a minimum gross floor area of 600 square feet.

d. Setbacks shall be consistent with Condition Q.(1), depending on the specific unit type proposed.

- Q.(21) Subject to Planning Director approval, the number of replacement trees may be computed on the basis of the tree canopy of mature replacement trees compared to the canopy of the trees being replaced or other acceptable alternative.
- Q.(22) Since the Town Center is proposed to be a mixed use neighborhood, perimeter greenbelt buffering, landscaping, and open space may upon approval by the Planning Director, be established around and for the Town Center as a whole, rather than around individual land uses.
- Q.(23) A hospital use may not be located within the same parcel, as shown on the General Development Plan, as any industrial use. In addition, the hospital use shall maintain a 200 foot separation from any industrial use located within an adjacent parcel.
- Q(24) The minimum lot width for single-family attached, and single-family semi-detached development shall be 35 feet, with corner lots being 45 feet. The minimum lot width for zero lot line development shall be 45 feet. This revision shall be shown on future site plans.
- Q.(25) The minimum lot size for single-family attached, and single-family semi-detached development shall be 3,500 sq. ft., with 4,500 sq. ft. for corner lots. The minimum lot size for zero lot line development shall be 4,500 sq.ft. These revisions shall be shown on future site plans.
- Q.(26) A Public Use Facility meeting the needs of Condition M.(2) may be located in areas where that use is permitted. The square footage necessary for this building may be added to the total project square footage, and not counted against approved square footage for other uses.
- Q (27) All lots contiguous to active agricultural operations shall have yards at least 35' greater than required in Q (1). If an adjoining agricultural operation is permanently discontinued at the time of submittal of the Final Subdivision Plat, then the requirements of Section 702.6.7 shall no longer apply, and the increased yard may be eliminated from the Final Subdivision Plat.
- Q(28) The applicant shall submit a Master Preliminary Site Plan for each phase of the expansion area prior to submittal of the first Preliminary or Final Site Plan within this area. This site plan shall include complete wetland information, preliminary street and lot layouts, and a preliminary landscape plan showing all perimeter greenbelt and roadway buffers on University Parkway, Lorraine Road, and Masters Avenue.
- Q(29) The applicant shall complete the sidewalks on the east side of Lorraine Road between Miramar and University Parkway, and those on the north side of University Parkway between Boca Grove and Lorraine Road prior to the opening of Elementary School J in August, 2005.
- Q(30) The applicant shall not connect to County sewer facilities outside the Future Development Area Boundary without specific Board of County Commissioners approval.



**TABLE C**  
**UNIVERSITY LAKES DEVELOPMENT COMPONENTS**

Column A Map H Land Use (Section 380.0651 F.S. Designation)	Column B Number Acres *****	Column C Square Feet	Column D Dwelling Units	Column E Land Use Exchange Maximum Increase
<b>Residential</b>	<b><u>669.8</u></b> <b><u>1,481.2</u></b>	n/a	<b><u>3,408</u></b> <b><u>3,031</u></b>	An increase in dwelling units by 5% or 50 units, whichever is greater
<b>General Commercial*</b>				Land Area increased by 6 acres or increase by 50,000 s.f. of gross floor area, or the greater of a 5% increase in parking spaces or an increase of customer parking by 300 spaces
Retail	56.6	<del>820,000</del> <u>1,071,578</u>	n/a	
Hospital	32.0	150 beds	n/a	
<b>Total General Commercial</b>	<b>88.6</b>	<b><del>820,000</del></b> <b><u>1,071,578</u></b>	<b>n/a</b>	
<b>Neighborhood Commercial**</b>	<b><u>47.5</u></b> <b><u>48.5</u></b>	<b><u>306,258</u></b> <b><u>240,879</u></b>	<b>n/a</b>	
<b>General Commercial***</b>				75 rooms
Retail	21.0	<del>450,000</del> <u>0</u>	n/a	
Hotel and Motel	7.0	250,000/ <del>600</del> <u>215</u> rooms	n/a	
<b>Total General Commercial</b>	<b>28.0</b>	<b><del>400,000</del></b> <b><u>250,000</u></b>	<b>n/a</b>	
<b>Business</b>				Land area increased by the greater if 5% or 6 acres, whichever is greater, or gross floor area increased by greater of 5% or 60,000 s.f. whichever is greater
Office	59.3	<del>4,187,200</del> <u>1,128,877</u>	n/a	
Industrial	55.0	808,088	n/a	
<b>Total Business</b>	<b>114.3</b>	<b><del>4,995,288</del></b> <b><u>1,936,965</u></b>	<b>n/a</b>	
Right of Way	<u>477.2</u> <u>379.7</u>			
Recreation	<u>330.4</u> <u>340.3</u>			

Wetlands/Mitigation	<u>339.9</u> <u>683.1</u>			
Lakes****	<u>356.0</u> <u>633.4</u>			
Open Space	<u>494.0</u> <u>323.3</u>			
<b>TOTAL</b>	<b><u>2,345.7</u></b> <b><u>4,120.4</u></b>	<b><u>3,521,546/</u></b> <b><u>150 hospital-</u></b> <b><u>beds</u></b> <b><u>3,499,422/15</u></b> <b><u>0</u></b> <b><u>hospital</u></b> <b><u>bed</u></b> <b><u>s</u></b>	<b><u>3,108</u></b> <b><u>3,031</u></b>	

- \* Acreage and square footage are referred to as Regional Commercial in the ADA\*.  
 \*\* Acreage and square footage are referred to as Community Commercial in the ADA\*.  
 \*\*\* Acreage and square footage are referred to as Highway Commercial in the ADA\*.  
 \*\*\*\* Additional lakes will be constructed within the Project\* as required by the stormwater management system.  
 \*\*\*\*\* Acreages subject to verification and adjustment based upon future survey activities, consistent with the graphic depictions on revised Map H.

**TABLE D**  
**UNIVERSITY LAKES PHASING SCHEDULE**

Map H. Land Use Designation (\$380.0651, F.S., Designation)	Phase I 1992-2011◆	Phase II 2000- 2011◆	Phase III 2002-2011◆	Phase IV 2011 - 2019◆◆	Total
<b>Residential Dwelling Units</b>					
Single Family	970	361	<del>400</del> <u>450</u>	0	<del>1,431</del> <u>1,781</u>
Single Family Attached	88	0	<del>435</del> <u>0</u>	0	<del>223</del> <u>88</u>
Multi-Family	449	412	<del>593</del> <u>301</u>	0	<del>1,454</del> <u>1,162</u>
<b>Total Residential</b>	<b>1,507</b>	<b>773</b>	<b><del>828</del> <u>751</u></b>	<b>0</b>	<b><del>3,108</del> <u>3,031</u></b>
<b>General Commercial* s.f. (Regional)</b>					
Retail	275,557	114,543	<del>0</del> <u>251,578</u>	429,900	<del>820,000</del> <u>1,071,578</u>
Hospital	0	150 beds	0	0	150 beds
<b>Total General Commercial</b>	<b>275,557</b>	<b>114,543</b>	<b><del>0</del> <u>251,578</u></b>	<b>429,900</b>	<b><del>820,000</del> <u>1,071,578</u></b>
<b>Neighborhood Commercial** s.f. (Community)</b>					
Retail	<del>87,000</del> <u>52,764</u>	<del>31,143</del> <u>0</u>	0	188,115	<del>306,258</del> <u>240,879</u>
<b>Total Neighborhood Commercial</b>	<b><del>87,000</del> <u>52,764</u></b>	<b><del>31,143</del> <u>0</u></b>	<b>0</b>	<b>188,115</b>	<b><del>306,258</del> <u>240,879</u></b>
<b>Business s.f.</b>					

Office	323,318	608,608	<del>250,000</del> <u>191,677</u>	5,274	<del>4,187,200</del> <u>1,128,877</u>
Industrial	0	0	30,000	778,088	808,088
<b>Total Business</b>	<b>323,318</b>	<b>608,608</b>	<del><b>280,000</b></del> <u><b>221,677</b></u>	<b>783,362</b>	<del><b>4,995,288</b></del> <u><b>1,936,965</b></u>
<b>General Commercial*** s.f. (Highway)</b>					
Retail	0	450,000 <u>0</u>	0	0	450,000 <u>0</u>
Hotel and Motel	250,000/ <del>300</del> <u>215</u> rooms	<del>300</del> <u>rooms</u> <u>0</u>	0	0	250,000/ <del>600</del> <u>215</u> rooms
<b>Total General Commercial</b>	<b>250,000</b>	<del><b>450,000</b></del> <u><b>0</b></u>	<b>0</b>	<b>0</b>	<del><b>400,000</b></del> <u><b>250,000</b></u>
<b>Recreational Facilities****</b>	Tennis & Boat Club+, Park, Golf Course & Park				

\* Acreage and square footage are referred to as Regional Commercial in the ADA\*.

\*\* Acreage and square footage are referred to as Community Commercial in the ADA\*.

\*\*\* Acreage and square footage are referred to as Highway Commercial in the ADA\*.

\*\*\*\* Phasing of recreational facilities may be accelerated in accordance with the provisions of Sections 4.B., C. and E.

+ The Boat Club shall be located on the 160± acre manmade lake and shall contain facilities for launching and dockage for wet storage of not more than 20 watercraft and dry storage for not more than 30 watercraft. Small craft not commonly moored, such as sailboards, canoes, paddle boats, and similar non-motorized craft, and assorted storage facilities for such small craft shall not count against this limitation, and such craft may be used on the manmade lake.

◆ Buildout date is September 13<sup>th</sup> of each year indicated.

◆◆Phase IV has only received conceptual approval. Specific approval is pending further Chapter 380.06, F.S. review regarding transportation, affordable housing, and air quality analysis.

Exchanges in approved land uses may be made within the Project\* or each phase in accordance with the approved Development Order for University Lakes DRI (Ordinance 93-25, as amended) if said development order allows exchanges in land uses in phases. Any exchanges in land use must comply with the Comprehensive Plan, including the limitations of each Future Land Use Category. Any such exchange shall require an amendment to the General Development Plan and a public hearing by the County\* to determine if the modification is in compliance with the planned development criteria unless the modification is of such type that administrative approval by the Director of Planning is authorized by the Land Development Code. The amended General Development Plan shall describe the proposed exchange, as well as provide a history of all previous exchanges in addition to any other required information. The Developer\* must also apply for a modification to the Certificate of Level of Service and will be granted approval, only if and when capacity is available.

#### SECTION 4. LEGAL DESCRIPTION.

~~LEGAL DESCRIPTION (as prepared by the certifying Surveyor and Mapper):~~

~~A tract of land lying in Section 36, Township 35 South, Range 18 East, and Sections 28,29,31,32,33 and 34, Township 35 South, Range 19 East, Manatee County, Florida and described as follows:~~

~~Begin at the southwest corner of said Section 29; thence N.00°22'41"E. along the west line of said Section 29, a distance of 2,656.56 feet; thence S.89°30'30"E., a distance of 211.38 feet; thence N.26°03'03"E., a distance of 41.16 feet; thence S.61°21'58"E., a distance of 186.34 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies S.61°21'58"E., a radial distance of 295.00 feet; thence northeasterly along the arc of said curve, through a central angle of 15°08'34", an arc length of~~

~~77.97 feet to the end of said curve; thence S.46°13'24"E. radial to the last described curve, a distance of 141.12 feet; thence N.33°11'55"E., a distance of 59.75 feet; thence N.85°03'09"E., a distance of 131.05 feet; thence S.61°13'40"E., a distance of 51.46 feet; thence S.89°30'48"E., a distance of 469.77 feet; thence N.00°29'12"E., a distance of 48.63 feet; thence S.89°30'30"E., a distance of 120.00 feet to the northeast corner of the West ½ of the Southwest ¼ of the aforementioned Section 29; thence S.00°29'12"W. along the east line of the West ½ of the Southwest ¼ of said Section 29, a distance of 2,658.57 feet to the north line of Section 32; thence S.89°30'25"E. along said north line, a distance of 1,269.55 feet to a point on the east line of Lakewood Ranch Country Club Village, Subphase C, Unit 1-A, recorded in Plat Book 30, Page 189 of the Public Records of Manatee County; the following 3 calls are along said east line; thence S.00°29'35"W., a distance of 166.41 feet; thence S.58°34'00"E., a distance of 423.22 feet; thence S.01°20'47"W., a distance of 240.50 feet to a point on the north line of Parcel 4, Legacy Golf Course as recorded in Road Plat Book 10, Page 126 of the aforementioned Public Records; the following 2 calls are along said north line; thence S.36°55'37"E., a distance of 85.33 feet; thence S.60°40'54"E., a distance of 184.30 feet to the west line of Lakewood Ranch Country Club Village, Subphase D, Unit 1 a/k/a Spyglass, recorded in Plat Book 34, Page 113; thence N.23°47'43"E. along said west line, a distance of 277.38 feet to the north line of said Lakewood Ranch Country Club Village, Subphase D, Unit 1 a/k/a Spyglass; thence N.90°00'00"E. along said north line, also being the north line of Lakewood Ranch Country Club Village, Subphase D, Unit 2, recorded in Plat Book 31, Page 33 of the aforementioned Public Records, a distance of 2,269.90 feet to a point on the north line of Lakewood Ranch Country Club Village, Subphase D, Unit 3B & 4 a/k/a Gleneagles, recorded on Plat Book 34, Page 181 of the aforementioned Public Records; the following 7 calls are along said north line; thence N.07°30'16"E., a distance of 437.56 feet; thence N.72°30'29"E., a distance of 190.11 feet; thence S.17°29'31"E., a distance of 20.40 feet; thence N.72°30'29"E., a distance of 161.83 feet; thence S.26°06'53"E., a distance of 49.82 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies S.26°06'53"E., a radial distance of 58.00 feet; thence easterly along the arc of said curve, through a central angle of 24°50'29", an arc length of 25.15 feet to the end of said curve; thence N.72°30'29"E. non-tangent to the last described curve, a distance of 181.80 feet; thence N.76°17'54"E., a distance of 33.84 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies S.76°17'54"W., a radial distance of 550.00 feet; thence northerly along the arc of said curve, through a central angle of 59°36'16", an arc length of 572.16 feet to the point of reverse curvature of a curve to the right having a radius of 600.00 feet and a central angle of 73°58'28"; thence northwesterly along the arc of said curve, a distance of 774.66 feet to the point of tangency of said curve; thence N.00°40'06"E., a distance of 221.36 feet; thence S.89°31'24"E. parallel with the north line of the aforementioned Section 28 and 4077.34 feet southerly therefrom, a distance of 2,614.09 feet to the west line of the East ½ of said Section 28; thence S.00°45'47"W. along said west line, a distance of 1,236.76 feet to the South ¼ corner of said Section 28; thence S.89°30'25"E. along the south line of said Section 28, a distance of 2,662.03 feet to the northwest corner of the aforementioned Section 34; thence N.89°57'56"E. along the north line of said Section 34, a distance of 120.02 feet; thence S.00°51'27"W., a distance of 1.87 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies S.89°08'34"E., a radial distance of 2,190.00 feet; thence southerly along the arc of said curve, through a central angle of 13°14'44", an arc length of 506.28 feet to the point of tangency of said curve; thence S.12°23'18"E., a distance of 982.01 feet to the point of curvature of a curve to the right having a radius of 3,060.00 feet and a central angle of 10°28'18"; thence southerly along the arc of said curve, an arc length of 559.26 feet to the point of tangency of said curve; thence S.01°55'00"E., a distance of 2240.90 feet to the point of curvature of a curve to the right having a radius of 10,560.00 feet and a central angle of 01°56'28"; thence southerly along the arc of said curve, an arc length of 357.76 feet to the point of tangency of said curve; thence S.00°04'28"W., a distance of 1,402.77 feet to the southerly line of the aforementioned Section 34; thence N.89°58'32"W. along the southerly line of Section 34, a distance of 678.98 feet to the southwest corner of said Section 34; thence N.89°58'32"W. along the southerly line of the aforementioned Section 33, a distance of 5,320.24 feet to the southwest corner of said Section 33; thence N.89°58'32"W. along the southerly line of the aforementioned Section 32, a distance of 5,320.24 feet to the southwest corner of said Section 32; thence N.89°58'32"W. along the southerly line of the aforementioned Section 31, a distance of 4,602.00 feet to the southwest corner of said Section 31, also being a point on the easterly Limited Access Right-of-way of State Road 93~~

(Interstate 75); the following 15 calls are along the easterly Limited Access Right-of-way of State Road 93 (Interstate 75); thence N.00°37'10"E. along the west line of said Section 31, a distance of 615.67 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies S.68°06'12"E., a radial distance of 216.00 feet; thence northeasterly along the arc of said curve, through a central angle of 66°23'34", an arc length of 250.29 feet to the point of tangency of said curve; thence N.88°17'22"E., a distance of 628.58 feet; thence S.89°25'46"E., a distance of 298.15 feet; thence continue S.89°25'46"E., a distance of 133.30 feet; thence N.00°34'14"E., a distance of 336.00 feet; thence N.89°25'46"W., a distance of 606.88 feet; thence N.85°36'55"W., a distance of 460.53 feet to the point of curvature of a curve to the right having a radius of 396.00 feet and a central angle of 27°45'53"; thence westerly along the arc of said curve, an arc length of 191.90 feet to the end of said curve; thence S.01°15'38"W., a distance of 68.34 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies N.27°44'12"E., a radial distance of 456.00 feet; thence northwesterly along the arc of said curve, through a central angle of 34°29'47", an arc length of 274.55 feet to the point of tangency of said curve; thence N.27°46'01"W., a distance of 566.48 feet to the point of curvature of a curve to the right having a radius of 4,489.66 feet and a central angle of 12°57'00"; thence northerly along the arc of said curve, an arc length of 1,014.75 feet to the point of tangency of said curve; thence N.14°49'01"W., a distance of 899.55 feet; thence N.13°40'16"W., a distance of 1,016.33 feet; thence S.88°43'35"E., a distance of 1,369.65 feet; thence S.89°40'28"E., a distance of 1,438.64 feet; thence N.01°15'38"E., a distance of 1,532.73 feet to the north line of the aforementioned Section 31; thence S.89°40'28"E., a distance of 3,164.99 feet to the POINT OF BEGINNING.

Said tract contains 2315.7 acres, more or less.

#### UNIVERSITY LAKES DRI

##### LEGAL DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Section 36, Township 35 South, Range 18 East, and Sections 25, 26, 28, 29, 31, 32, 33, 34, 35 and 36, Township 35 South, Range 19 East, Manatee County, Florida and described as follows:

Begin at the southwest corner of said Section 29; thence N.00°22'41"E. along the west line of said Section 29, a distance of 2,656.56 feet; thence S.89°30'30"E., a distance of 211.38 feet; thence N.26°03'03"E., a distance of 41.16 feet; thence S.61°21'58"E., a distance of 186.34 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies S.61°21'58"E., a radial distance of 295.00 feet; thence northeasterly along the arc of said curve, through a central angle of 15°08'34", an arc length of 77.97 feet to the end of said curve; thence S.46°13'24"E. radial to the last described curve, a distance of 141.12 feet; thence N.33°11'55"E., a distance of 59.75 feet; thence N.85°03'09"E., a distance of 131.05 feet; thence S.61°13'40"E., a distance of 51.46 feet; thence S.89°30'48"E., a distance of 469.77 feet; thence N.00°29'12"E., a distance of 48.63 feet; thence S.89°30'30"E., a distance of 120.00 feet to the northeast corner of the West ½ of the Southwest 1/4 of the aforementioned Section 29; thence S.00°29'12"W. along the east line of the West ½ of the Southwest 1/4 of said Section 29, a distance of 2,658.57 feet to the north line of Section 32; thence S.89°30'25"E. along said north line, a distance of 1,269.55 feet to a point on the east line of Lakewood Ranch Country Club Village, Subphase C, Unit 1-A, recorded in Plat Book 30, Page 189 of the Public Records of Manatee County; the following 3 calls are along said east line; thence S.00°29'35"W., a distance of 166.41 feet; thence S.58°34'00"E., a distance of 423.22 feet; thence S.01°20'47"W., a distance of 240.50 feet to a point on the north line of Parcel 4, Legacy Golf Course as recorded in Road Plat Book 10, Page 126 of the aforementioned Public Records; the following 2 calls are along said north line; thence S.36°55'37"E., a distance of 85.33 feet; thence S.60°40'54"E., a distance of 184.30 feet to the west line of Lakewood Ranch Country Club Village, Subphase D, Unit 1 a/k/a Spyglass, recorded in Plat Book 34, Page 113; thence N.23°47'43"E. along said west line, a distance of 277.38 feet to the north line of said Lakewood Ranch Country Club Village,

Subphase D, Unit 1 a/k/a Spyglass; thence N.90°00'00"E. along said north line, also being the north line of Lakewood Ranch Country Club Village, Subphase D, Unit 2, recorded in Plat Book 31, Page 33 of the aforementioned Public Records, a distance of 2,269.90 feet to a point on the north line of Lakewood Ranch Country Club Village, Subphase D, Unit 3B & 4 a/k/a Gleneagles, recorded on Plat Book 34, Page 181 of the aforementioned Public Records; the following 7 calls are along said north line; thence N.07°30'16"E., a distance of 437.56 feet; thence N.72°30'29"E., a distance of 190.11 feet; thence S.17°29'31"E., a distance of 20.40 feet; thence N.72°30'29"E., a distance of 161.83 feet; thence S.26°06'53"E., a distance of 49.82 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies S.26°06'53"E., a radial distance of 58.00 feet; thence easterly along the arc of said curve, through a central angle of 24°50'29", an arc length of 25.15 feet to the end of said curve; thence N.72°30'29"E. non-tangent to the last described curve, a distance of 181.80 feet; thence N.76°17'54"E., a distance of 33.84 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies S.76°17'54"W., a radial distance of 550.00 feet; thence northerly along the arc of said curve, through a central angle of 59°36'16", an arc length of 572.16 feet to the point of reverse curvature of a curve to the right having a radius of 600.00 feet and a central angle of 73°58'28"; thence northwesterly along the arc of said curve, a distance of 774.66 feet to the point of tangency of said curve; thence N.00°40'06"E., a distance of 221.36 feet; thence S.89°31'24"E. parallel with the north line of the aforementioned Section 28 and 4077.34 feet southerly therefrom, a distance of 2,614.09 feet to the west line of the East ½ of said Section 28; thence S.00°45'47"W. along said west line, a distance of 1,236.76 feet to the South 1/4 corner of said Section 28; thence S.89°30'25"E. along the south line of said Section 28, a distance of 2,662.03 feet to the northwest corner of the aforementioned Section 34; thence N.89°57'56"E. along the north line of said Section 34, a distance of 120.02 feet; thence S.00°51'27"W., a distance of 1.87 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies S.89°08'34"E., a radial distance of 2,190.00 feet; thence southerly along the arc of said curve, through a central angle of 13°14'44", an arc length of 506.28 feet to the point of tangency of said curve; thence S.12°23'18"E., a distance of 982.01 feet to the point of curvature of a curve to the right having a radius of 3,060.00 feet and a central angle of 10°28'18"; thence southerly along the arc of said curve, an arc length of 559.26 feet to the point of tangency of said curve; thence S.01°55'00"E., a distance of 1076.32 feet to the southwest corner of premises described in Official Record Book 1532, Page 5848, of said public records; the following 2 calls are along the lines of said premises described in Official Record Book 1532, Page 5848; thence N.88°07'20"E., a distance of 1,147.54 feet; thence N.00°45'04"W., a distance of 874.76 feet; thence N.87°18'18"E., a distance of 192.95 feet to the point of curvature of a curve to the left having a radius of 2,720.00 feet and a central angle of 22°21'53"; thence easterly along the arc of said curve, an arc length of 1,061.73 feet to the point of reverse curvature of a curve to the right having a radius of 1,690.00 feet and a central angle of 21°25'17"; thence easterly along the arc of said curve, a distance of 631.85 feet to the point of tangency of said curve; thence N.86°21'42"E., a distance of 524.40 feet to the point of curvature of a curve to the left having a radius of 1,275.00 feet and a central angle of 38°34'52"; thence northeasterly along the arc of said curve, an arc length of 858.54 feet to the point of tangency of said curve; thence N.47°46'50"E., a distance of 686.77 feet to the point of curvature of a curve to the right having a radius of 2,600.00 feet and a central angle of 25°16'06"; thence northeasterly along the arc of said curve, an arc length of 1,146.64 feet to the point of compound curvature of a curve to the right having a radius of 5,340.00 feet and a central angle of 09°58'44"; thence easterly along the arc of said curve, an arc length of 930.04 feet to the point of reverse curvature of a curve to the left having a radius of 13,380.00 feet and a central angle of 11°49'20"; thence easterly along the arc of said curve, a distance of 2,760.77 feet to the point of tangency of said curve; thence N.71°12'20"E., a distance of 506.17 feet to the point of curvature of a curve to the right having a radius of 1,775.00 feet and a central angle of 19°02'10"; thence easterly along the arc of said curve, an arc length of 589.73 feet to the end of said curve; thence S.51°30'06"E. along a line non-tangent to the last described curve, a distance of 490.81 feet; thence S.53°36'44"E., a distance of 729.73 feet; thence S.65°24'21"E., a distance of 1,251.74 feet; thence S.74°58'40"E., a distance of 1,330.51 feet; thence S.87°41'34"E., a distance of 911.28 feet; thence N.82°44'31"E., a distance of 667.72 feet to the east line of aforementioned Section 36; thence S.00°35'33"W. along said east line of Section 36, a distance of 5,153.87 feet to the southeast corner of said Section 36; thence N.89°58'32"W. along the south line of said Section 36, a distance of 5,320.24 feet to the southeast corner of aforementioned Section 35; thence

continue N.89°58'32"W. along the south line of said Section 35, a distance of 5,320.24 feet to the southeast corner of aforementioned Section 34; thence N.89°58'32"W. along the southerly line of Section 34, a distance of 5320.24 feet to the southwest corner of said Section 34; thence N.89°58'32"W. along the southerly line of the aforementioned Section 33, a distance of 5,320.24 feet to the southwest corner of said Section 33; thence N.89°58'32"W. along the southerly line of the aforementioned Section 32, a distance of 5,320.24 feet to the southwest corner of said Section 32; thence N.89°58'32"W. along the southerly line of the aforementioned Section 31, a distance of 4,602.00 feet to the southwest corner of said Section 31, also being a point on the easterly Limited Access Right-of-way of State Road 93 (Interstate 75); the following 15 calls are along the easterly Limited Access Right-of-way of State Road 93 (Interstate 75); thence N.00°37'10"E. along the west line of said Section 31, a distance of 615.67 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies S.68°06'12"E., a radial distance of 216.00 feet; thence northeasterly along the arc of said curve, through a central angle of 66°23'34", an arc length of 250.29 feet to the point of tangency of said curve; thence N.88°17'22"E., a distance of 628.58 feet; thence S.89°25'46"E., a distance of 298.15 feet; thence continue S.89°25'46"E., a distance of 133.30 feet; thence N.00°34'14"E., a distance of 336.00 feet; thence N.89°25'46"W., a distance of 606.88 feet; thence N.85°36'55"W., a distance of 460.53 feet to the point of curvature of a curve to the right having a radius of 396.00 feet and a central angle of 27°45'53"; thence westerly along the arc of said curve, an arc length of 191.90 feet to the end of said curve; thence S.01°15'38"W., a distance of 68.34 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies N.27°44'12"E., a radial distance of 456.00 feet; thence northwesterly along the arc of said curve, through a central angle of 34°29'47", an arc length of 274.55 feet to the point of tangency of said curve; thence N.27°46'01"W., a distance of 566.48 feet to the point of curvature of a curve to the right having a radius of 4,489.66 feet and a central angle of 12°57'00"; thence northerly along the arc of said curve, an arc length of 1,014.75 feet to the point of tangency of said curve; thence N.14°49'01"W., a distance of 899.55 feet; thence N.13°40'16"W., a distance of 1,016.33 feet; thence S.88°43'35"E., a distance of 1,369.65 feet; thence S.89°40'28"E., a distance of 1,438.64 feet; thence N.01°15'38"E., a distance of 1,532.73 feet to the north line of the aforementioned Section 31; thence S.89°40'28"E., a distance of 3,164.99 feet to the POINT OF BEGINNING.

Said tract contains 4150.94 acres, more or less.

LESS AND EXCEPT

THE TRACT KNOWN AS PARCELS NO.1, NO. 4, NO. 5 AND A PORTION OF COVENANT WAY

DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Section 34, Township 35 South, Range 19 East, Manatee County, Florida and described as follows:

Commence at the southwest corner of Said Section 34; thence S.89°58'32"E. along the south line of said Section 34, a distance of 678.97 feet to a point on the easterly line of premises described in Official Records Book 1532, Page 5845 of the Public Records of Manatee County, Florida; thence N.00°01'28"E. along said easterly line and the east line of Lorraine Road also described in said Official Records Book 1532, Page 5845, a distance of 1,020.28 feet to the southwest corner of premises described in Official Record Book 1555, Page 4954 of the Public Records of Manatee County, Florida; thence S.89°58'32"E., along the south line of said premises, a distance of 488.93 feet; thence N.00°01'28"E., along the east line of said premises and the northerly extension thereof, a distance of 891.04 feet to a point on the north line of Covenant Way (84-foot wide private roadway) as shown on Covenant Way, A Roadway Plat and recorded in Plat Book 37, Page 148 of the Public Records of Manatee County, Florida, also being a point on the southerly line of premises described in Official Record Book 1571, Page 4068 of said public records; the following 28 calls are along line of said premises described in Official Record Book 1571, Page 4068; thence N.88°05'00"E. a distance of 151.89 feet to the point of curvature of a curve to the right having a radius of 292.00 feet and a central angle of 33°21'59"; thence easterly along the arc of said curve, an arc

length of 170.05 feet to the point of tangency of said curve; thence S.58°33'01"E., a distance of 208.77 feet to the point of curvature of a curve to the left having a radius of 211.00 feet and a central angle of 31°25'31"; thence easterly along the arc of said curve, an arc length of 115.73 feet to the point of tangency of said curve; thence S.89°58'32"E., a distance of 38.37 feet; thence N.00°01'28"E., a distance of 391.85 feet; thence N.53°08'42"W., a distance of 108.39 feet; thence N.64°51'52"W., a distance of 72.10 feet; thence N.51°15'29"W., a distance of 71.24 feet; thence N.88°53'01"W., a distance of 64.72 feet; thence S.42°31'45"W., a distance of 48.99 feet; thence S.57°15'03"W., a distance of 43.67 feet; thence N.75°08'44"W., a distance of 93.01 feet; thence N.36°23'58"W., a distance of 51.93 feet; thence N.30°15'09"W., a distance of 120.41 feet; thence N.26°03'26"W., a distance of 83.03 feet; thence N.11°24'03"E., a distance of 191.05 feet; thence N.77°32'10"W., a distance of 49.33 feet; thence N.54°48'49"W., a distance of 53.50 feet; thence S.83°25'42"W., a distance of 39.97 feet; thence N.77°03'04"W., a distance of 27.57 feet; thence N.76°42'11"W., a distance of 51.49 feet; thence S.09°58'45"W., a distance of 46.64 feet; thence S.17°32'46"W., a distance of 26.17 feet; thence N.55°40'30"W., a distance of 120.52 feet; thence S.34°19'30"W., a distance of 52.27 feet; thence S00°00'00"W., a distance of 86.03 feet; thence S.88°05'00"W., a distance of 286.50 feet to the aforementioned east line of Lorraine Road; the following 3 calls are along said east line of Lorraine Road; thence S.01°55'00"E., a distance of 791.84 feet to the point of curvature of a curve to the right having a radius of 10,560.00 feet and a central angle of 01°56'28"; thence southerly along the arc of said curve, an arc length of 357.76 feet to the point of tangency of said curve; thence S.00°01'28"W., a distance of 382.49 feet to the POINT OF BEGINNING.

Said tract contains 24.95 acres, more or less.

THE TRACT KNOWN AS THE CRICKET CLUB:

DESCRIPTION:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 19 EAST; THENCE S89°58'32"E, ALONG THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 3762.59 FT.; THENCE N00°01'28"E, PERPENDICULAR WITH SAID SOUTH LINE, A DISTANCE OF 801.79 FT. FOR A POINT OF BEGINNING; THENCE N00°00'00"E (NORTH), A DISTANCE OF 358.16 FT.; THENCE N85°08'24"E, 58.79 FT.; THENCE N54°54'36"E, 292.35 FT.; THENCE N90°00'00"E (EAST), 221.92 FT.; THENCE S00°00'00"E (SOUTH), 528.25 FT.; THENCE N85°00'17"W, A DISTANCE OF 48.76 FT. TO THE P.C. OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2303.68 FT.; THENCE RUN WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°44'23", A DISTANCE OF 472.02 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 5.52 ACRES MORE OR LESS.

The above tract contains in total 4,120.47 acres, more or less.

**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 26th day of August, 2003; October 19, 2004.

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA



BY: \_\_\_\_\_  
Chairman

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

\_\_\_\_\_

## ATTACHMENTS #1, & #2

ARE NOT ATTACHED BUT ARE ON FILE AT THE CLERK'S OFFICE  
AS ATTACHMENTS TO THE PREVIOUSLY APPROVED PDMU-92-01(Z)(G)(R1)

1. Local Access Regulations
2. 380 Review Agreement [attachment 3 of PDMU-92-01(Z)(G)(R1)]
3. 4. Revised General Development Plan

LAND USE SCHEDULE

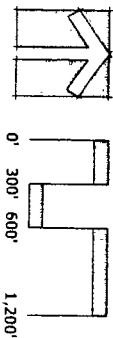
USE	ACRES	SQ. FT.	UNITS
RESIDENTIAL	1,481.2		3,031
REGIONAL COMMERCIAL	88.6	1,071,578	150 Hospital beds
COMMUNITY COMMERCIAL	48.5	240,879	
HIGHWAY COMMERCIAL	28.0	250,000 *	
BUSINESS	114.3	1,936,965	
RIGHT-OF-WAY	379.7		
RECREATION	340.3		
WETLANDS	683.1		
LAKES	633.4		
OPEN SPACE	323.3		
TOTAL	4120.4	3,499,422/ 150 Hospital beds	3,031

\* Includes 215 hotel rooms

LEGEND

- TEMPERATE HARDWOODS
- LIVE OAKS
- STREAM & LAKE SWAMPS (T.B.R.P.C.)
- INLAND PONDS & SLOUGHS (T.B.R.P.C.)
- MIXED WETLAND HARDWOODS (T.B.R.P.C.)
- FRESHWATER MARSHES
- WET PRAIRIES
- WETLAND MITIGATION AREAS
- VEGETATED NON-FORESTED WETLANDS
- UPLAND PRESERVATION AREA
- LAKES
- EXISTING WATER WELLS
- GUIDE TOWER

(T.B.R.P.C.) = TAMPA BAY REGIONAL PLANNING  
COUNCIL CONSERVATION AREAS



\*\* Permitted Commercial square footage may be allowed in these Business Parcels.  
\*\*\* Permitted Community, Highway and Regional Commercial square footage may be allowed in this Community Commercial Parcel.

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Phone: 813-223-9500 • Fax: 813-223-0009 • Web-Site: www.wilsonmiller.com

MASTER DEVELOPMENT PLAN  
University Lakes

A PLANNED DEVELOPMENT

By Schroeder-Manatee, Inc.

July 26, 2004

Sheet: 1 of 3

MAP H

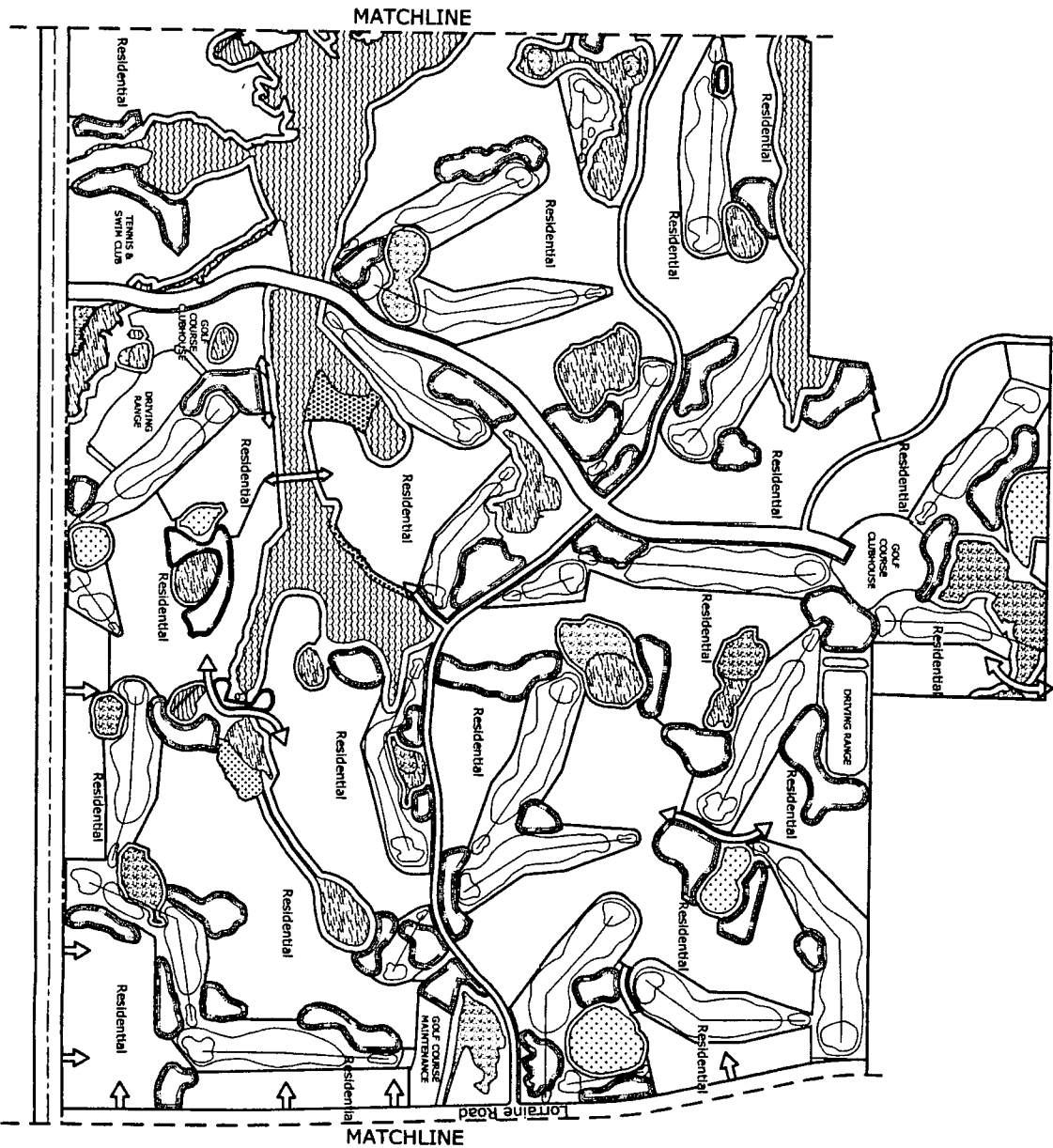
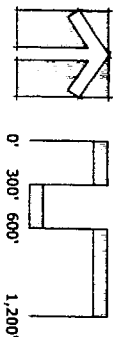
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- (T.B.R.P.C.) = TAMPA BAY REGIONAL PLANNING COUNCIL CONSERVATION AREAS



Adopted June 1, 1992 (Ord. 92-32)  
Amended October 28, 1993 (Ord. 93-25)  
Amended January 25, 1996 (Ord. 95-44)  
Amended October 28, 1997 (Ord. 97-61)  
Amended December 16, 1997 (Ord. 97-81)  
Amended February 22, 2000 (Ord. 00-45)  
Amended December 18, 2001 (Ord. 00-60)  
Amendment August 26, 2003 (Ord. 03-35)  
Proposed Amendment Submitted October, 2003

MASTER DEVELOPMENT PLAN  
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July 26, 2004

Sheet: 2 of 3

MAP H

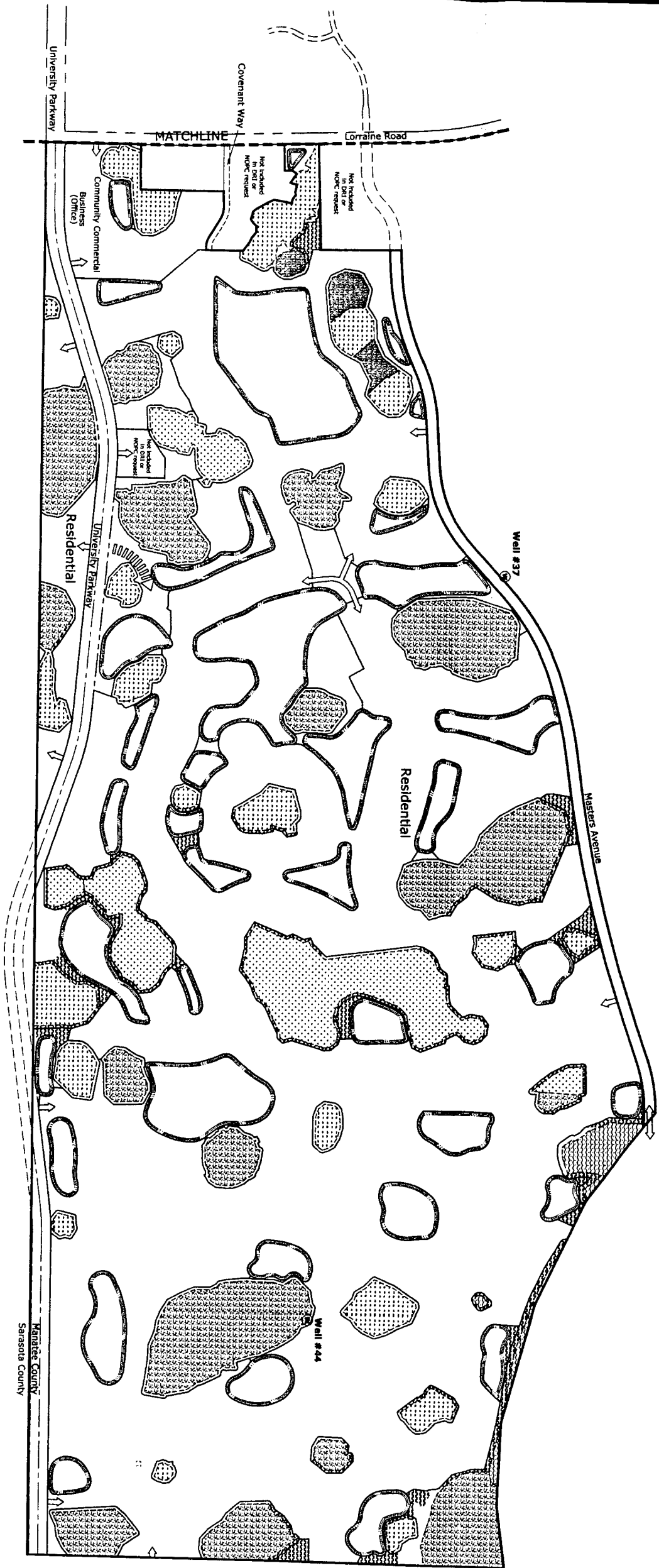
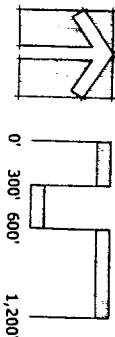
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University Lakes

A PLANNED DEVELOPMENT

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



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July 26, 2004

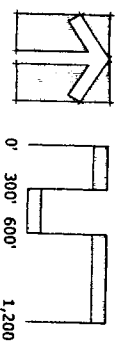
Sheet: 3 of 3

MAP H

## LEGEND

	TEMPERATE HARDWOODS
	LIVE OAKS
	STREAM & LAKE SWAMPS (T.B.R.P.C.)
	INLAND PONDS & SLOUGHS (T.B.R.P.C.)
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(T.B.R.P.C.) = TAMPA BAY REGIONAL PLANNING COUNCIL CONSERVATION AREAS



### 1. Permitted Uses of Tracts Shown

- [illegible]

3. **Spotted Tonsil Center Site/Key-Plan**  
 For the purposes of the ordinance, the Town Center refers to that Regional Commercial tract so designated.  
 Available uses on this parcel include a Cultural Facility with a maximum building height of 100'.  
 Regarding all other provisions of the ordinance relating to the establishment of records, there shall be a setback line for any building or structure on this parcel, and the setback line shall be the same as the setback line for the special district, that is the eight (8') level from the edge of the parking right-of-way.  
 On-street parking and off-street parking will be permitted within the Town Center.  
 Corner: East

- The setback for the secondary front yard of corner lots shall be a minimum of fifteen (15) feet.
- Where side yards are adjacent to rear yards of corner lots, the driveway on the adjacent lot (s) shall be located on the opposite side of the lot from the corner lot.
5. **Buffering/Screening**
- Buffering and screening shall be provided in accordance with Section 7.15 and 7.17 of the Land Development Code.

- Twenty buffer zones (see landscape plan) shall be provided between the proposed development and the adjacent property. The buffer shall consist of a 1' high berm measured from the proposed finish grade of the road right-of-way, with trees and shrubs planted on the berm. The berm shall be planted with native plants and shrubs to create a 6-8' high hedge. The hedge will consist of suitable plant material, such as *Juniperus horizontalis* (horizontal juniper) installed from 1' to 2' apart. The hedge shall be planted in a staggered fashion. Containers, measuring 3'-6" overall width, shall be used for the plants. The landscaped berm shall be installed prior to the issuance of the first Certificate of Occupancy for a residential structure within the subject development area.
- In those cases where there is existing vegetation that effectively meets this criteria, no additional planting will be required.

- Parking**
- All anticipated barriers will be mitigated by an automatic irrigation system that will be maintained by S&K Communications, the Community Development District, or the appropriate homeowner association.
- All development parcels subject to active agricultural uses at the time of final plan approval shall provide a 35 ft setback as required by Section 702.6.
- Excavation**
- Excavation as permitted in table 9.3 above, parking shall be provided in with Section 710 of the Hazardous Material Land Development Code.

- Designage** The developer has elected, pursuant to Subsection 380.05(1)(c), *Florida Statutes*, to be bound by the provisions of Chapters 403 and 373.3 in effect at the time that the development order for the university lands was issued. Subsection 380.05(1)(c), *Florida Statutes*, effect the determination as to which laws, rules, or regulations are applicable to the university lands project, and determination shall apply.

- Water and wastewater service will be provided by Marinette County, Development Mix
- Trade-offs in types and intensities/densities of approved land uses may be made as permitted in the Development Order and Zoning Ordinance.
- Wetlands

- Average and location of environmental areas and mitigation areas are approximate and are subject to final determination by appropriate agencies.
- Wetland buffers will be provided as required by Section 719, Land Development Code.
- Mitigation will be as required by Section 719, Land Development Code.
- Agricultural Uses & Asphalte Plant

- On-site signs will be in accordance with Sections 724 and 737, Land Development Code.

- Reconstruced trail conditions are conceptual and are subject to change based on detailed engineering design. Trails may be within road right-of-way. Parcels have not been surveyed and acreages shown are approximate. Parcels are subject to future subdivision in accordance with the Land Development Code.

- |               |      |
|---------------|------|
| Gross Density | 0.93 |
| Nett PARI     | 0.29 |

# GENERAL DEVELOPMENT PLAN

UNIVERSITY LAKES

JULY 26, 2004

**Wilson Miller**

**Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants**

PDML-92-016(XRD)/ORD 6459

LAND USE SCHEDULE

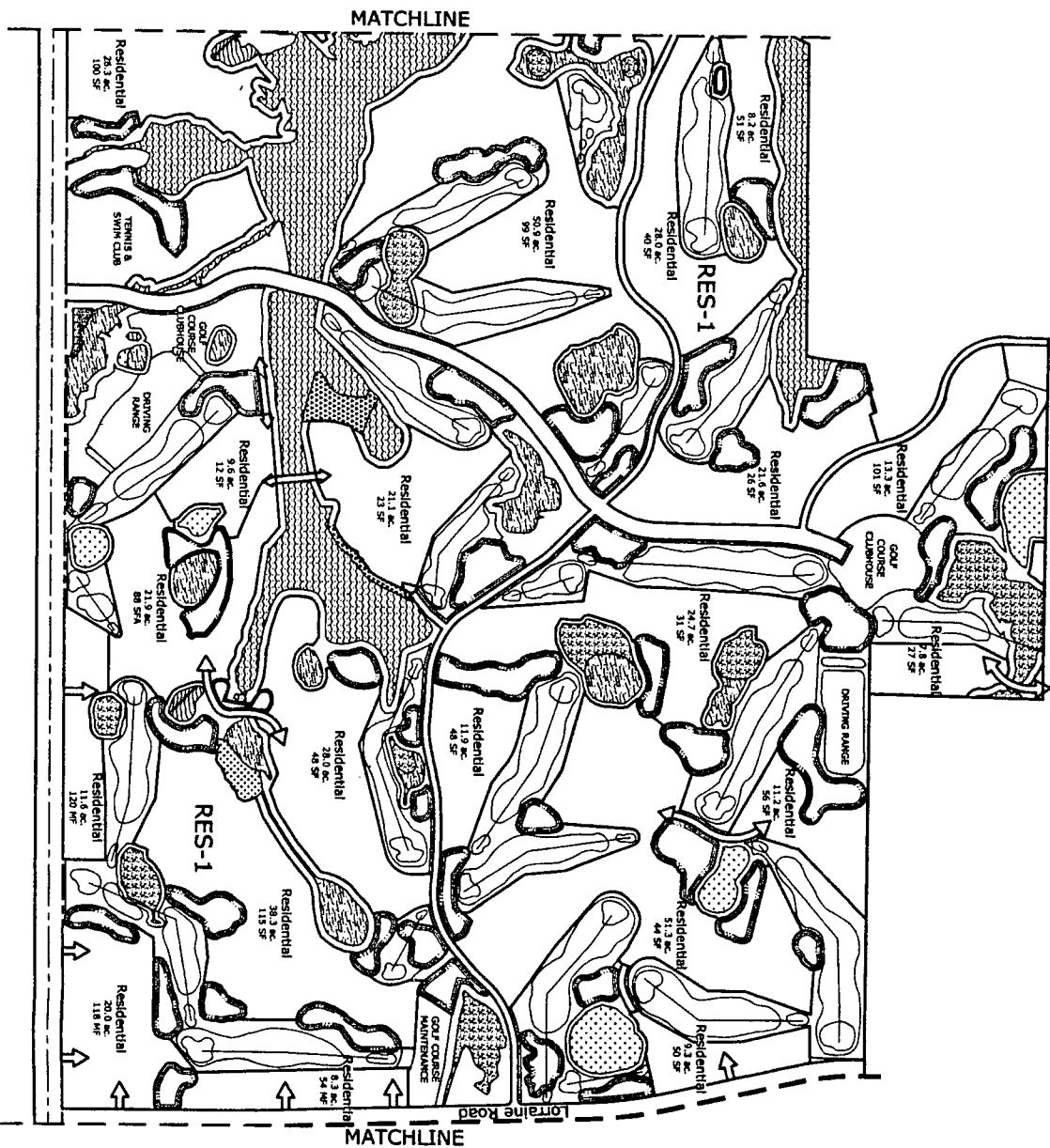
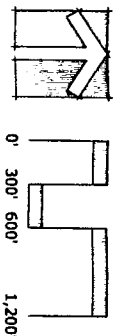
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(T.B.R.P.C.) = TAMPA BAY REGIONAL PLANNING COUNCIL CONSERVATION AREAS



Adopted June 1, 1992 (Ord. PDMU-92-01(Z)(G))  
Amended October 28, 1993 (Ord. PDMU-92-01(Z)(G)(R1))  
Amended December 21, 1995 (Ord. PDMU-92-01(Z)(G)(R2))  
Amended October 28, 1997 (Ord. PDMU-92-01(Z)(G)(R3))  
Amended December 16, 1997 (Ord. PDMU-92-01(Z)(G)(R4))  
Amended October 27, 1998 (Ord. PDMU-92-01(Z)(G)(R5))  
Amended February 22, 2000 (Ord. PDMU-92-01(Z)(G)(R6))  
Amended October 23, 2001 (Ord. PDMU-92-01(Z)(G)(R7))  
Amended December 18, 2001 (Ord. PDMU-92-01(Z)(G)(R8))  
Amended August 26, 2003 (Ord. PDMU-92-01(Z)(G)(R9))  
Proposed Amendment Submitted October, 2003

GENERAL  
DEVELOPMENT PLAN

FOR  
UNIVERSITY LAKES  
JULY 26, 2004

WisdomMiller



LAND USE SCHEDULE

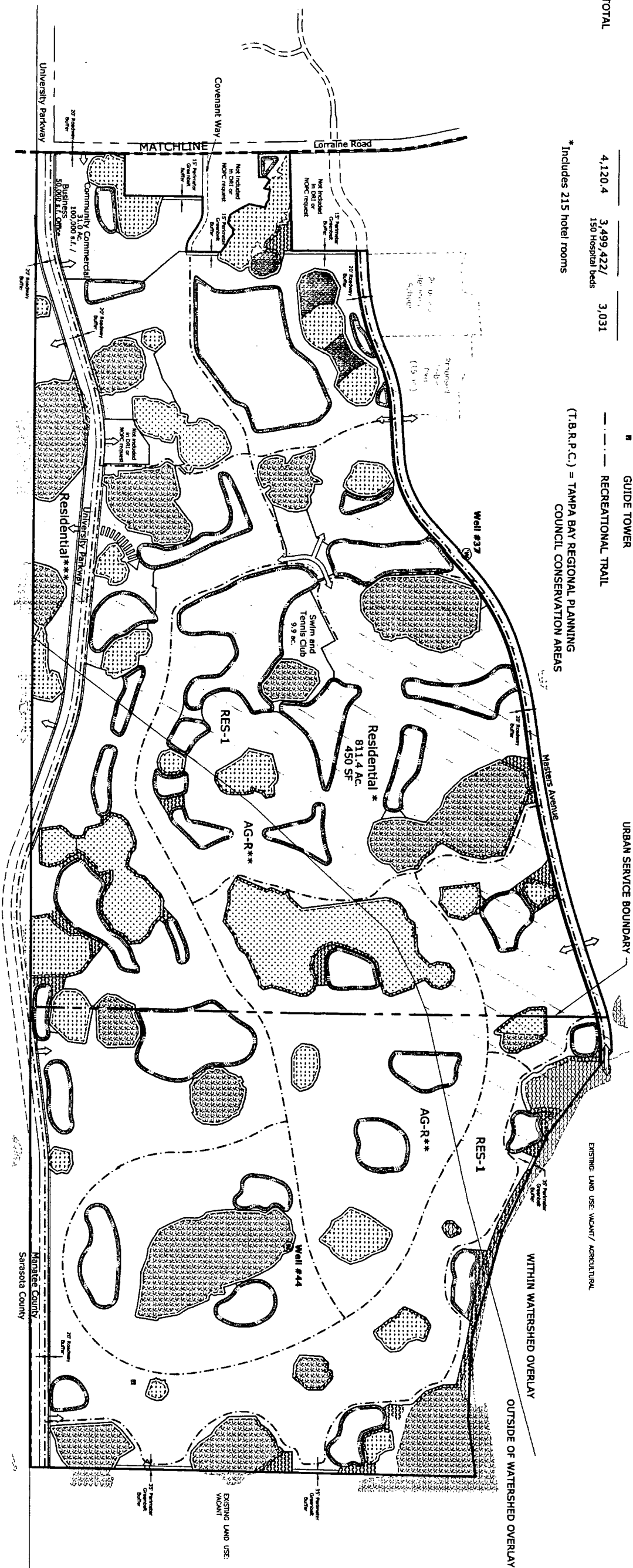
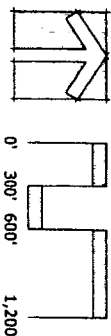
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OPEN SPACE	323.3		
TOTAL	4,120.4	3,499,422/ 150 Hospital beds	3,031

\* Includes 215 hotel rooms

LEGEND

	TEMPERATE HARDWOODS		FRESHWATER MARSHES TO BE IMPACTED BY DEVELOPMENT
	LIVE OAKS		VEGETATED NON-FORESTED WETLANDS TO BE IMPACTED BY DEVELOPMENT
	STREAM & LAKE SWAMPS (T.B.R.P.C.)		
	INLAND PONDS & SLOUGHS (T.B.R.P.C.)		
	MIXED WETLAND HARDWOODS (T.B.R.P.C.)		
	FRESHWATER MARSHES		
	WET PRAIRIES		
	WETLAND MITIGATION AREAS		
	VEGETATED NON-FORESTED WETLANDS		
	UPLAND PRESERVATION AREA		
	LAKES		
	EXISTING WATER WELLS		
	GUIDE TOWER		
	RECREATIONAL TRAIL		

(T.B.R.P.C.) = TAMPA BAY REGIONAL PLANNING COUNCIL CONSERVATION AREAS



\* DEVELOPER RESERVES THE RIGHT TO INCREASE DENSITY AT A LATER DATE THROUGH THE APPROPRIATE APPROVAL PROCESS. UNITS MAY BE PLACED IN THE PARCEL SOUTH OF UNIVERSITY PARKWAY.

\*\* DENSITY WITHIN THE AG/R FUTURE LAND USE DESIGNATION SHALL NOT EXCEED 0.56 DWELLING UNITS PER ACRE.

\*\*\* SEE SHEET 1 OF 3 FOR DIMENSIONAL CRITERIA SPECIFIC TO THIS PARCEL. PERIMETER AND GREENBELT BUFFERS DO NOT APPLY TO THIS PARCEL. ROADWAY BUFFERS SHALL APPLY.

GENERAL  
DEVELOPMENT PLAN  
FOR  
UNIVERSITY LAKES  
JULY 26, 2004

WilsonMiller

Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants  
WilsonMiller, Inc.  
10000 University Parkway, Suite 200, Tampa, FL 33613  
Tel: 813-253-5500 • Fax: 813-253-5501 • Web: www.wilsonmiller.com



**BRADENTON HERALD**www.bradenton.com

P.O. Box 921

Bradenton, FL 34206-0921

102 Manatee Avenue West

Bradenton, FL 34205-8894

941/748-0411 ext. 7065

Bradenton Herald  
Published Daily  
Bradenton, Manatee, Florida

STATE OF FLORIDA  
COUNTY OF MANATEE;

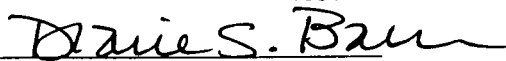
Before the undersigned authority personally appeared Sandy Riley, who on oath says that she is a Legal Advertising Representative of the Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter of **NOTICE OF ZONING CHANGE** in the Court, was published in said newspaper in the issues of, **7/24, 2004**

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  
26th Day of July, 2004

DIANE S. BACRO  
Notary Public, State of Florida  
My comm. exp. Aug. 15, 2007  
Comm. No. DD 206531



SEAL &amp; Notary Public

Personally Known ☒ OR Produced Identification \_\_\_\_\_

Type of Identification Produced \_\_\_\_\_

**NOTICE OF ZONING/DRI CHANGE IN UNINCORPORATED MANATEE COUNTY**

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, September 23, 2004, at 9:00 A.M., or as soon thereafter as same may be heard, and that the Board of County Commissioners will conduct a Public Hearing on Monday, October 4, 2004, 9:00 o'clock a.m. or as soon thereafter as may be heard, in the Chambers of the Board of County Commissioners, located at the Manatee County Administrative Center, 1112 Manatee Avenue West, 1st Floor. The Planning Commission will consider, act upon and forward a recommendation to the Board of County Commissioners and the Board of County Commissioners will consider and act upon the following matters:

**MANATEE COUNTY ORDINANCE 04-59 (DRI # 22) - UNIVERSITY LAKES DRI PHASE III**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending and restating a Development Order pursuant to Chapter 380, Florida Statutes, and a determination of whether the following changes constitute a Substantial Deviation to the University Lakes Development of Regional Impact (Ordinance 92-32 as amended): Revise the project boundary to add 1,804.7 acres east of Lorraine Road; Add ten access points for new internal roadways (Two along Lorraine Road and north of University Parkway, Eight along University Parkway and east of Lorraine Road); Increase single-family detached dwelling units by 350 in Phase III; Decrease single-family attached dwelling units by 135 in Phase III; Decrease multi-family dwelling units by 292 in Phase III; Increase General Commercial (Regional) Retail by 251,578 sq. ft. in Phase III; Decrease Neighborhood Commercial (Community) by 34,236 square feet in Phase I; Decrease Neighborhood Commercial (Community) by 31,143 sq. ft. in Phase II; Decrease Business Office by 58,323 sq. ft. in Phase III; Decrease General Commercial (Highway) Retail by 150,000 sq. ft. in Phase II; Decrease General Commercial (Highway) Hotel and Motel by 300 rooms in Phase II; Decrease General Commercial (Highway) Hotel and Motel by 85 rooms in Phase I; Increase residential acreage by 811.4 acres; Increase Community

Commercial acreage by 31 acres; Increase open space acreage by 129.3 acres; Increase recreational acreage by 9.9 acres; Increase wetland acreage by 343.2 acres; Increase lake acreage by 277.4 acres; Increase right-of-way acreage by 202.5 acres; Change the labeling of cluster villa units (CV) to multi-family units (MF); Amend the name of the authorized agent from Tim Martin to Todd Pokrywa; Amend Tables 1 and 2 to reflect these changes; Amend Map H and the Development Order to reflect these changes; Amend Map H to allow Community, Highway, and Regional Commercial uses on a Community Commercial parcel west of the town center; Amend Map H to allow commercial uses in certain Business parcels; Amend the legal description to reflect the above referenced changes; Other minor amendments as necessary; Codifying and restating the existing Development Order for DRI #22; providing for severability, and an effective date.

Location: The University Lakes DRI is northeast of the I-75 and University Parkway intersection and situated between the Cypress Banks DRI and the Lakewood Ranch Corporate Park DRI, south of SR 70, north of University Parkway, east of I-75 to the current boundary at Lorraine Road, and with this application extending the boundary three miles further to the east ( $\pm$  4,120.4 acres).

**P D M U - 9 2 - 01 (2) (G) (R) 10 - UNIVERSITY LAKES DRI # 22 PHASE III**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending and restating the Zoning Ordinance and General Development Plan for the University Lakes Development of Regional Impact to: Rezone  $\pm$  1,804.7 acres from A/WP-E/ST (General Agriculture, 1 dwelling unit per 5 acres/ Watershed Protection-Evers/Special Treatment Overlay District) to PDMU/WP-E/ST (Planned Development Mixed-Use/Watershed Protection-Evers/Special Treatment Overlay District); Revise the project boundary to add the  $\pm$  1,804.7 acres being rezoned; Add ten access points for new internal roadways (Two along Lorraine Road and north of University Parkway, Eight along University Parkway and east of Lorraine Road); Increase single-family detached dwelling units by 350 in Phase III; Decrease single-

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Location: The University Lakes DRI is northeast of the I-75 and University Parkway intersection and situated between the Cypress Banks DRI and the Lakewood Ranch Corporate Park DRI, south of SR 70, north of University Parkway, east of I-75 to the current boundary at Lorraine Road, and with this application extending the boundary three miles further to the east ( $\pm$  4,120.4 acres).

Rules of Procedure for these public hearings are in effect pursuant to Resolution 94-104(PC) and Resolution 94-90. Copies of these Resolutions are available for review, or purchase at cost, from the Planning Department.

All interested parties are invited to appear at these Hearings and be heard, subject to proper rules of conduct. Additionally, any written comments filed with the Director of the Planning Department will be heard and considered by the Planning Commission and the Board of County Commissioners and entered into the record.

It is important that all parties present their concerns to the Planning Commission in as much detail as possible. The issues identified at the Planning Commission hearing will be the primary basis for the final decision by the Board of County Commissioners.

For More Information: Copies of the proposed ordinance will be available for review and copying at cost approximately seven (7) days prior to the public hearing at the Manatee County Planning Department, 1112 Manatee Avenue West, Suite 427. Information may also be obtained by calling 749-3070 x 6829, between 8:00 AM - 5:00 PM.

Interested parties may examine the Official Zoning Atlas, the application, and related documents, and may obtain assistance regarding these matters from the Manatee County Planning Department, 1112 Manatee Avenue West, 4th Floor, Bradenton, Florida, telephone number (941) 749-3070.

According to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made with respect to any matters considered at such meetings or hearings, they will need a record of the proceedings, and for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record would include any testimony or evidence upon which the appeal is to be based.

Americans With Disabilities: The Board of County Commissioners of Manatee County 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. SAID HEARINGS MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS.

**MANATEE COUNTY, PLANNING COMMISSION, MANATEE BOARD OF COUNTY COMMISSIONERS**  
Manatee County Planning Department  
Manatee County, Florida  
7/24/04

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

MANATEE COUNTY GOVERNMENT  
KIM SPARKS  
1112 MANATEE AVENUE W, 4<sup>TH</sup> FLOOR  
BRADENTON, FL 34206

STATE OF FLORIDA  
COUNTY OF MANATEE

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

NOTICE OF ZONING DRI  
UNIVERSITY LAKES

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

JULY 24, 2004

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

*Shari Brickley*

SWORN TO AND SUBSCRIBED BEFORE ME THIS 24TH DAY OF  
JULY A.D., 2004 BY SHARI BRICKLEY WHO IS PERSONALLY  
KNOWN TO ME.

(SEAL)

*Bobbie J. Clark*

OFFICIAL NOTARY SEAL  
BOBBIE J. CLARK  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC968394  
MY COMMISSION EXP. OCT. 11, 2004

NOTARY PUBLIC

NOTICE OF ZONING/DRI CHANGE IN  
UNINCORPORATED MANATEE COUNTY

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An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending and restating a Development Order pursuant to Chapter 380, Florida Statutes, and a determination of whether the following changes constitute a Substantial Deviation to the University Lakes Development of Regional Impact (Ordinance 92-32 as amended): Revise the project boundary to add 1,804.7 acres east of Lorraine Road; Add ten access points for new internal roadways (Two along Lorraine Road and north of University Parkway, Eight along University Parkway and east of Lorraine Road); Increase single-family detached dwelling units by 350 in Phase III; Decrease single-family attached dwelling units by 135 in Phase III; Decrease multi-family dwelling units by 292 in Phase III; Increase General Commercial (Regional) Retail by 251,578 sq. ft. in Phase III; Decrease Neighborhood Commercial (Community) by 34,236 square feet in Phase I; Decrease Neighborhood Commercial (Community) by 31,143 sq. ft. in Phase II; Decrease Business Office by 58,323 sq. ft. in Phase III; Decrease General Commercial (Highway) Retail by 150,000 sq. ft. in Phase II; Decrease General Commercial (Highway) Hotel and Motel by 300 rooms in Phase II; Decrease General Commercial (Highway) Hotel and Motel by 85 rooms in Phase I; Increase residential acreage by 811.4 acres; Increase Community Commercial acreage by 31 acres; Increase open space acreage by 129.3 acres; Increase recreational acreage by 9.9 acres; Increase wetland acreage by 343.2 acres; Increase lake acreage by 277.4 acres; Increase right-of-way acreage by 202.5 acres; Change the labeling of cluster villa units (CV) to multi-family units (MF); Amend the name of the authorized agent from Tim Martin to Todd Pokrywa; Amend Tables 1 and 2 to reflect these changes; Amend Map H and the Development Order to reflect these changes; Amend Map H to allow Community, Highway, and Regional Commercial uses on a Community Commercial parcel west of the town center; Amend Map H to allow commercial uses in certain Business parcels; Amend the legal description to reflect the above referenced changes; Other minor amendments as necessary; Codifying and restating the existing Development Order for DRI #22; providing for severability, and an effective date.

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PDMU-92-01(ZKG)(R10) - UNIVERSITY LAKES  
DRI # 22 PHASE III

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MANATEE COUNTY PLANNING COMMISSION  
PUBLIC HEARING  
JULY 24, 2004

100-3000

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MANATEE COUNTY PLANNING COMMISSION  
MANATEE BOARD OF COUNTY COMMISSIONERS  
Manatee County Planning Department  
Manatee County, Florida  
Pub: July 24, 2004

## **LETTER OF TRANSMITTAL**

**DATE:** September 7, 2004

**TO:** Kim Sparks – Agenda Section  
Manatee County Planning Department  
1112 Manatee Avenue West, 4th Floor  
P.O. Box 1000  
Bradenton, Florida 34206

**SUBJECT:** University Lakes DRI NOPC/Rezone Application

**REFERENCE NO:** 4362-001-000 RB000

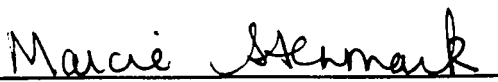
**TRANSMITTED:** General Development Plan Copies and Public Noticing Affidavit

**REMARKS:** As requested, enclosed please find twelve (12) GDP copies, for the above referenced application. In addition, enclosed please find the public noticing affidavit, including the following documents:

- Signed Public Notice Checklist
- Fully executed Affidavit of Posting and Notification
- List of property owners subject to notification
- Copy of public noticing letter

Please call me if you have any questions or need additional plan sets.

**SIGNED**



Marcie Stenmark, AICP  
Project Planner

**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 Diane Chadwick,  
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 in fact for owner, etc.) of the property identified in the application for **MANATEE COUNTY ORDINANCE 04-59 (DRI # 22) / PDMU-92-01(Z)(G)(R10) -UNIVERSITY LAKES DRI PHASE III**, to be heard before the **Manatee County Planning Commission** at a public hearing to be held on **September 23, 2004**, and to be heard before the **Manatee County Board of County Commissioners** at a public hearing to be held on **October 4, 2004** 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 said application, and said sign was conspicuously posted 5 feet from the front property line on the 3 day of September, 2004.

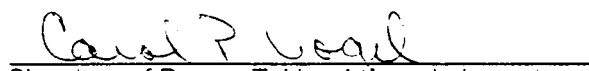
3. That the Affiant has caused the mailing of the required letter of notification to property owners within 500 feet of the project boundary pursuant to Manatee County Ordinance No. 90-01, as amended, by U.S. Mail, on the 3rd day of September, 2004 and attaches hereto, as a part of and incorporated herein, 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.

  
Property Owner/Agent Signature

SIGNED AND SWORN TO before me on 9/8/04 (date) by  
(name of affiant). He/she is personally known to me or has produced \_\_\_\_\_ (type of  
identification) as identification and who did take an oath.

  
Signature of Person Taking Acknowledgment

SEAL



Carol P. Vogel  
MY COMMISSION # DD244474 EXPIRES  
November 17, 2007  
BONDED THRU TROY FAIN INSURANCE, INC.

Carol Vogel  
Type Name

\_\_\_\_\_  
Title or Rank

My Commission Expires: 11/17/07

Commission No.: DD244474

Serial Number, if any

# WilsonMiller

New Directions in Planning, Design & Engineering

September 2, 2004

Dear Property Owner:

You are receiving the attached notice as a property owner either within or immediately adjacent to a portion of Lakewood Ranch. The area, known in Manatee County public records as the University Lakes Development of Regional Impact (DRI), is shown in a bold outline on the attached map. The University Lakes DRI is located within Lakewood Ranch.

Schroeder-Manatee is requesting that Manatee County approve a variety of changes to the currently approved General Development Plan (GDP) and DRI Map H for the University Lakes DRI. The significant changes of note are as follows:

- 1) Increase the project size by +/-1,804.7 acres – This acreage is located east of Lorraine Road and south of the Braden River. The majority of this acreage is located north of the proposed University Parkway extension. Proposed land uses within the additional acreage include:
  - Office and Commercial uses at the northeast corner of Lorraine Road and University Parkway intersection;
  - Single family residential uses throughout the acreage; and
  - A Swim & Tennis Center located in the central portion of the parcel.
- 1) Increases and Decreases in Commercial and Business/Office land uses – The request increases Regional Commercial square footage while simultaneously decreasing Neighborhood Commercial, Business/Office and Highway Commercial square footage and Hotel Rooms. **These changes are generally located in the Town Center and are proposed in order to meet market needs within the project. The attached map shows the general areas where the changes will take place.**
- 2) Change residential units from multi-family to single family – The request will decrease the approved number of multi family residential units by 292 and increase the approved number of single family dwelling units by 215. **The total number of residential units will decrease by 77 units with this application.**

**Any impacts or costs associated with the addition of property and the changes in the development mix must be borne by the Developer.**

Please feel free to call me at (813) 223-9500 if you have questions or would like additional information.

Sincerely,

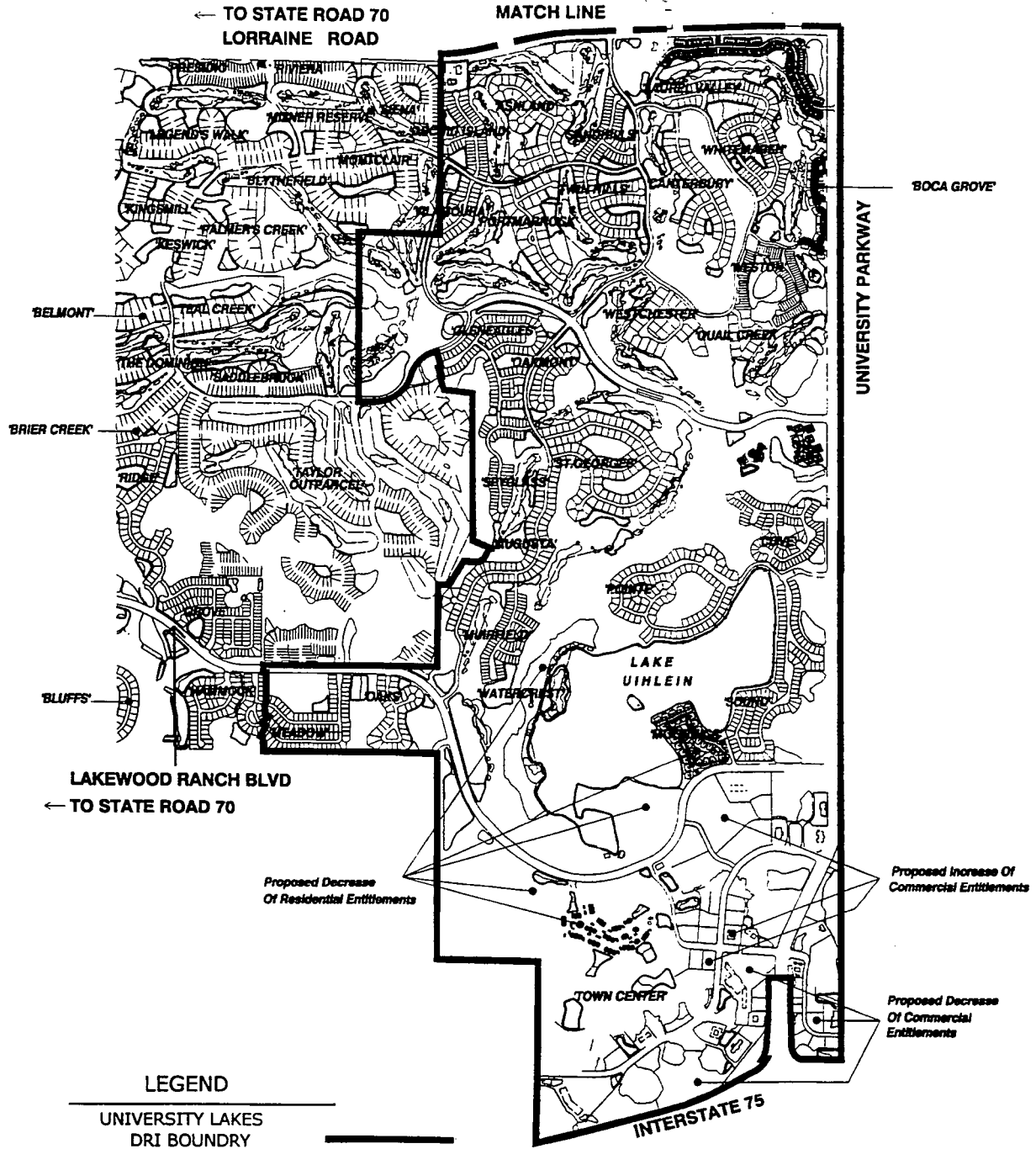
WilsonMiller, Inc.



Diane Chadwick, AICP  
Senior Project Manager

1,804.7 Acres Proposed To Be Added.  
Single Family Residential Land Uses Are  
Proposed, Except Where Noted.

PAGE 2



PROJECT: UNIVERSITY LAKES PAGE 1 OF 2

CLIENT: Schroeder - Manatee Ranch, Inc.

**WilsonMiller**

Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants

WilsonMiller, Inc.

Naples • Fort Myers • Sarasota • Bradenton • Tampa • Tallahassee

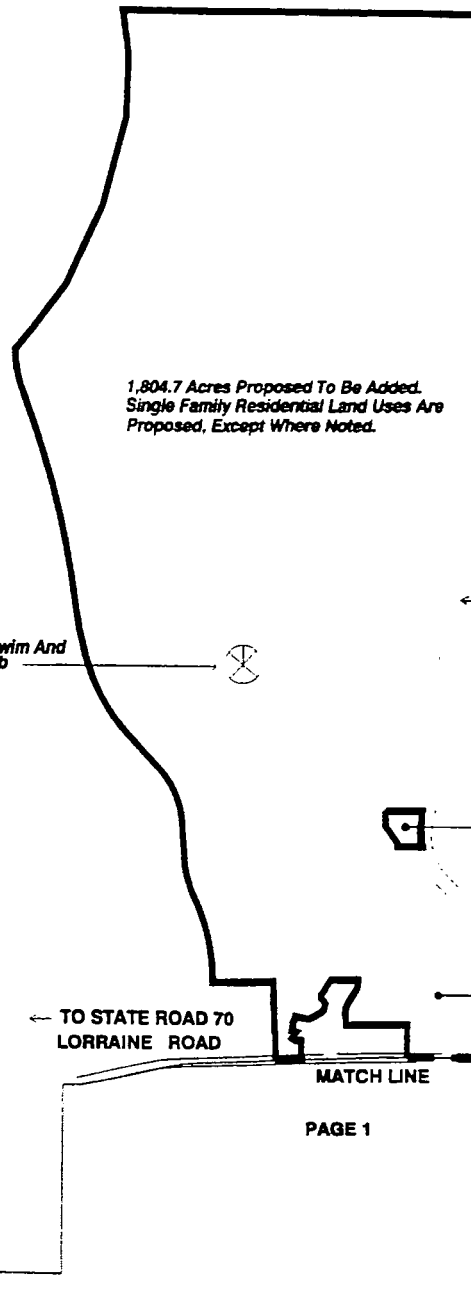
6900 Professional Parkway East, Suite 100 • Sarasota, Florida 34240-8414 • Phone 941-907-6900 • Fax 941-907-6910 • Web-Site www.wilsonmiller.com

WilsonMiller, Inc. - FL Lic# LC-000070  
WilsonMiller, Inc. - Certificate of Authorization #43

EMPNAME  
LICSENSNO.

SCALE:	DATE: 8/31/04
SEC: TWP: RGE:	REV NO: REV#
PROJECT NO. PROJ#	INDEX NO: INDEX#
DRWN BY/EMP NO. DRAWN	SHEET NO: 1 of 2





Proposed Swim And  
Tennis Club

Proposed  
University Parkway  
Extension

NOT INCLUDED

Proposed Office  
And Commercial  
Land Uses

TO STATE ROAD 70  
LORRAINE ROAD

MATCH LINE

PAGE 1

# LEGEND

UNIVERSITY LAKES  
DRI BOUNDARY

PROJECT: UNIVERSITY LAKES PAGE 2 OF 2

CLIENT: Schroeder - Manatee Ranch, Inc

# **WilsonMiller**

WilsonMiller, Inc. - P.L.L.C. 000000  
WilsonMiller, Inc. - Certificate of Authorization #43

Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants

WilsonMiller, Inc.

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6900 Professional Parkway East, Suite 100 • Sarasota, Florida 34240-8414 • Phone 941-907-6900 • Fax 941-907-6910 • Web-Site [www.wilsonmiller.com](http://www.wilsonmiller.com)

EMPNAME  
LICENSE NO.

SCALE:	DATE:	8/31/04
SEC. TWP. RGE.	REV. NO.	REV#
PROJECT NO.	PROJ#	INDEX NO.
DRAWN BY/EMP NO.	DRAWN	SHEET NO.
		2 OF 2

Date: September 2, 2004

Dear Adjacent Property Owner:

Re: **Application #: MANATEE COUNTY ORDINANCE 04-59 (DRI # 22)**

**Filed by: UNIVERSITY LAKES DRI PHASE III**

**Request: MANATEE COUNTY ORDINANCE 04-59 (DRI # 22)  
SCHROEDER-MANATEE RANCH, INC./UNIVERSITY LAKES**

Ordinance of the Board of County Commissioners of Manatee County, Florida, amending and restating a Development Order pursuant to Chapter 380, Florida Statutes, and a determination of whether the following changes constitute a Substantial Deviation to the University Lakes Development of Regional Impact (Ordinance 92-32 as amended): Revise the project boundary to add 1,804.7 acres east of Lorraine Road; Add ten access points for new internal roadways (Two along Lorraine Road and north of University Parkway, Eight along University Parkway and east of Lorraine Road); Increase single-family detached dwelling units by 350 in Phase III; Decrease single-family attached dwelling units by 135 in Phase III; Decrease multi-family dwelling units by 292 in Phase III; Increase General Commercial (Regional) Retail by 251,578 sq. ft. in Phase III; Decrease Neighborhood Commercial (Community) by 34,236 square feet in Phase I; Decrease Neighborhood Commercial (Community) by 31,143 sq. ft. in Phase II; Decrease Business Office by 58,323 sq. ft. in Phase III; Decrease General Commercial (Highway) Retail by 150,000 sq. ft. in Phase II; Decrease General Commercial (Highway) Hotel and Motel by 300 rooms in Phase II; Decrease General Commercial (Highway) Hotel and Motel by 85 rooms in Phase I; Increase residential acreage by 811.4 acres; Increase Community Commercial acreage by 31 acres; Increase open space acreage by 129.3 acres; Increase recreational acreage by 9.9 acres; Increase wetland acreage by 343.2 acres; Increase lake acreage by 277.4 acres; Increase right-of-way acreage by 202.5 acres; Change the labeling of cluster villa units (CV) to multi-family units (MF); Amend the name of the authorized agent from Tim Martin to Todd Pokrywa; Amend Tables 1 and 2 to reflect these changes; Amend Map H and the Development Order to reflect these changes; Amend Map H to allow Community, Highway, and Regional Commercial uses on a Community Commercial parcel west of the town center; Amend Map H to allow commercial uses in certain Business parcels; Amend the legal description to reflect the above referenced changes; Other minor amendments as necessary; Codifying and restating the existing Development Order for DRI #22; providing for severability, and an effective date. ( $\pm$  4,120.4 acres).

**Location:** The University Lakes DRI is northeast of the I-75 and University Parkway intersection and situated between the Cypress Banks DRI and the Lakewood Ranch Corporate Park DRI, south of SR 70, north of University Parkway, east of I-75 to the current boundary at Lorraine Road, and with this application extending the boundary three miles further to the east

**Application #: PDMU-92-01(Z)(G)(R10)**

**Filed by: UNIVERSITY LAKES DRI # 22 PHASE III**

**Request: PDMU-92-01(Z)(G)(R10) -  
SCHROEDER-MANATEE RANCH, INC./UNIVERSITY LAKES**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending and restating the Zoning Ordinance and General Development Plan for the University Lakes Development of Regional Impact to: Rezone  $\pm$  1,804.7 acres from A/WP-E/ST (General Agriculture, 1 dwelling unit

per 5 acres/Watershed Protection-Evers/Special Treatment Overlay District) to PDMU/WP-E/ST (Planned Development Mixed- Use/Watershed Protection-Evers/Special Treatment Overlay District); Revise the project boundary to add the  $\pm$  1,804.7 acres being rezoned; Add ten access points for new internal roadways (Two along Lorraine Road and north of University Parkway, Eight along University Parkway and east of Lorraine Road); Increase single-family detached dwelling units by 350 in Phase III; Decrease single-family attached dwelling units by 135 in Phase III; Decrease multi-family dwelling units by 292 in Phase III; Increase General Commercial (Regional) Retail by 251,578 sq. ft. in Phase III; Decrease Neighborhood Commercial (Community) by 34,236 square feet in Phase I; Decrease Neighborhood Commercial (Community) by 31,143 sq. ft. in Phase II; Decrease Business Office by 58,323 sq. ft. in Phase III; Decrease General Commercial (Highway) Retail by 150,000 sq. ft. in Phase II; Decrease General Commercial (Highway) Hotel and Motel by 300 rooms in Phase II; Decrease General Commercial (Highway) Hotel and Motel by 85 rooms in Phase I; Increase residential acreage by 811.4 acres; Increase Community Commercial acreage by 31 acres; Increase open space acreage by 129.3 acres; Increase recreational acreage by 9.9 acres; Increase wetland acreage by 343.2 acres; Increase lake acreage by 277.4 acres; Increase right-of-way acreage by 202.5 acres; Change the labeling of cluster villa units (CV) to multi-family units (MF); Amend the name of the authorized agent from Tim Martin to Todd Pokrywa; Amend Tables C and D to reflect these changes; Amend the General Development Plan to allow Community, Highway, and Regional Commercial uses on a Community Commercial parcel west of Market Street; Amend the General Development Plan to allow commercial uses in certain Business parcels; Amend the legal description to reflect the above referenced changes; Various other changes to the Zoning Ordinance including terminology, formatting, clarification changes; and to denote stipulations that have been complied with or requirements that have been completed. Codifying and restating the existing ordinance; providing for severability, and an effective date. ( $\pm$  4,120.4 acres).

**Location:**

The University Lakes DRI is northeast of the I-75 and University Parkway intersection and situated between the Cypress Banks DRI and the Lakewood Ranch Corporate Park DRI, south of SR 70, north of University Parkway, east of I-75 to the current boundary at Lorraine Road, and with this application extending the boundary three miles further to the east

**Legal Description:** (See Attached Map)

For more information please call:

**CASE PLANNER:** Laurie Suess **PHONE #** 941-749-3070 **EXT:** 6885

The **Manatee County Planning Commission** will hold a public hearing to consider this request and forward a recommendation to the Board of County Commissioners:

**Date:** September 23, 2004  
**Time:** 9:00 A.M.  
**Location:** Chambers of the Board of County Commissioners  
Manatee County Administrative Center, 1st Floor  
1112 Manatee Avenue West  
Bradenton, Florida 34205

The **Manatee County Board of County Commissioners** will hold a public hearing to consider and act upon the application:

**Date:** October 4, 2004  
**Time:** 9:00 A.M.  
**Location:** Chambers of the Board of County Commissioners  
Manatee County Administrative Center, 1st Floor  
1112 Manatee Avenue West  
Bradenton, Florida 34205

### **HEARINGS MAY BE CONTINUED FROM TIME TO TIME**

You and any other interested parties are invited to appear at these Hearings and express your opinions, subject to proper rules of conduct. Additionally, you may send comments to the Director of the Planning Department. These comments will be heard and considered by the Planning Commission and Board of County Commissioners and entered into the record. Please present your concerns to the Planning Commission in as much detail as possible. The issues identified at the Planning Commission public hearing will be the primary basis for the final decision by the Board of County Commissioners.

Rules of Procedure for these public hearings [Resolution 94-104(PC) and Resolution 94-90] are available for review or purchase, at cost, from the Planning Department.

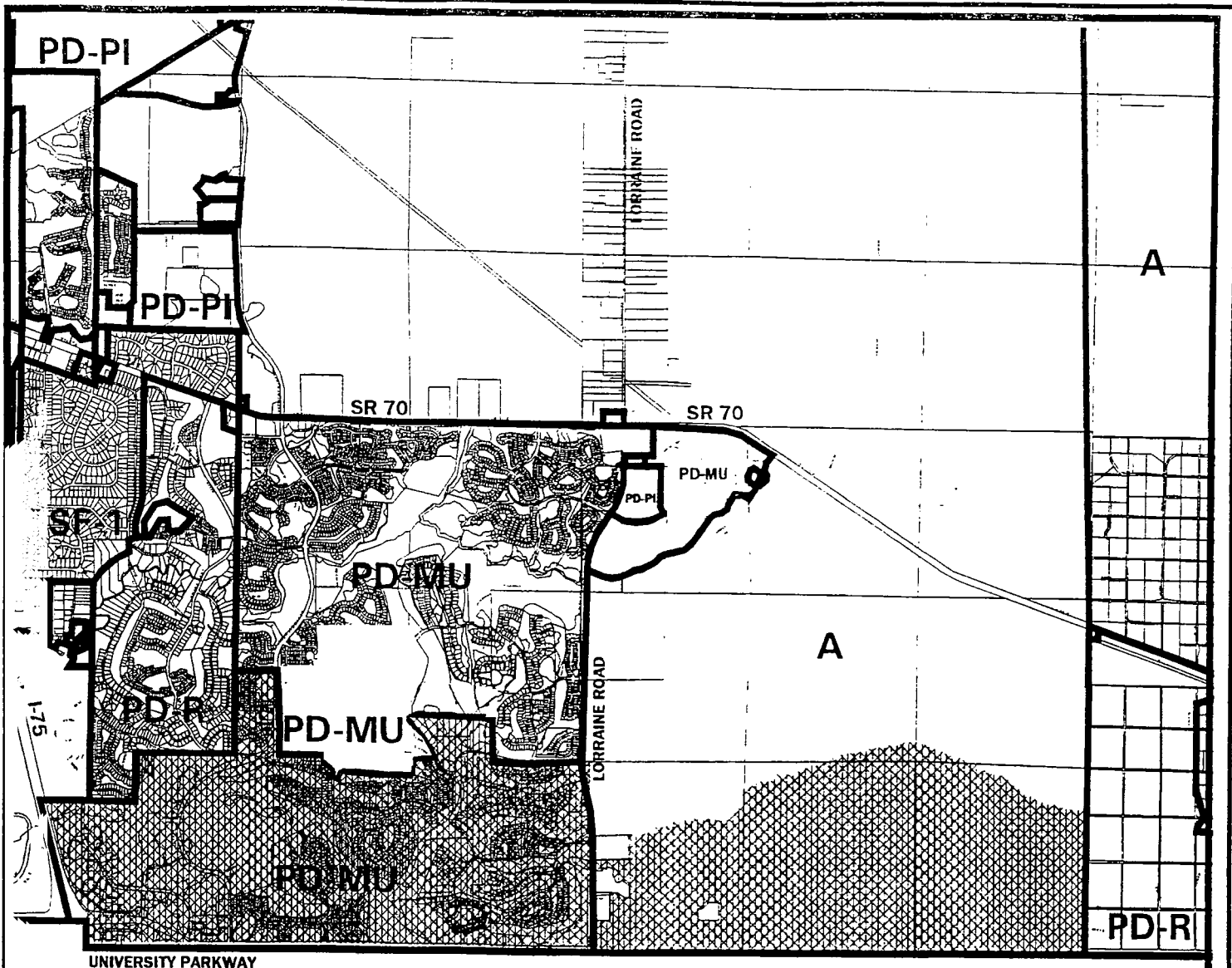
You may examine the Official Zoning Atlas, the application and related documents and may obtain assistance regarding this matter from the Manatee County Planning Department, 1112 Manatee Avenue West, 4th Floor, Bradenton, Florida; telephone number (941) 749-3070; fax number (941) 708-6157. Questions and comments can also be sent by e-mail to: [planning.agenda@co.manatee.fl.us](mailto:planning.agenda@co.manatee.fl.us).

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/Meeting will need a record of the proceedings, and for such purposes 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.

The Board of County Commissioners of Manatee County, Florida, 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, participation, employment, or treatment in its programs or activities. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act, should contact Kaycee Ellis at 742-5800; TDD ONLY 742-5802 and wait 60 seconds; FAX 745-3790.

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

**THIS NOTICE IS GIVEN PURSUANT TO MANATEE COUNTY ORDINANCE NO. 90-01, THE MANATEE COUNTY LAND DEVELOPMENT CODE, SECTION 502.5.3. THIS IS A NOTICE OF ESTABLISHMENT OR CHANGE OF A REGULATION AFFECTING THE USE OF LAND IN UNINCORPORATED MANATEE COUNTY.**



UNIVERSITY PARKWAY

SARASOTA COUNTY

**Project Number:** PDMU-92-01(G)(R10)

**Tax I.D.:** (SEE ATTACHED LIST IN APPLICATION FILE)

**Proposed Use:** REVISE PROJECT BOUNDARIES, INCREASE (RESIDENTIAL, COMMERCIAL

**Proposed Zoning:** PDMU/WP-E/ST

RECREATIONAL, OPEN SPACES) ACRES

**Existing Zoning:** A/WP-E/ST, PD-MU/WP-E/ST

AMEND DEVELOPMENT SCHEDULES,

**Existing FLUC:** RES-1, AG-R, MU

AMEND MAP H. AND GDP

Ordinance 04-59

**Flood Zone:** A,X

**Floodway:** NO

**Acreage:** 4120.4 (2315.7 + 1804.7)

**Drainage Basin:** COOPER CREEK, MYAKKA, UPPER BRADEN R

**Commissioner:** Jonathan Bruce

**Map Prepared:** June 07, 2004

**Requested By:** SCHROEDER-MANATEE-RANCH, INC.

**Section:** 0,27,30,31,32,33,34,35,36 Township: 0,35 Range: 0,19

## Manatee County Zoning Staff Report Map

1 inch = 4700'

### Overlays:

ST, AI, HA, WR, RV, ST  
Watershed: , WP-E  
Coastal Hazard: Not Available  
Special Areas: GW  
State? NO  
Coastal High Hazard Line

## Address List Verification Report

5884633709	1516656 ONTARIO LIMITED	1815 PINE SKIN CT	MISSISSAUGA, ONTARIO	L5L 2Y2	CANADA
588500259	151 NATIONAL BANK & TRUST AS C	TUTTLE, CARL R II	TUTTLE, JULIANNE L	522 PIEDMONT DR	WESTFIELD, IN 46074
587911379	A C M REALTY GROUP INC	1902 S MACDILL AVE	TAMPA, FL 33629		
588411900	AARON, CAROL I	AARON, CAROL I REVOCABLE TRUST	8123 WATERVIEW BLVD	BRADENTON, FL 34202	
587635301	ABBOTT, STEWART A	ABBOTT, PATTY J	6661 WINDJAMMER PL	BRADENTON, FL 34202	
588439554	ABDULLA, ABUL B	ABDULLA, SANDRA L	7634 PARTRIDGE STREET CIR	BRADENTON, FL 34202	
588405555	ABRAMS, CHARLES	ABRAMS, NATALIE	7982 ROYAL BIRKDALE CIR	BRADENTON, FL 34202-4028	
587657059	ABRAMS, JONATHAN F	8403 WHISPERS WOODS CT	BRADENTON, FL 34202		
588496259	ABRAMS, TED C	ABRAMS, PENNY K	9615 ROYAL CALCUTA PL	BRADENTON, FL 34202	
588437459	ABREU, RAYMOND	ABREU, ELIZABETH V	13511 MONTCLAIR PL	BRADENTON, FL 34202	
588476609	ACKERMAN, LOUIS	ACKERMAN, MAVIS	8032 WATERVIEW BLVD	BRADENTON, FL 34202	
588462009	ADAIR, ROBIN G	ADAIR, ELAINE K	7142 SANDHILLS PL	BRADENTON, FL 34202	
588465259	ADAMS, JIFAN I	ADAMS, JENNY DIAN	B HARTFORD ST	BRADENTON, FL 34202	
584174959	ADAMSON, PAUL J	ADAMSON, PATRICIA J	8164 NATURES WAY 1617	BRADENTON, FL 34202	
588478009	ADLER, MARK A	ADLER, JEAN J	7402 LOBLOLLY BAY TRL	BRADENTON, FL 34202	
588455809	AHEARN, JOYCE I	6715 PEBBLE BEACH WAY	7115 SANDHILLS PL	BRADENTON, FL 34202	
588494609	AHMAD, SYAMALA B	AHMAD, SYAMALA R TRUST U/A DTD	BRADENTON, FL 34202		
584175059	AHMARA, BRUC	AHMARA, KAREN	2686 JESSICA LN	PORTAGE, MI 49024	
588476909	AKEMAN, FDMIN J	AKEMAN, LINDA	7336 LOBLOLLY BAY TRL	BRADENTON, FL 34202	
587635659	ALBANI, RICHARD C	ALBANI, LINDA HUDES	7166 SANDHILLS PL	BRADENTON, FL 34202	
588491859	ALBERTS, SAMUEL M	ALBERTS, DAVID M	9807 OLD HYDE PARK PL	BRADENTON, FL 34202	
588466859	ALBERTS, SAMUEL M	7146 BOCA GROVE PL	ALBERTS, TERESA A	14118 LINDEN DR	
584173809	ALEXANDER, GEORGE JR	PO BOX 831	UNIT 202	BRADENTON, FL 34202	
588501159	AIREF, RONALD A	CALLAHAN, SUSAN F	AURORA, IL 60507		
587657909	ALLEN, GERALD S	CALLAHAN, ELIZABETH F	6713 99TH ST E	123 OLD CARRIAGE RD	WATSFIELD, VT 05673
588473359	ALLEN, HERMAN D	ALLEN, LUCILE K	8216 CHAMPIONSHIP CT	BRADENTON, FL 34202	
588469359	ALLISON, DAVID E	ALLEN, SALLY A	7004 BEECHMONT TER	BRADENTON, FL 34202	
588402800	ALMCRAVITZ, JOHN W	ALLISON, GINA D	8316 IDLEWOOD CT	BRADENTON, FL 34202	
588482859	ALVAREZ, JORGE E	ALVAREZ, HELEN C	7214 ASHLAND GLN	BRADENTON, FL 34202	
588447109	ALVAREZ, WILSON	ALVAREZ, GRISEL	C/O BILL RINGER	BRADENTON, FL 34202	
588447159	ALVAREZ, WILSON	ALVAREZ, DAIHANNA V	C/O BILL RINGER	P O BOX 8540	STOCKTON, CA 95208
588420950	AMATO, MICHAEL A	ALVAREZ, DAIHANNA	2 BALLYMOSS LN	PO BOX 8540	STOCKTON, CA 95208
588487109	AMBROSIO, CHARLES M	AMATO, SHAUN M	1030 LIVE OAK CIR	WESTON, CT 06883	
588415604	AMSTUTZ, CHARLES D	AMBROSIO, ANTOINETTE R	6553 THE MASTERS AVE	PORT CHARLOTTE, FL 33948	
588431155	ANDA, CORINNE	AMSTUTZ, KAREN LEE	198 OLD WICK LANE	BRADENTON, FL 34202	
584177209	ANDERSON, J NORMAN	ANDA, CORINNE REVOCABLE LIVING	10922 BULLRUSH TERRACE	INVERNESS, IL 60067	
588464059	ANDERSON, KENNETH E	ANDERSON, KATHLEEN J	5318 HIDDEN PINES CT	BRADENTON, FL 34202	
588442559	ANDERSON-BOYER, CHRISTINE L	ANDERSON, SALLY J	8415 SAILING LOOP	BRIGHTON, MI 48116	
584187609	ANISSI, DARUSHE B	BOYER, THOM S	7420 ARROWHEAD RUN	BRADENTON, FL 34202	
588483609	ANOLFO, MICHAEL C	ANISSI, FERESHTEH SHERI	7141 ASHLAND GLN	BRADENTON, FL 34202	
587653859	APATOW, STEVEN C	ANOLFO, LINDA E	9907 OLD HYDE PARK PL	BRADENTON, FL 34202	
588467259	APICE, GEORGE	APATOW, NANCY	85 WOODSTOCK LN	BRADENTON, FL 34202	
587208659	APOTOS, NICHOLAS D	APICE, LORNA	11502 PIMPERNEL DR	CRANSTON, RI 02920	
588421305	APPLEDRN, DONALD A	ZULLO-APOTOS, TARA A	6563 OAKLAND HILLS DR	BRADENTON, FL 34202	
587207609	APPLEGATE, NORMAN	APPLEDRN, CHARLOTTE E	7228 SPOONFLOWER CT	BRADENTON, FL 34202	
588413807	AQUASANTA, NICOLA B	APPLEGATE, CHERYL DYER	8438 IDLEWOOD COURT	BRADENTON, FL 34202	
588480959	ARABIBAR, RICHARD	AQUASANTA, ANNA L	6611 THE MASTERS AVENUE	BRADENTON, FL 34202	
588414003	ARBuckle, LARRY K	ARABIBAR, JULIE B	1119 W HARRY	BRADENTON, FL 34202	
588450909	ARGO, JOHN W	ARBuckle, SALLY S	11331 MONTICELLO	ANDOVER, KS 67002	
588474609	ARMSTRONG, RICHARD R	ARGO, ROSE E	7171 BOCA GROVE PLACE	WESTCHESTER, IL 60154	
588447809	ARMSTRONG, THOMAS L	ARMSTRONG, BARBARA L	6946 WESTCHESTER CIR	#104	BRADENTON, FL 34202
588409409	ARTEAGA, JAVIER	ARMSTRONG, GLENDA R	8408 MISTY MORNING CT	BRADENTON, FL 34202	
588403154	ARVANITIS, DEAN	ARTEAGA, ARACELI	6626 WATERS EDGE WAY	BRADENTON, FL 34202	
588473109	ASH, LAUREN	ARVANITIS, DEBORAH C	BRADENTON, FL 34202	BRADENTON, FL 34202	
587911319	ASHLAND PARTNERS LLC	7226 ASHLAND GLEN	BRADENTON, FL 34202		
588416206	ASRF ENTERPRISES INC	6606 THE MASTERS AVE	BRADENTON, FL 34202		

588487159	ASTORE, PASQUAL T	ASTORE, JON A	ASTORE, DONNA M	6943 WINNERS CIR	BRADENTON, FL 34202
584172859	ATCHELY, ALAN L	11106 WATER LILY WAY	BRADENTON, FL 34202		
584172809	ATTWOOD, JAMES	ATTWOOD, KIM	11100 WATER LILY WAY	BRADENTON, FL 34202	
584172559	AUGHEY, ARTHUR C	AUGHEY, RITA M	11004 WATER LILY WAY	BRADENTON, FL 34202	
587635053	AUSTIN, DARELL	AUSTIN, QUINN R	7654 PARTRIDGE STREET CIR	BRADENTON, FL 34202	
587657509	AUSTIN, RUSSELL M	AUSTIN, WENDY M	9608 ROYAL CALCUTTA PL	BRADENTON, FL 34202	
588472209	AVOLIO, DONALD R	AVOLIO, SUZANN L	8215 CHAMPIONSHIP CT	BRADENTON, FL 34202-6708	
584177759	AXLEY, JOHN H 111	AXLEY, KATHY S	11014 BULLRUSH TERR	BRADENTON, FL 34202	
588419903	AYERS, STEPHEN V	AYERS, SANDRA M	6938 WOODMORE TER	7923 ROYAL BIRKDALE CIR	BRADENTON, FL 34202
588451909	AYVAZIAN, VAHAN R	AYVAZIAN, GERALDINE M	7163 BOCA GROVE PL 204	BRADENTON, FL 34202	
588474409	AZEL, AGUSTIN M	AZEL, KATHY H	BRADENTON, FL 34202		
588414409	BACKES, VERNON C	8453 IDLEWOOD CT	7803 MATHERN CT	BRADENTON, FL 34202	
588482109	BAILEY, STEVEN E	ALBERTI-BAILEY, JANET	PO BOX 1827	31311	SAUDI ARABIA
588482559	BAISE, GEORGE R JR	BAISE, SUSAN M	11007 STAR RUSH PL	BRADENTON, FL 34202	
584172259	BAKAN, VICTOR I	BAKAN, NORMA A	8466 IDLEWOOD COURT	BRADENTON, FL 34202	
588416800	BAKER, JAMES R	BAKER, PAMELA M	6522 THE MASTERS AVE	BRADENTON, FL 34202	
588410001	BAIDAU, RICHARD S	BALDAU, VIRGINIA B	8413 MISTY MORNING CT	BRADENTON, FL 34202	
588423657	BAIDWIN, JON I	BAUDWIN, DIANE M	6740 THE MASTERS AVE	BRADENTON, FL 34202	
588434159	BAIL, BARBARA	BALL, BARBARA E REVOCABLE TRUS	7709 US OPEN LP	BRADENTON, FL 34202	
588413757	BAIL, ROBERT F	BALL, LINDA	8434 IDLEWOOD CT	BRADENTON, FL 34202	
588449959	BAITFRINI-KOEHM, ADLE C	KOEHN, CHRISTOPHER J	59 MERRIMAC DR	TUMBULL, CT 06611	
588402453	BAILOS, CONSTANTINE J	8317 IDLEWOOD CT	BRADENTON, FL 34202		
588479309	BALMER, EDWARD	BALMER, JUDITH	7016 TWIN HILLS TER	BRADENTON, FL 34202	
588490809	BARADA, WILLIAM F	BARADA, NORMA L	7115 BOCA GROVE PL 102	BRADENTON, FL 34202	
588441105	BARBARITO, FRANK	BARBARITO, KAREN	7917 ROYAL QUEENSLAND WAY	BRADENTON, FL 34202	
587653909	BARBARO, PAUL G	BARBARO, MARGARET C	9911 OLD HYDE PARK PL	BRADENTON, FL 34202	
588421156	BARBARO, KONTRIA S	6611 OKLAND HILLS DR	BRADENTON, IL 34202		
584176159	BARBOTIN, PHILIPPE M	880 MANDALAY AVE N703	CLEARWATER, FL 33767	BRADENTON, FL 34202	
587643800	BARDWELL, J STUART	BARDWELL, HILARY M	7970 ROYAL BIRKDALE CIR	BRADENTON, FL 34202	
587208159	BARLEY, KEVIN	BARLEY, TERRI	7535 RIVER CLUB BLVD	BRADENTON, FL 34202	
588432450	BARNARD, ANDREW S	BARNARD, MARK-ALLEN W	11511 PIMPERNEL DR	BRADENTON, FL 34202	
588454359	BARNES, JAY R	BARNES, JOANNE M	7817 TROON CT	BRADENTON, FL 34202	
588463409	BARNETT, SHARON	BARON, SANDRA	BRADENTON, FL 34202		
587649509	BARONE, FRANK L	BARONE, ADELE E	7142 WHITEMARSH CIR	BRADENTON, FL 34202	
588450109	BARR, KENNETH R	8330 TARTAN FIELDS CIR	7517 COVENTRY COURT	BRADENTON, FL 34202	
588456859	BARRETT, ARETHA	6601 PEBBLE BEACH WAY	BRADENTON, FL 34202		
588466409	BARROWS, RICHARD H JR	BARROWS, GRETCHEN K	7555 TURK RD	OTTAWA LAKE, MI 49267	
588451209	BARRY, JAMES A	BARRY, JANET	6937 WOODMORE TER	BRADENTON, FL 34202	
588451109	BARRY, PATRICK J	BARRY, PATRICIA A	6945 WOODMORE TER	BRADENTON, FL 34202	
587655709	BARTENS, WILLIAM M	BARTENS, JACQUELINE L	7648 HARRINGTON LN	BRADENTON, FL 34202	
588493259	BARTON, BYRON	7256 ORCHID ISLAND PL	BRADENTON, FL 34202		
588491909	BARTON, MARK R	BARTON, MARTHA A	45 BENITY CIR	LANCASTER, NY 14086	
588434308	BASURCO, JOSE L JR	7715 US OPEN LOOP	BRADENTON, FL 34202		
588425306	BASURCO, JOSE LUIS	BASURCO, TERESA	6819 BAY HILL DRIVE	BRADENTON, FL 34202	
587644808	BATEN, CHARLES A	BATEM, KAREN S	10623 CHEVAL PL	BRADENTON, FL 34202	
588426106	BATTACHARJEE, MANOJ M	BHATTACHARYA, SANDHYA	7707 BRITISH OPEN WAY	BRADENTON, FL 34202	
588488509	BAUER, DANA J	BAUER, J VANCE	7707 BRITISH OPEN WAY	7026 VILAMOURA PL	BRADENTON, FL 34202
588452409	BAUMANN, JOHN P	BAUMANN, PAULINE K	7022 WOODMORE TER	BRADENTON, FL 34202	
588405753	BAUSLAUGH, DELL M	8351 WHISPERING WOODS COURT	BRADENTON, FL 34202		
588447559	BAXENDALE, DENNIS L	BAXENDALE, VIRGINIA A	6967 WESTCHESTER CIR	BRADENTON, FL 34202	
588478709	BAXTER, DAVID E	BAXTER, NANCY J	7035 TWIN HILLS TER	BRADENTON, FL 34202	
588477959	BAXTER, ROBERT I	BAXTER, MADELINE T	7119 SANDHILLS PL	BRADENTON, FL 34202	
588405654	BEALS, CYNTHIA M	8359 WHISPERING WOODS CT	BRADENTON, FL 34202		
588481519	BECHTOLD, RICHARD A	BECHTOLD, MARGARET A	7028 PORTMARNOCK PL	BRADENTON, FL 34202	
588460359	BECK, RUTH H	BECK, RUTH H REVOC LIVING TRUS	7634 DESERT INN WAY	BRADENTON, FL 34202	
588412403	BEDDINGFIELD, JAMES O	BEDDINGFIELD, GLORIA M	6639 WINDJAMMER PL	BRADENTON, FL 34202	
588475859	BELIVEAU, PAUL R	BELIVEAU, GAIL H	7122 SANDHILLS PL	BRADENTON, FL 34202	
587634700	BELL, M HERMAN	BELL, GENETH H	7615 PARTRIDGE STREET CIR	BRADENTON, FL 34202	

5884.74059	BENDERSON DEVELOPMENT COMPANY	570 DELAWARE AVENUE	BUFFALO, NY 14202	
5884.76059	BENNETT, SHIRLEY L	7916 GUNTREE GLN	BRADENTON, FL 34202	
5884.25553	BENNINGHOVE, RICHARD	7716 LATROBE CT	BRADENTON, FL 34202	
584188459	BENTZ, TERRY E	7341 ARROWHEAD RUN	BRADENTON, FL 34202	
5884.91609	BERARDO, MICHAEL ANGELO	2541 CROFTON CT	BRADENTON, FL 34202	
5884.69209	BERCAV, JOHN A	7027 BEECHMONT TERR	SUWANEE, GA 30024	
5884.66709	BERGER, LILLIAN H	7146 BOCA GROVE PL 101	BRADENTON, FL 34202	
5884.90359	BERGER, THOMAS J	7053 WHITEMARSH CIR	BRADENTON, FL 34202	
5884.64459	BERLINER, MELVYN	8470 IDLEWOOD CT	BRADENTON, FL 34202	
5884.27252	BERLINGHOFF, DONALD J	7066 TWIN HILLS TER	BRADENTON, FL 34202	
5884.80509	BERNABE, FLORINIO H	8423 SAILING LOOP	BRADENTON, FL 34202	
5884.2659	BERRIDGE, GEORGE V	7617 DESERT INN WAY	BRADENTON, FL 34202	
5884.60909	BERRIOS, HECTOR J	BRADENTON, FL 34202	BRADENTON, FL 34202	
587.6535608	BERRY, PRISCILLA S	6646 WINDJAMMER PL	BRADENTON, FL 34202	
5884.11454	BERTGES, JOHN C	7626 DESERT INN WAY	BRADENTON, FL 34202	
5884.60459	BERKE, JOHN L	8023 ROYAL BIRDALE CIRCLE	BRADENTON, FL 34202	
5884.19457	BERTZ, EDWARD J	11012 STAR RUSH PL	BRADENTON, FL 34202	
584.174309	BEST, JAMES M	BRADENTON, FL 34202	BRADENTON, FL 34202	
5884.21354	BEST, KATHERINE	BETHIA, MARGARET SUE-ANN TRUST	N14W30218 HIGH RIDGE ROAD	PEMAUKEE, WI 53072
5884.26205	BETHIA, SAMUEL F	BETOURNEY REALTY TRUST	8326 WHISPERING WOODS CT	BRADENTON, FL 34202
5884.06454	BETOURNEY, WILLIAM E	10808 WATER LILY WAY	BRADENTON, FL 34202	
584.187959	BIEL, CHRISTY TRUST	7059 TWIN HILLS TER	BRADENTON, FL 34202	
5884.78409	BIFI, KENNETH W	BILLINGS, ELIZABETH L TRUST DT	2203 WOODFIELD RD	OKENOS, MI 48864
5884.65309	BILLINGS, ELIZABETH L	7928 TREESDALE GLEN	BRADENTON, FL 34202-2599	
5884.79809	BINDRIM, JOHN J	BRADENTON, FL 34202		
584.188009	BINGEN, MARCOT	7043 VILAMOURA PL	BRADENTON, FL 34202	
5884.57409	BISHOP, CYNTHIA	10163 CHERRY HILLS AVENUE CIR	BRADENTON, FL 34202	
584.188209	BISHOP, LARRY W	6847 BAY HILL DRIVE	BRADENTON, FL 34202	
5884.84159	BISHOP, ROBERT E	7016 WHITEMARSH CIR	BRADENTON, FL 34202	
5884.89109	BISHOP, THOMAS C	6663 PEBBLE BEACH WAY	BRADENTON, FL 34202	
587.6533801	BLACK, JOHN G	7913 ROYAL QUEENSLAND WAY	BRADENTON, FL 34202	
5884.24952	BLAKELY, BARRY H	GREENWICH, CT 06831	BRADENTON, FL 34202	
5884.61959	BLEAKLEY, THOMAS H	6515 WINDJAMMER PL	BRADENTON, FL 34202	
5884.56109	BLOCK, VICTOR	8442 IDLEWOOD COURT	BRADENTON, FL 34202	
5884.19705	BLOMQUIST, JAMES L	7135 BEECHMONT TER	BRADENTON, FL 34202	
5884.95759	BLOSSOM LLC	239 PINEY HILL	OAKLAND, MI 48363	
5884.36451	BOCCANFUSO, ANTHONY J	13502 MONTCLAIR PL	BRADENTON, FL 34202	
5884.13856	BOHAN, RICHARD W	7163 BOCA GROVE PL 102	BRADENTON, FL 34202	
5884.68109	BOKACH, PETER M	7042 VILAMOURA PL	BRADENTON, FL 34202	
5884.83109	BONNER, JOHN E	10912 BULLRUSH TERRACE	BRADENTON, FL 34202	
5884.95809	BONOCORE, ANTHONY J	C/O ROSE JENKINS	LOCUST VALLEY, NY 11560	
5884.74109	BORNSTEIN, JOSEPH P	PO BOX 2168	1103 FLORIDA AVE STE 4	PALM HARBOR, FL 34683
5884.88309	BOTSFORD, JEFFREY P	7232 SPOONFLOWER CT	ANNA MARIA, FL 34216	
5884.11702	BOTTONE, ANTHONY C	TURBO	BRADENTON, FL 34202	
5884.60759	BOUGNIART, LUC ALFRED	6627 THE MASTERS AVE	BRADENTON, FL 34202	
5884.02107	BOWES, ROBERT W	BOYE REVOCABLE LIVING TRUST DT	6631 WATERS EDGE WAY	
587.207559	BOWMAN, DONALD R	7003 WOODMORE TER	BRADENTON, FL 34202	
5884.35602	BOUNESS, RICHARD	8800 SR 70 E	BRADENTON, FL 34202	
5884.02057	BOYD, JAMES M	BRADENTON, FL 34202	BRADENTON, FL 34202	
5884.02057	BOYE, WILHELM	BRADENTON, FL 34202	BRADENTON, FL 34202	
5884.1009	BOYLE, AUSTIN M	7611 BROOMSEEDGE CT	BRADENTON, FL 34202	
587.915009	BRADEN RIVER FIRE CONTROL AND	6581 WATERS EDGE WAY	BRADENTON, FL 34202	
5884.41006	BRADENTON LAND LLC	7415 ARROWHEAD RUN	BRADENTON, FL 34202	
587.915559	BRADENTON WILDEWOOD LLC	8321 IDLEWOOD CT	BRADENTON, FL 34202	
584.177559	BRADSHAW, HAROLD O	BRADENTON, FL 34202	BRADENTON, FL 34202	
5884.08203	BRADY, MAURICE W	BRADENTON, FL 34202	BRADENTON, FL 34202	
584.188709	BRADY, THADDEUS A	BRADENTON, FL 34202	BRADENTON, FL 34202	
5884.02404	BRANAGAN, JENNIE C	BRADENTON, FL 34202	BRADENTON, FL 34202	
5884.47209	BRANDENBURG, NANCY L	BRADENTON, FL 34202	BRADENTON, FL 34202	





588419259	CALIENDO, ALFRED L	CALIENDO, SANDRA M	8039 ROYAL BIRKDALE CIRCLE	BRADENTON, FL 34202
588451309	CALVIELLO, JOSEPH J	6927 WOODMORE TER	BRADENTON, FL 34202	
588466359	CAMBRIA, TAMMY F	HOFFMANN, IRENE A	7061 WHITEMARSH CIR	BRADENTON, FL 34202
587655759	CAMIRE, DAVID J	CAMIRE, LAURA B	7644 HARRINGTON LN	BRADENTON, FL 34202
5884446109	CAMMARANO, LINDA N	CAMMARANO, LINDA LIVING TRUST	8338 SAILING LOOP	BRADENTON, FL 34202
588479009	CAMPBELL, CHARLES M I	CAMPBELL, SHARON K	7011 TWIN HILLS TER	BRADENTON, FL 34202
588491709	CAMPBELL, IRVIN D	CAMPBELL, INGRID C	6550 HAWKINS RD	SARASOTA, FL 34241
588493309	CAMPBELL, WALKER E JR	CAMPBELL, GARNETT B	7257 ORCHID ISLAND PL	BRADENTON, FL 34202
588502509	CAMPBELL, WILLIAM R	CAMPBELL, JANICE L	14 POINT N	SALEM, SC 29676
588449459	CANCEMI, MATTHEW A	BAEZ, MARIA E	79-01 35TH AVE 6G	JACKSON HEIGHTS, NY 11372
588488109	CAPPAS, PETER J	CAPPAS, LYDIA	3526 FAIRPOAKS LN	LONGBOAT KEY, FL 34228
588477509	CARBABIA, RONALD D	CARBABIA, JOSEPHINE V	2277 KNOLLWOOD AVE	POLAND, OH 44514-1523
588450009	CARIONI, LUCY A	8322 TARTAN FIELDS CIR	BRADENTON, FL 34202	
588490559	CARLIST, KAYE R	7107 BOCA GROVE PL 201	BRADENTON, FL 34202	
587645357	CARNEVALE, JANE	7420 PINE VALLEY ST	BRADENTON, FL 34202	
588409458	CARR, DAVID	JACKSON, LORI	8412 MISTY MORNING CT	BRADENTON, FL 34202
588456909	CARR, DONALD I	WEBB, POLLY	6620 PEBBLE BEACH WAY	BRADENTON, FL 34202
588418954	CARR, DONALD L	WEBB, POLLY	6620 PEBBLE BEACH WAY	BRADENTON, FL 34202
588412106	CARR, FRID M	4407 24TH AVE E	PALMETTO, FL 34221	
588456059	CARR, WILLIAM J	CARR, BEVERLY D	1310 ANDERS RD	LANSDALE, PA 19446
588455909	CARTER, JAMES K	CARTER, MARTHA K	6705 PEBBLE BEACH WAY	BRADENTON, FL 34202
588475109	CARTIER, ROBERT M JR	CARTIER, LUCILLE S	8307 CHAMIONSHP CT	BRADENTON, FL 34202-0593
588490959	CARTWRIGHT, JAN	CARTWRIGHT, MARGARET	7115 BOCA GROVE PL 201	BRADENTON, FL 34202
588465009	CARUSO, PETER S	CARUSO, JUDITH M	4572 S PACKARD AVE	CUDAHY, WI 53110
588432559	CARY, ROBERT K JR	CARY REVOCABLE TRUST DTD 9/19/	7809 TROON CT	BRADENTON, FL 34202
587655059	CASANOVA, WILLIAM A	CASANOVA, SUSAN L	7625 HARRINGTON LN	BRADENTON, FL 34202
588409656	CASAS, RAUL E	CASAS, LILIA A	8428 MISTY MORNING CT	BRADENTON, FL 34202
588406355	CATALINI, JAMES A	CATALINI, D EMMA	P O BOX 453	NORWOOD, MA 02062
584187259	CATHEY, BENJAMIN A	CATHEY, LISA DEVERE	7340 ARROWHEAD RUN	BRADENTON, FL 34202
588433706	CAUCHI, RAYMOND J	CAUCHI, JANET A	7710 US OPEN LOOP	BRADENTON, FL 34202
588452109	CAUDULLO, JANE	CAUDULLO, SALVATORE	CAUDULLO FAMILY REVOCABLE TRUS	6954 WOODMORE TER
588444559	CAUTHEN, WILLIE J	CAUTHEN, PEGGY S	8456 SAILING LOOP	BRADENTON, FL 34202
588481259	CEDENO, ROGER	CEDENO, THAIS	7004 PORTMARNOCK PL	BRADENTON, FL 34202
588418400	CENDANT MOBILITY FINANCIAL COR	40 APPLE RIDGE	DANBURY, CT 06810	
588439059	CENDANT MOBILITY FINANCIAL COR	40 APPLE RIDGE	DANBURY, CT 06810	
588443259	CESA, TIITO	4288 CLUBVIEW DR	BURLINGTON ONTARIO	
588480869	CHADWICK, TABER J	DOCKERY, CELESTE D	1240 HILLVIEW DR	L7M 4X1
588431353	CHAMBERLIN, BARBARA T	CHAMBERLIN, BARBARA T DECLARAT	1866 LUDGATE CT	SARASOTA, FL 34239
588416453	CHAMPION, JAN	CHAMPION, DEBORAH L	6556 THE MASTERS AVE	ROCHESTER HILLS, MI 48309
588411751	CHANCELLOR, HILTON S	CHANCELLOR, KAREN M	8111 WATERVIEW BLVD	BRADENTON, FL 34202
588462259	CHANG, HSIN TING	CHANG, LIN HUEI YI	7040 WHITE MARSH CIR	BRADENTON, FL 34202-8962
588462459	CHANG, SUK J	CHANG, BODUCK	3611 BREEZY POINT DR	OKEMOS, MI 48864
588455959	CHARNY, MARK J	CHARNY, ELAINE M	6701 PEBBLE BEACH WAY	BRADENTON, FL 34202-2578
587654007	CERRY, MARION L	CERRY, MARGARET H	10152 CHERRY HILLS AVENUE CIR	BRADENTON, FL 34202
588459259	CHESENR, MURIEL D	CHESENR, MURIEL D REV TRUST	7752 US OPEN LOOP	BRADENTON, FL 34202
588449709	CHILDS, MONTGOMERY R	CHILDS, DONNA SHELTON	CHILDS FAMILY 2001 REVOCABLE T	7042 FOUR SEASONS CIR
588463759	CHOATE, DALE E	CHOATE, NANCY	2604 LARCHMONT PL	MOUNT LAUREL, NJ 08054
588419804	CHOI, DAE S	CHOI, YOUN S &	7905 ROYAL QUEENSLAND WAY	BRADENTON, FL 34202
588440701	CHOLLISH, DANIEL W	CHOLLISH, KATHLEEN L	7939 ROYAL BIRKDALE CIR	BRADENTON, FL 34202
588450509	CHONOTOS, CHARLES F	CHONOTOS, EVA H	7049 WOODMORE TER	BRADENTON, FL 34202
588416057	CHORNY, GREGORY BRIAN	12 ALM CT	AURORA, ONTARIO	L4G 6W8
587207059	CHRISTENSEN, BRIAN A	CHRISTENSEN, NATALIE B	11530 WATER POPPY TER	BRADENTON, FL 34202
588469559	CHRISTIANSEN, SCOTT R	CHRISTIANSEN, TERESA L	7020 BEECHMONT TER	BRADENTON, FL 34202
588461209	CHRISTOFER, BARBARA J	CHRISTOFER, BARBARA J 2002 TRU	4 SADDLE XING	AVON, CT 06001
588436550	CHRISTOPHER, RICHARD J	CHRISTOPHER, JOANNE M	6507 WINDJAMMER PL	BRADENTON, FL 34202
587655209	CIARAVINO, FRANK	CIARAVINO, VICTORIA M	7641 HARRINGTON LN	BRADENTON, FL 34202
588427807	CLAPP, PATRICIA	CLAPP, JOHN	8495 IDLEWOOD CT	

587657759	CLEMENS, KIRT A	CLEMENS, DIANA	9424 ROYAL CALCUTTA PL	BRADENTON, FL 34202
584188909	COHEN, YOAV	COHEN, JACQUELINE I	7431 ARROWHEAD RUN	BRADENTON, FL 34202
588482759	COHN, MARTIN A	COHN, CAROLYN A	7206 ASHLAND GLN	BRADENTON, FL 34202
588460559	COLEMAN, RICHARD W	COLEMAN, MARY K	7618 DESERT INN WAY	BRADENTON, FL 34202
588460809	COLEMAN, RONALD	COLEMAN, LAURIE	7609 DESERT INN WAY	BRADENTON, FL 34202
588415901	COLEMAN, THOMAS L	COLEMAN, SUZANNE L	7160 W EAGLES WING DR	BRADENTON, FL 34202
588488959	COLINA, RAMON E	SIMAS-COLINA, CRISTINA M	3979 COUNTRY VIEW PL	WEST CHESTER, OH 45069
584186559	COLOMBARO, JOHN C	COLOMBARO, JAYNE V	10937 BLUESTEM CIR	SARASOTA, FL 34233
587903501	COLONIAL REALTY LIMITED	CONTROLLER COLONIAL PROPERTIES	SUITE 750	BRADENTON, FL 34202
588415950	CONDRACK, DAVID J	CONDRACK, DEBRA S	6611 MASTERS AVE	2101 6TH AVE NORTH
588469059	CONIGLIO, PAUL A	CONIGLIO, BROOKE L	83 HURD RD	BRADENTON, FL 34202
588413450	CONNEN, PETER J	CONNEN, CAROL J	8410 IDLEWOOD COURT	TRUMBULL, CT 06611
588432054	CONNER, GAIL L	7806 TROON CT	BRADENTON, FL 34202	BRADENTON, FL 34202
588455209	CONVENT GARDENS INC	C/O RICHARD D SABA	6843 TURNBERRY ISLE CT	BRADENTON, FL 34202
588447509	COOK, CYNTHIA A	6963 WESTCHESTER CIR	8303 CHAMPIONSHIP CT	BRADENTON, FL 34202
588472459	COOKE, DENNIS	COOKE, BETH	7602 PARTIDGE STREET CIR	BRADENTON, FL 34202
587657707	CORDES, J JEFFREY	CORDES, ANITA A	10608 CHEVAL PL	BRADENTON, FL 34202
587647108	CORLEY, MICHAEL P	CORLEY, STACEY R	7943 ROYAL BIRKDALE CIR	BRADENTON, FL 34202
588440651	CORN, RICHARD	CORN, RUTH B	1485 SUGAR MAPLE LN	BRADENTON, FL 34202
588488359	CORNETT, EARL M	CORNETT, SHERRY	6608 NAUTICAL DR	LEXINGTON, KY 40511
588437152	CORREIA, LUIS	CORREIA, KRISTEN	828 OLD MILL DR	BRADENTON, FL 34202
588431650	CORSO, PETER A	CORSO, JANIS A	P O BOX 821	LOVELAND, OH 45140
584178359	CORSO, SALVATORE N	CORSO, JOANN	265 DOGWOOD WALK LN	BRANFORD, CT 06405
588502809	COSTAS, JAMES A	COSTAS, CHRISTIN E	6643 PEBBLE BEACH WAY	NORCROSS, GA 30071
588565359	COSTON, ROBERT	COSTON, KITTY	10627 CHEVAL PLACE	BRADENTON, FL 34202
587644758	COTTERMAN, JOHN R	KING, CONNIE S	6215 LORRAINE RD	BRADENTON, FL 34202
588407809	COUNTRY CLUB/EDGEWATER VILLAGE	ASSOCIATION INC	6215 LORRAINE RD	BRADENTON, FL 34202-6708
588422352	COUNTRY CLUB/EDGEWATER VILLAGE	ASSOCIATION INC	6215 LORRAINE RD	BRADENTON, FL 34202-6708
588426403	COUNTRY CLUB/EDGEWATER VILLAGE	ASSOCIATION INC	6215 LORRAINE RD	BRADENTON, FL 34202
588458359	COUNTRY CLUB/EDGEWATER VILLAGE	ASSOCIATION INC	6215 LORRAINE RD	BRADENTON, FL 34202
588453059	COUNTRY CLUB/EDGEWATER VILLAGE	ASSOCIATION INC	6215 LORRAINE RD	BRADENTON, FL 34202
588465309	COUNTY CLUB/EDGEWATER VILLAGE	ASSOCIATION INC	6215 LORRAINE RD	BRADENTON, FL 34202
588486809	COUTSOLLOUTSOS, TERRY D	ASSOCIATION INC	6215 LORRAINE RD	BRADENTON, FL 34202
584176359	COMDEN, DAVID J	COUTSOLLOUTSOS, LAURA T	6915 WINNERS CIR	BRADENTON, FL 34202
588453009	CRAIG, ANTHONY J	COMDEN, JUDITH L	11003 BULLRUSH TER	BRADENTON, FL 34202
588409755	CRAWER, TREVOR G	CRAIG, FLORENCE D	7074 WOODMORE TERR	BRADENTON, FL 34270
588405951	CROKER, AUSTIN D	SINGER, LAWRENCE A	P O BOX 4	TALLEYAST, FL 34270
588421750	CROPPER, FRANCES MARIE	CROKER, SONIA	8335 WHISPERING WOODS CT	BRADENTON, FL 34202
588423152	CROSSON, JAMES P	7819 HERITAGE CLASSIC CT	BRADENTON, FL 34202	BRADENTON, FL 34202
588475959	CROME, MARY ANN	CROSSON, MARY A	6649 THE MASTERS AVE	BRADENTON, FL 34202
588482209	CRUM, ROGER C JR	7908 SUNTREE GLN	7108 ASHLAND GLN	BRADENTON, FL 34202
588489259	CUBBERLEY, CHARLES WILLIAM	CRUM, BRENDA I	7055 VILAMOURA PL	BRADENTON, FL 34202
588421206	CUETO, JOSEPH A	CUBBERLEY, BARBARA J	JOINT REVOC TRUST	BRADENTON, FL 34202
588473209	CUFFARO, ADAM	CUETO, HELEN P	8230 CHAMPIONSHIP CT	BRADENTON, FL 34202
588473259	CUFFARO, MARC A	CUFFARO, MICHELE	8226 CHAMPIONSHIP CT	BRADENTON, FL 34202
588459009	CULLITON, KAY M	CUFFARO, MARIA F	BRADENTON, FL 34202-2573	BRADENTON, FL 34202
588441055	CULP, TERRY LEE	7762 US OPEN LOOP	7925 ROYAL QUEENSLAND WAY	BRADENTON, FL 34202
588412502	CUMMEROW, CHERYL	CULP, JOANNE DARLENE	8054 WATERVIEW BLVD	BRADENTON, FL 34202
588436501	CUMMINGS, ALLAN J	CUMMINGS, ALBERTA L	6511 WINDJAMMER PL	BRADENTON, FL 34202
588406850	CUMMINGS, JOHN T	CUMMINGS, ANN E	6716 SPRING MOSS PL	BRADENTON, FL 34202
588480359	CURTIN, MARK	CURTIN, DIANE	319 JONATHAN DR	BRADENTON, FL 34202
588408856	CUTCHALL, ROBERT G	CUTCHALL, ROBERT RESIDENCE TRU	1615 S 113TH PLAZA	OMAHA, NE 68144
584186859	CUTMORE, IAN	CUTMORE, JULIE	10913 BLUESTEM CIR	BRADENTON, FL 34202
588491059	CUTMORE, IAN	CUTMORE, JULIE	10913 BLUESTEM CIR	BRADENTON, FL 34202
588464409	CZEISLER, PETER	CZEISLER, LAURA	7057 WHITEMARSH CIR	BRADENTON, FL 34202
588441959	CZUPRYNA, ANTONI	CZUPRYNA, BARBARA	8329 SAILING LOOP	BRADENTON, FL 34202
588491809	DANGELO, SAMUEL C	DANGELO, DONNA N	7131 BOCA GROVE PL 202	BRADENTON, FL 34202
588457859	DANTONI, LAURA ANN	DANTONI, LAURA ANN REVOCABLE	2271 LAKE HAVEN WAY	SUWANEE, GA 30024
588452259	DORIO, FRANK J SR	DORIO, DIANNE M	154 BEECH ST	ISLIP, NY 11751
588469659	DAILY, CURTIS E	DAILY, BEVERLY J	7028 BEECHMONT TERR	BRADENTON, FL 34202

BIRMINGHAM, AL 35203

BRADENTON, FL 34202

588462359	DAIN, KATHLEEN A	7048 WHITEMARSH CIR	BRADENTON, FL 34202	
588417055	DALY, KEVIN M	DALY, CHERYL K	6504 THE MASTERS AVE	BRADENTON, FL 34202-2546
588408609	DALYAI, ALIZ	6549 WATERS EDGE WAY	BRADENTON, FL 34202	
588454659	DAMERY, GREGORY A	DAMERY, LINDA A	6818 TURNBERRY ISLE CT	BRADENTON, FL 34202
588433953	DANAHY, MARY LEE	4187 DRIFTWOOD RD	BENUS POINT, NY 14712	
587655309	DANAHY, THOMAS J	DANAHY, KATHLEEN M	7649 HARRINGTON LANE	BRADENTON, FL 34202
588433359	DANZIG, EDMUND R	DANZIG, DIANA M	7724 U S OPEN LOOP	BRADENTON, FL 34202
588461009	DANZIG, KIMBERLY DARLENE	7627 DESERT INN WAY	BRADENTON, FL 34202	
584176859	DANZIGER, ALAN S	DANZIGER, MARY F	10804 BULLRUSH TERRACE	BRADENTON, FL 34202
588415158	DARNELL, ANNE G	7705 WESTON CT	BRADENTON, FL 34202	
588438705	DAVIDSON, ARTHUR C	DAVIDSON, ARTHUR C REVOC LIVIN	6709 FIRESTONE PLACE	BRADENTON, FL 34202
584172959	DAVIS, DONALD K	11114 WATER LILY WAY	BRADENTON, FL 34202	
588418152	DAVIS, JAMES C	DAVIS, BARBARA C	8020 ROYAL BIRKDALE CIR	BRADENTON, FL 34202
588466759	DAVIS, SHEILA ANN	7146 BOCA GROVE PL 102	BRADENTON, FL 34202	
588440958	DAWSON, BRUCE	DAWSON, MARCY	7928 ROYAL QUEENSLAND WAY	BRADENTON, FL 34202-2542
587645003	DEAL, JEFFREY A	DEARING, CANDACE	8219 WATERVIEW BLVD	BRADENTON, FL 34202
588483859	DEBADIOLO, CARMEN	VENUS 15 EL VERDE	10605 CHEVAL PL	BRADENTON, FL 34202
588472659	DEBUHR, THEODORE J II	DEBUHR, MARGARET G	8319 CHAMPIONSHIP CT	BRADENTON, FL 34202
588502759	DECKER, KENNETH E	1187 EDGEWATER CIR	BRADENTON, FL 34202	
588475809	DECRESCENZO, MICHAEL J	OPRESNICK, NANCY G	46 EATON CT	HAVERHILL, MA 01832
588457459	DEGRAY, RICHARD E	DEGRAY, JUDITH I	6664 PEBBLE BEACH WAY	BRADENTON, FL 34202
588460859	DELANEY, ROBERT J	DELANEY, RILIFF H	7613 DESERT INN WAY	BRADENTON, FL 34202
588407205	DELAIORE, PAIDA J	6725 OAK MANOR DR	BRADENTON, FL 34202	
587656309	DELLLO, MARK A	DELLLO, DEEDA L	1112 HUNT CLUB LN	VALRICO, FL 33594
588406207	DEMARCO, GUY WILLIAM	DEMARCO, ANITA LOUISE	8306 WHISPERING WOODS CT	BRADENTON, FL 34202
588491359	DEMRY, JEFFREY	DEMRY, JOANNE C	3238 LAKE PILLSBURY DR	FREMONT, CA 94555
588462559	DENICOLI, DAVID	DENICOLI, DIANE R	7064 WHITEMARSH CIR	BRADENTON, FL 34202
588440859	DENNIS, RANDALL W	DENNIS, MARILYN	11 LAMPLIGHTER LANE	SHAMONG, NJ 08088
588491759	DENUCCIO, ED	DENUCCIO, BARBARA	26 COUNTRY VIEW DR	CRANSTON, RI 02921
588478159	DEPRIZIO, THOMAS A	7103 SANDHILLS PL	BRADENTON, FL 34202	
588425751	DERBY, DAVID C	DERBY, LINDA H	19 TRAVIS RD	NATICK, MA 01760
588431809	DERBY, DAVID C	DERBY, LINDA H	19 TRAVIS RD	NATICK, MA 01760
588431759	DERBY, DAVID C	DERBY, LINDA H	19 TRAVIS RD	NATICK, MA 01760
588428201	DERBY, DAVID C	DERBY, LINDA H	19 TRAVIS RD	NATICK, MA 01760
588421453	DEROGATIS, MICHAEL J	DEROGATIS, LINDA J	10531 CHEVAL PL	7812 HERITAGE CLASSIC CT
587645151	DESJARDIN, PATRICK J	DESJARDIN, LADONNA I	7645 HARRINGTON LN	BRADENTON, FL 34202
587655259	DEUCKER, RALPH F	DEUCKER, LINDA I	7155 BOCA GROVE PLACE 204	BRADENTON, FL 34202
588467659	DEVILLASANTE, JORGE M	SZUFNAROWSKI, MICHAEL	6711 SPRING MOSS PL	BRADENTON, FL 34202
588406603	DEZELSKI, LAURA LEE	DEZELSKI, LAURA LEE REVOCABLE	153 N WASHINGTON ST	BRADENTON, FL 34202
588462059	DIAMOND, LINDA S	DIAMOND, MARGUERITE M	11101 WATER LILY WAY	DELAWARE, OH 43015
584173109	DIBELLO, ANTHONY J	7816 HERITAGE CLASSIC CT	BRADENTON, FL 34202	BRADENTON, FL 34202
588421503	DICK, MADE B	6 DARTMOUTH CT	PITTSFORD, NY 14534	
588458259	DICKSON, DARYL M	DIDOMENICO, CAROL	117 OAK TREE DR	CANFIELD, OH 44406
588472109	DIDOMENICO, JOSEPH A	DIERCKS, HAROLD L	7962 ROYAL BIRKDALE CIR	BRADENTON, FL 34202
588439307	DIERCKS, SHARON L	DIERCKS, HANS J	6733 OAK MANOR DR	BRADENTON, FL 34202
588407106	DIERCKS, SUSAN J MOORE	10807 BULLRUSH TER	BRADENTON, FL 34202	
584176759	DIERKS, GRACEANN	7139 SANDHILLS PL	BRADENTON, FL 34202	
588477709	DIEFELER, CHARLES A	DIEFELER, LORINE C	1548 CLOVER RIDGE DR	6931 WINNERS CIR
588467409	DIEIRICH, WILLIAM M	DIEIRICH, SANDRA N	6590 WATERS EDGE WAY	17 S HAMPTON DR
588410308	DIEZT, RICHARD H III	DIFANIZO, ANGELA M	9707 ROYAL CALCUTTA PL	8031 ROYAL BIRKDALE CIRCLE
588450709	DIFANIZO, JOHN A JR	DIGIROLAMO, DAVID J	DIGIROLAMO, LESLIE	14 BROWLEY CT
587657159	DIGIROLAMO, DAVID J	DIGUGLIELMO, KENNETH G	DIGUGLIELMO, MILLIE	7122 BEECHMONT TER
588419358	DIGIROLAMO, JOHN	DILLON, DAVID L	DILLS, MILTON B	8419 WHISPERING WOODS CT
588449409	DILLON, DAVID L	DILLORENZO, LOUIS R	DILLORENZO, JANICE	6634 WINDJAMMER PL
588470159	DILLORENZO, LOUIS R	DIMARE, ANTHONY J	7994 ROYAL BIRKDALE CIR	BRADENTON, FL 34202
588435057	DIMARE, ANTHONY J			





5884.71859	GARDNER, H WILLIAM	GARDNER, CHRISTINA	GARDNER, DOUGLAS ALLEN	8123 CHAMPIONSHIP CT	BRADENTON, FL 34202
5884.78309	GARDNER, STEVEN O	GARDNER, PAREE S	7067 TWIN HILLS TER	BRADENTON, FL 34202	
5884.43509	GARRETT, LUTHER E	GARRETT, KATHLEEN C	6522 WATERS EDGE WAY	BRADENTON, FL 34202	
5884.74909	GASCHO, ROY	20 DALEWOOD DR	KITCHENER, ONTARIO	N2A 1G4	CANADA
5884.28151	GASPELIN, SHIRLEY	8420 WHISPERING WOODS CT	18 BUNGALOW POINT	WILBRAHAM, MA 01095	
5884.92659	GAUDREAU, MARC G	STORY, WENDY L	GAUTHIER REV TRUST	10140 CHERRY HILLS AVENUE CIR	BRADENTON, FL 34202
587534106	GAUTHIER, JEAN A	GAUTHIER, LEE P	7418 LOBLOLY BAY TRL	BRADENTON, FL 34202	
584174759	GENITILE, ROBERT J	ROTHEIM, ELEANOR S	6735 THE MASTERS AVE	BRADENTON, FL 34202	
5884.23608	GENTSCH, PAUL J	GEORGE, KAY GYNETTE	7930 ROYAL BIRKDALE CIR	BRADENTON, FL 34202	
5884.38606	GEORGE, MARK S	7703 US OPEN LOOP	BRADENTON, FL 34202		
5884.34001	GERARDI, DEBBIE K	GERASIMOWICZ, JOY L	309 ASHBURY RD	WINCHESTER, VA 22602	
5884.88259	GERASIMOWICZ, GARY A	7187 BOCA GROVE PL, #104	BRADENTON, FL 34202		
5884.75409	GIARDINA, NANCY V	GIBBONS, CORRINE	508 8 BENT CREEK OVAL	AURORA, OH 44202	
5884.71309	GIBBONS, ROBERT	GIBBONS, MARIAN E	7313 LOBLOLY BAY TRL	BRADENTON, FL 34202	
5884.774109	GIBBONS, ROBERT E	GIBBS, GERALDINE W	421 STERLING RD	HARRISON, NY 10528	
5884.78809	GIBBS, JOHN S JR	1133 4TH ST, STE 300	SARASOTA, FL 34236		
587910852	GIBALTAR PROPERTIES I, LLC	1133 4TH ST 100	SARASOTA, FL 34236		
5884.88409	GIBALTAR PROPERTIES LLC	1133 4TH ST 100	6954 WESTCHESTER CIR	BRADENTON, FL 34202	
5884.47909	GIBSON, ROLAND M JR	GIBSON, SABBINA R	7156 BOCA GROVE PL UNIT 102	BRADENTON, FL 34202	
5884.67759	GIBSON, RONALD G	GIBSON, BEVERLY J	7751 US OPEN LOOP	BRADENTON, FL 34202	
5884.60059	GILBERT, FRANKLIN B	GILBERT, MARION P	8201 CHAMPIONSHIP CT	BRADENTON, FL 34202-2573	
5884.72059	GILBURN, BRUCE	GILBURN, CINDY	BRADENTON, FL 34202	BRADENTON, FL 34202	
5884.75559	GILMAN, CHRISTOPHER	7187 BOCA GROVE PL UNIT 203	6809 TURNBERRY ISLE CT	BRADENTON, FL 34202	
5884.54309	GILPIN, LESLIE H	GILPIN, JACQUELINE I	BRADENTON, FL 34202		
5884.64209	GITHENS, DARRELL R	7073 WHITEMARSH CIR	BRADENTON, FL 34202		
5884.38556	GLADDING, NICHOLAS C	7926 ROYAL BIRKDALE CIR	BRADENTON, FL 34202		
5884.74559	GLASOU, WARREN D	GLASOW, MARY A	7171 BOCA GROVE PL #103	BRADENTON, FL 34202	
5884.56759	GLAZER, EDWARD L	GLAZER, SHELLY K	25 CENTRAL PARK W 12R	BRADENTON, FL 34202	
5884.662159	GLEASON, JOSEPH P	GLEASON, JULIA M	7032 WHITEMARSH CIR	NEW YORK, NY 10023	
5884.13609	GLORIO, MARY	8422 IDLEWOOD COURT	BRADENTON, FL 34202	BRADENTON, FL 34202	
587657009	GODFREY, MARILYNN MILES	GODFREY, EDWARD R II	BRADENTON, FL 34202		
5884.18459	GOETZ, PAUL J	GOETZ, EVA M	GODFREY, MARILYNN MILES INTERV	9611 ROYAL CALCUTTA PL	BRADENTON, FL 34202
584.187509	GOLD, CYNTHIA D	7412 ARROWHEAD RUN	GOETZ, EVA M TRUST	8044 ROYAL BIRKDALE CIRCLE	BRADENTON, FL 34202
5884.43659	GOLDBERG, DOROTHY	37 MEADOWVIEW LN	BRADENTON, FL 34202		
5884.79359	GOLDICK, NORMAN	GOLDICK, CAROLE M	BERKELEY HEIGHTS, NJ 07922	BRADENTON, FL 34202	
584.180159	GOLDIN, ROBERT A SR	GOLDIN, JOAN C	7020 TWIN HILLS TER	BRADENTON, FL 34202	
5884.46909	GOLDMAN, FRED	GOLDMAN, LOIS	7223 SWITCHGRASS TRL	BRADENTON, FL 34202	
5884.62609	GOLDMAN, MARTHA	7068 WHITEMARSH CIR	6911 WESTCHESTER CIR	BRADENTON, FL 34202	
5884.57359	GOLDSTEIN, LEONARD S	GOLDSTEIN, NANCY L	BRADENTON, FL 34202		
587208909	GOLUBCHIK, MIKHAIL	GOLUBCHIK, ALLA	105 WALTON HEATH WAY	NEW SEABURY, MA 02649	
584.176459	GOMEZ, FERNANDO J	GOMEZ, KIMBERLEY A	11519 WATER POPPY TER	BRADENTON, FL 34202	
5884.40057	GOMEZ, RENE	GOMEZ, DIERDRE	10919 BULLRUSH TER	BRADENTON, FL 34202	
584.188359	GONZALES, RODERICK M	GONZALES, EILEEN T	8009 ROYAL BIRKDALE CIR	BRADENTON, FL 34202	
5884.82909	GONZALES, GUILLERMO	GONZALES, MARIA LUCIA	7327 ARROWHEAD RUN	BRADENTON, FL 34202	
5884.06553	GONZALEZ, KELSEY	200 WEST STUART ROSA DRIVE	2306 TURNBERRY LN	BRADENTON, FL 34202	
587208009	GOODHEART, MICHAEL S	7207 SPOONFLOWER CT	CLAREMORE, OK 74017	FT WAYNE, IN 46814	
5884.82509	GOODMAN, LESTER E	GOODMAN, SUSAN S	BRADENTON, FL 34202		
5884.69909	GOODWIN, ELIZABETH A	GOODWIN, PAUL G	7132 ASHLAND GLN	BRADENTON, FL 34202	
587633603	GOODWIN, WILLIAM R	10147 CHERRY HILLS AVENUE CIR	GOODWIN, ELIZABETH A REVOCABLE	7102 BEECHMONT TER	BRADENTON, FL 34202
5884.61059	GORDON, BRUCE H	GORDON, STACY A	BRADENTON, FL 34202		
5884.76259	GOTTILIEB, MYRON H	GOTTILIEB, BONNIE A	7631 DESERT INN WAY	BRADENTON, FL 34202	
5884.76959	GOTTSCALK, GARY H	BUEGE, REGINA M	7932 SUNTREE GLN	BRADENTON, FL 34202	
5884.27450	GOULD, KENNETH E	GOULD, KATHY L	3375 CRESTMOOR DR	WOODBURY, MN 55125	
584.177259	GOVE, EDWARD F JR	GOVE, GAY M	8486 IDLEWOOD CT	BRADENTON, FL 34202	
5884.13500	GRABOSCH, SIEGFRIED	GRABOSCH, BARBARA S	11002 BULLRUSH TER	BRADENTON, FL 34202	
587635103	GRABOWSKI, PETER C JR	GRABOWSKI, ELLEN M	8414 IDLEWOOD CT	BRADENTON, FL 34202	
584.176509	GRAMMES, MARK R	GRAMMES, NANCY C	7650 PARTRIDGE STREET CIR	BRADENTON, FL 34202	
5884.89309	GRAY, JAMES W	GRAY, KATHRYN R	10915 BULLRUSH TERR	BRADENTON, FL 34202-4144	
5884.65009	GRAY, JOAN M	7172 WHITEMARCH CIR	7059 VILAMOURA PL	BRADENTON, FL 34202	

588463259	GRAZIANO, LILLIAN P	7130 WHITEMARSH CIR	BRADENTON, FL 34202		
588467509	GRECO, JONATHAN	GRECO, DIANE	8 MOORE CIR	MEDIA, PA 19063	
588454709	GREEN, BARBARA L	GREEN, BARBARA L REV TRUST	6822 TURNBERRY ISLE CT	BRADENTON, FL 34202	
588407056	GREEN, JOELLE L	GREEN, JOELLE L REVOCABLE TRUS	6737 OAK MANOR DR	BRADENTON, FL 34202	
588454759	GREENBAUM, HARVEY R	GREENBAUM, CHARLOTTE A	6826 TURNBERRY ISLE CT	BRADENTON, FL 34202	
588440354	GREENE, ROBERT J	GREENE, MARSHA E	7969 ROYAL BIRKDALE CIR	BRADENTON, FL 34202	
588404301	GREENWALD, LAWRENCE	GREENWALD, VIVIAN	6618 TALLMAST CIR	BRADENTON, FL 34202	
588480159	GRESS, MATTHEW L	GRESS, AUTUM JEAN	GRESS FAMILY LIVING TRUST DTD	BRADENTON, FL 34202	
588402305	GRICHMEIER, SHIRLEY A	GRICHMEIER, ELMER R SR	6609 WATERS EDGE WAY	BRADENTON, FL 34202-2255	BRADENTON, FL 34202
588439851	GRIFFIN, GALEN N	GRIFFIN, PATRICIA P	8008 ROYAL BIRKDALE CIR	BRADENTON, FL 34202	
588459609	GRIFFITH, W DAVID	GRIFFITH, CHARLENE M	MOORE, MARIE H	7738 US OPEN LOOP	BRADENTON, FL 34202
588418103	GRIFFITHS, WILLIAM E	GRIFFITHS, CAROLYN T	7922 ROYAL BIRKDALE CIR	BRADENTON, FL 34202	
588454009	GRIMES, EDWARD W	GRIMES, SANDRA	6835 TURNBERRY ISLE CT	BRADENTON, FL 34202	
588407403	GRIMWOOD, RONALD L	GRIMWOOD, VALARIE K	6738 OAK MANOR DRIVE	BRADENTON, FL 34202	
588411207	GROJEAN, MEYER L	GROJEAN, JAMIE T	GROJEAN, ALINE A LIV TRUST	6666 WINDJAMMER PL	BRADENTON, FL 34202
584178609	GROLLMAN, JAY S	GROLLMAN, MEYER L LIV TRUST	7206 SWITCHGRASS TR	BRADENTON, FL 34202	
588424101	GROSSMAN, STEVE	GROSSMAN, BARBARA	6704 THE MASTERS AVE	BRADENTON, FL 34202	
584188259	GRUBB, DAVID E	GRUBB, CHRISTA D	7319 ARROWHEAD RUN	BRADENTON, FL 34202	
588434100	GUAGENTI, ROBERT C	GUAGENTI, CAROL L	7707 U S OPEN LP	BRADENTON, FL 34202	
588464309	GUARASCI, THEODORE A	GUARASCI, THEODORE A REVOC TRU	7065 WHITEMARSH CIR	BRADENTON, FL 34202-8976	
588503159	GUARDINO, JAMES J JR	GUARDINO, KAREN M	GUARDINO, JAMES J JR LIVING TR	13963 SIENA LOOP	BRADENTON, FL 34202
588450159	GIARNERA, RICHARD SR	GIARNERA, BERNICE M	GIARNERA FAMILY TRUST DECLARAT	108 WYNEWOOD PLACE	BRADENTON, FL 34202
588449759	GUFFIN, MARVIN D	GUFFIN, PAMELA J	4067 S CREEKSIDE DR	NEW PALESTINE, IN 46163	
587655459	GULLA, BENJAMIN T	GULLA, KARIN CRUZ	7622 PARTRIDGE STREET CIR	BRADENTON, FL 34202	
588448859	GULLA, BENJAMIN T	GULLA, MICHAEL A	7020 OLD TABBY CIR	BRADENTON, FL 34202	
588448909	GUSTAFSON, PAUL E	GUSTAFSON, SUZANNE D	7024 OLD TABBY CIR	BRADENTON, FL 34202	
588464809	GUSTAFSON, PAUL E	GUSTAFSON, JEAN L	5 OPEN TRAIL RD	SANDWICH, MA 02563	
588431908	GUZTON, JOSEPH W	GUZTON, CAROLYN O	6522 OAKLAND HILLS DRIVE	BRADENTON, FL 34202	
588437251	GUZEK, WOJCIECH S	GUZEK, JANINA	6616 NAUTICAL DR	BRADENTON, FL 34202	
588411306	HAUSSNER, CHARLES F	HAUSSNER, CAROL G	408 WICKFORD DR	PITTSBURGH, PA 15238	
588472909	HAGAN, CHARLES D	HAGAN, LORENE R	322 SOUTH ST	PLYMOUTH, CT 06782	
584176109	HAGAN, RICHARD C	MURPHY, MARGARET P	11109 BULLRUSH TER	BRADENTON, FL 34202	
588423053	HAGAR, GEORGE L	HAGAR, KARI H	6641 THE MASTERS AVE	BRADENTON, FL 34202	
588431601	HAGEN, MARY M	545 S PROSPECT ST 15	BURLINGTON, VT 05401	BRADENTON, FL 34202	
588439802	HAITZ, HENRY B III	KELLEY, TIMA M	8004 ROYAL BIRKDALE CIRCLE	BRADENTON, FL 34202	
584176259	HALEY, JOAN E	11011 BULLRUSH TER	BRADENTON, FL 34202		
587647009	HALEY, LOUIS	HALEY, MICHELLE	10622 CHEVAL PL	BRADENTON, FL 34202	
584178659	HALLAGAN, BRIAN M	HALLAGAN, MAUREEN B	7202 SWITCHGRASS TRL	BRADENTON, FL 34202	
588423905	HALLER, POLLY JO	HALLER, POLLY JO REVOC TRUST D	6720 THE MASTERS AVE	BRADENTON, FL 34202	
588469109	HAMELIN, PIERRE	HAMELIN, CLAUDETTE	7037 BEECHMONT TERR	BRADENTON, FL 34202	
584172409	HAMES, MONICA CATALINA	10906 WATER LILY WAY	BRADENTON, FL 34202		
588467109	HAMILTON, ROBERT J	36 ROYAL OAK DR	BARRIE, ONTARIO		
584172509	HAMMETT, DON R JR	10914 WATER LILY WAY	BRADENTON, FL 34202		
588442806	HARABURDA, PAMELA	7589 SETH RAYNOR PLACE	SARASOTA, FL 34240		
588435859	HARB, JOSEPH E JR	HARB, LINDA C	8017 WATERVIEW BLVD		
588450409	HARDIE, ANDREW B	HARDIE, MADELINE L	941 NAMOUID DR		
588467959	HARDING, FRED E	11109 SLOOP CT	INDIANAPOLIS, IN 46236		
588464759	HARLE, TERENCE G	TATCH TOWER TROUTSTREAM WAY	LOUDBURY HERTS		
588478059	HARMENING, THOMAS E	HARMENING, KAREN L	7111 SANDHILLS PL	BRADENTON, FL 34202	
588438853	HARRIS, RICHARD E	HARRIS, LISA J	6704 FIRESTONE PLACE	BRADENTON, FL 34202	
588462859	HARRIS, THOMAS J	HARRIS, MARY A	952 CHESTERFIELD VILLAS CIR	BRADENTON, FL 34202	
587645607	HART, JAMES H	HART, ELAINE C	7305 PINE VALLEY ST	BRADENTON, FL 34202	
588461909	HART, JOHN T	HART, LYN S	7012 WHITEMARSH CIR	BRADENTON, FL 34202-8962	
588424002	HART, STANLEY A	HART, STANLEY A DECLARATION OF	1401 SPANISH TRAIL CT	BLACKLICK, OH 43004	
587208859	HART, TODD W	HART, NICOLE R	11515 WATER POPPY TER	BRADENTON, FL 34202	
587646902	HART, WILLIAM R	HART, HELEN E	10511 CYPRESS PT DR	BRADENTON, FL 34202	
588404350	HARTE, ROBERT B	HARTE, ROBERT B	HARTE, PATRICIA A	6614 TALLMAST CIR	
588460709	HARTING, DAVID R	HARTING, KATHLEEN A	7608 DESERT INN WAY	BRADENTON, FL 34202	
588602059	HARVEST UNITED METHODIST CHURCH	14305 COVENANT WAY	BRADENTON, FL 34202		
588475609	HASHMI, SAJJAD A	HASHMI, MONICA C	7187 BOCA GROVE PL 204	BRADENTON, FL 34202	



588440800	HATT, WALTER					
588415406	HAUSER, ROBERT S	7916 ROYAL QUEENSLAND WAY	BRADENTON, FL 34202			
588433508	HAVEY, AGNES S	HAUSER, ANN REVOC TRUST U/A/D	6535 THE MASTERS AVE			BRADENTON, FL 34202
588407007	HAWKINSON, LEONARD	BRADENTON, FL 34202				
587208709	HAYDEN, WILLIAM J	6741 OAK MANOR DRIVE	BRADENTON, FL 34202			
588459059	HAYES, ANNE E	740 RUSSELL ST	LONGBOAT KEY, FL 34228			
588478359	HAZELL, MICHAEL	BRADENTON, FL 34202				
584173259	HEARN, JERRY L	7063 TWIN HILLS TER	BRADENTON, FL 34202			
588439109	HEGNER, RICHARD J	11011 WATER LILY WAY	BRADENTON, FL 34202			
588427955	HEIDISCH, MICHAEL J	7946 ROYAL BIRDALE CIR	BRADENTON, FL 34202			
588468459	HEIMMEL, FRANCEN	8469 WOODRIDGE DR	DAVISON, MI 48423			
588450609	HEIN, STEVEN	BROOKFIELD, WI 53005				
587208259	HEINSON, DEBORAH J	10064 CHERRY HILLS AVENUE CIR	BRADENTON, FL 34202			
588433409	HENDERSON, MARK S	BRADENTON, FL 34202				
587645300	HENDON, MARVIN	7722 US OPEN LOOP	BRADENTON, FL 34202			
588474159	HENNEBERGER, RICHARD M	10519 CHEVAL PLACE	BRADENTON, FL 34202			
588492409	HENNESSY, TIMOTHY	3899 CANTER GLEN DR	SAINT PAUL, MN 55123			
588482459	HENRY, ELENA	9315 W 121ST ST	PALOS PARK, IL 60464			
584173159	HERKE, PETER J	BRADENTON, FL 34202				SARASOTA, FL 34236
584180759	HERMANDEZ, ADAM R JR	HERKE, PETER J & ROSEMARIE J R	1 BEN FRANKLIN DR #122			
588449859	HERSHMAN, GARY M	7121 SWITCHGRASS TRAIL	BRADENTON, FL 34202			
588414904	HERZING, PAUL H	8310 TARTAN FIELDS CIR	BRADENTON, FL 34202			
588442709	HEVON, ROBERT GLENN	HERZING, JOSEPHINE A	6511 THE MASTERS AVE			BRADENTON, FL 34202
588413906	HICKMAN, PETER K	8427 SAILING LOOP	BRADENTON, FL 34202			
588480059	HICKS, JAMES I	8446 IDLEWOOD CT	BRADENTON, FL 34202			
587655459	HICKET, NESET	7931 TREESDALE GLEN	BRADENTON, FL 34202			
588446959	HILL, CHRISTOPHER S	7665 HARRINGTON LANE	BRADENTON, FL 34202			
588477459	HILL, ROBERT R JR	6915 WESTCHESTER CIR	BRADENTON, FL 34202			
588431452	HILL, SANDRA K	7159 SANDHILLS PL	BRADENTON, FL 34202			
588419853	HILLEBRAND, DOUGLAS A	BRADENTON, FL 34202				
587635251	HINKEL, DAVID R	7903 ROYAL QUEENSLAND WAY	BRADENTON, FL 34202			
588454109	HINSON, JOHN M	7638 PARTRIDGE STREET CIR	BRADENTON, FL 34202			
587647157	HINIZE, GLEN A	702 ANDOVER DR	DEWITT, MI 48820			
588483959	HIPSON, HERMAN A	10604 CHEVAL PL	BRADENTON, FL 34202			
587649259	HIRSCHMAN, JAMES E	7811 ROSEHALL CV	BRADENTON, FL 34202-2409			
588425454	HIRSHELD, NEAL L	9709 OLD HYDE PARK PL	BRADENTON, FL 34202			
588406306	HOERER, ARTHUR L	7708 LAUREL COURT	BRADENTON, FL 34202			
588486909	HOFFMAN, JUDITH E	HOERER, THELMA M TRUST DTD 09/0	8314 WHISPERING WOODS CT			BRADENTON, FL 34202
588447609	HOFFMAN, MICHAEL ROBERT	6923 WINNERS CIR S	BRADENTON, FL 34202			
588476659	HOFFMAN, SUSAN E	7017 HONEYSUCKLE TRAIL	BRADENTON, FL 34202			
588477009	HOHMAN, DONALD L	BRADENTON, FL 34202				
588476309	HOKOM, JEAN KAY	HANGARTNER, CRAIG R	632 GARRETT PL			EVANSTON, IL 60201
584176409	HOKSTAD, RICHARD	HANGARTNER, ROBIN P	BRADENTON, FL 34202			
588435107	HOLDERMAN, JOHN E	BRADENTON, FL 34202	BRADENTON, FL 34202			
588406256	HOLLIHAN, DAVID	10923 BULLRUSH TER	BRADENTON, FL 34202			
587635553	HOLLISTER, SLOVER K	6630 WINDJAMMER PLACE	BRADENTON, FL 34202			
588406959	HOLMES, PATRICIA A	8310 WHISPERING WOODS COURT	BRADENTON, FL 34202			
588413559	HOMESTAR MORTGAGE SERVICES LLC	BRADENTON, FL 34202				
588479659	HOONHOUT, ROBERT A	BRADENTON, FL 34202				
588475759	HOPKINS, JACKIE	425 PHILLIPS BLVD	TRENTON, NJ 08618			
588459209	HOPP, GEORGE	7916 TREESDALE GLN	TRENTON, NJ 08618			
588437301	HORN, PAUL C	7112 SANDHILLS PL	BRADENTON, FL 34202			
588478209	HORN, MICHAEL	7754 US OPEN LOOP	BRADENTON, FL 34202-2569			
584177359	HORSWOOD, STEVEN	8014 WATERVIEW BLVD	BRADENTON, FL 34202			
588449009	HORWITZ, IRWIN D	7075 TWIN HILLS TER	BRADENTON, FL 34202			
588421602	HOUSTON, RONALD V	7610 BROOMSEDE CT	BRADENTON, FL 34202			
588489159	HOW, EDITH	1633 SECOND ST 108	HIGHLAND PARK, IL 60035			
588406009	HOWARD, FREDERICK S	7824 HERITAGE CLASSIC CT	BRADENTON, FL 34202			
588500209	HOWARD, WAYNE D	UNIVERSITY PARK, FL 34201				
		8331 WHISPERING WOODS COURT	BRADENTON, FL 34202			
		ROCKVILLE, MD 20850				

584188609	HOHE, GEORGE	HOHE, LUANNE	7405 ARROWHEAD RUN	BRADENTON, FL 34202	
588500959	HOELL, LINDA G	3 PANDAN VALLEY	01-301 CHEMPALA CT	597627	SINGAPORE
588413401	HOYT, CARRIE L	1410 HILLVIEW DR	SARASOTA, FL 34239		
588407155	HRITZ, STEPHEN P	SHAY-HRITZ, ANTHONY JR	6729 OAK MANOR DR	BRADENTON, FL 34202	
588437004	HRONCICH, ANTHONY JR	MORIN, OLIVIA	6611 TOPSIDE TER	BRADENTON, FL 34202	
588437053	HRONCICH, NICHOLAS M	PO BOX 5363	SARASOTA, FL 34277		
588451759	HUBBARD, JACK C	HUBBARD, KAREN A	6926 WOODMORE TER	BRADENTON, FL 34202	
584176059	HUDSON, BRIAN G	HUDSON, TATIANA L	11115 BULRUSH TER	BRADENTON, FL 34202	
588439505	HUEBSCHER, HEIDI L	4567 WINNERS CIR #1824	SARASOTA, FL 34238	BRADENTON, FL 34202	
588479609	HUGHES, MARK S	HULSE, NANCY H	7912 TREESDALE GLN	BRADENTON, FL 34202	
588480009	HULSE, STEWART	HUNTRESS, VIVIAN T	7935 TREESDALE GLN	BRADENTON, FL 34202	
588456209	HUNTRESS, GEORGE A	HURD, SUSAN T	6655 PEBBLE BEACH WAY	BRADENTON, FL 34202	
588495709	HURD, MICHAEL R	HURST, CAROLYN M	13510 MONICLAIR PL	BRADENTON, FL 34202	
588488559	HURST, DAVID A	HURST, NICOLE S	425 PROSPECT ST	FRANKLIN, NH 03235-1904	
584173359	HURST, LEE A	HUTCHINSON, TAMARA K	11003 WATER LILY WAY	BRADENTON, FL 34202	
588420059	HUTCHINSON, JEFFERY D	HUTCHINSON, MARIA M	7911 ROYAL BIRKDALE CIR	BRADENTON, FL 34202	
588424200	HUTCHINSON, FRANK F	HUTCHINSON, WILLIAM J	6646 THE MASTERS AVE	BRADENTON, FL 34202	
588431106	HUTCHINSON, WILLIAM J	IACOBELLI, ELIZABETH A	HUTCHINSON, CAROLYN B	BRADENTON, FL 34202	
584172759	IACOBELLI, JOSEPH	IACOBELLI, ELIZABETH A	19 VISTA LUCI	6555 OAKLAND HILLS DR	BRADENTON, FL 34202
588452959	IACOFATE, ELIO A	IANNONE, ANTHONY R	BEAMSVILLE, ONTARIO	NEWPORT COAST, CA 92657-1401	
588422956	IANNONE, ANTHONY R	IANNONE, SYDNEY C	6633 THE MASTERS AVE	LOR 186	CANADA
587652909	ID1 CORPORATION	3859 BEE RIDGE RD	SARASOTA, FL 34233	BRADENTON, FL 34202	
587652909	ID1 CORPORATION	3859 BEE RIDGE RD	SARASOTA, FL 34233		
587652909	ID1 CORPORATION	3859 BEE RIDGE RD	SARASOTA, FL 34233		
587658109	ID1 CORPORATION	3859 BEE RIDGE RD	SARASOTA, FL 34233		
587658359	ID1 CORPORATION	3859 BEE RIDGE RD	SARASOTA, FL 34233		
587658259	ID1 CORPORATION	3859 BEE RIDGE RD	SARASOTA, FL 34233		
587658209	ID1 CORPORATION	3859 BEE RIDGE RD	SARASOTA, FL 34233		
587658159	ID1 CORPORATION	3859 BEE RIDGE RD	SARASOTA, FL 34233		
588463459	IGNACZEWSKI, ANNA M	AGEE, NICHOLAS A	10240 W 145TH ST	ORLAND PARK, IL 60462	
588404202	IMPERIO, DENNIS R	IMPERIO, FÉBELAIN F	6626 TALLMAST CIR	BRADENTON, FL 34202	
588408302	INDERBINEN, MORITZ	INDERBINEN, SUSAN	6573 WATERS EDGE WAY	BRADENTON, FL 34202-2251	
588471709	INFANTE, ROBERT G	INFANTE, EDELGARD	8111 CHAMPIONSHIP CT	BRADENTON, FL 34202	
588419556	IRONS, RICHARD L	IRONS, LORETTA P	7904 ROYAL QUEENSLAND WAY	BRADENTON, FL 34202	
584174409	ISENBERG, ANITA	11108 STAR RUSH PL	BRADENTON, FL 34202		
588466359	ISKRA, LAURA M	7139 BOCA GROVE PL 102	BRADENTON, FL 34202		
588456559	IVERS, LAWRENCE	IVERS, SANDRA H	6627 PEBBLE BEACH WAY	BRADENTON, FL 34202	
588502409	IVY, LARRY	IVY, DORENE	13849 SIENA LOOP	BRADENTON, FL 34202	
587911603	J & J GROUP INC	4431 BEE RIDGE RD	SARASOTA, FL 34233		
588426304	JACKSON, LORNE W	4 BATEMAN DR	NEPEAN, ONTARIO	K2G 4Z1	CANADA
584176909	JACKSON, MARK SR	JACKSON, PENNY D	10808 BULLRUSH TER	BRADENTON, FL 34202	
587647751	JACKSON, PETER J	JACKSON, KAREN A	7415 PINE VALLEY ST	BRADENTON, FL 34202	
588477759	JACKSON, PETER J	JACKSON, KAREN A	7415 PINE VALLEY	BRADENTON, FL 34202	
588417907	JACOBS, STEPHEN D	JACOBS, DANA R	7906 ROYAL BIRKDALE CIR	BRADENTON, FL 34202	
588502609	JACOBSON, TIMOTHY H	JACOBSON, ELIZABETH A	23822 LOOKOUT POINTE RD	BRADENTON, FL 34202	
588467159	JACOBY, KLAUS N	51 KEMPENFELT DR	BARRIE, ONTARIO	L4M 1B8	CANADA
588409904	JAEGGER, THOMAS V	JAEGGER, BARBARA J	8421 MISTY MORNING CT	BRADENTON, FL 34202	
588448659	JAMAL, HANIF	7437 EL FUERTE ST	CARLSBAD, CA 92009	6710 PEBBLE BEACH WAY	BRADENTON, FL 34202
588457559	JAMES, BRUCE M	JAMES, BARBARA J	JAMES FAMILY REALTY TRUST DTD	MATTHEWS, NC 28105	
588503309	JAMISON, PAUL W	JAMISON, KAREN A	1200 HOME PLACE		
587912559	JARED COMPANY LLC	9031 TOWN CENTER PARKWAY	BRADENTON, FL 34202-3127		
588415209	JASKIEWICZ, HENRY J	7179 BOCA GROVE PL 204	LAKESIDE RANCH, FL 34202-8969		
588411652	JAZWINSKI, JERRY Z	JAZWINSKI, JERRY TRUST U/A/D 8	8103 WATERVIEW BLVD	BRADENTON, FL 34202	
588456253	JENKINS, WILMA	COULEN, HELEN	6653 WINDJAMMER PL	BRADENTON, FL 34202	
588479509	JESACHER, ANDREW J	JESACHER, HELEN L	JESACHER, HELEN L REVOC TRUST	BRADENTON, FL 34202	
588412353	JETER, PAUL SR	6643 WINDJAMMER PL	BRADENTON, FL 34202	7042 TWIN HILLS TER	BRADENTON, FL 34202
587646951	JOB, DANIEL	2 C STITTELEY LN	SUTTON COLDFIELD	8744TT	ENGLAND
584174209	JODOIN, RUSSELL JR	JODOIN, JENNIFER	11004 STAR RUSH PL	BRADENTON, FL 34202	
588450359	JOFFE, LINDA F	7061 WOODMORE TER	BRADENTON, FL 34202		
588433151	JOHANSEN, STEPHEN R	JOHANSEN, KRISTA Y	7732 US OPEN LOOP	BRADENTON, FL 34202	

588695509	JOHN CANNON HOMES INC	7077 S TAMiami TrL	SARASOTA, FL 34231		
587913109	JOHNS, KENNETH M III	HOME OFFICE LAND TRUST	PO BOX 4175	SARASOTA, FL 34230-4175	
588634050	JOHNSON, GEORIG	JOHNSON, HOLLY	PO BOX 4147	PRESQUE ISLE, ME 04769	
588675309	JOHNSON, MARIA T	JOHNSON, CHARLES H	6218 STILLMATER CT	UNIVERSITY PARK, FL 34201	
588674809	JONES, CHARLES H III	JONES, CONCORDIA C	7171 BOCA GROVE PL, #204	BRADENTON, FL 34202	
584188809	JONES, HAROLD M	JONES, ROSEMARY H	7423 ARROWHEAD RUN	BRADENTON, FL 34202	
588681409	JONES, JEFFREY	JONES, SUSAN MALLOY	750 N TAMiami TrL PH12	BRADENTON, FL 34236	
588682409	JONES, M ELAINE	7124 ASHLAND GLN	BRADENTON, FL 34202		
5886522759	JONES, MARGARET L	YOUNG, MELANIE A	270 REDWOOD SHORES PkY	PHB 207	REDWOOD CITY, CA 94065
588692209	JONES, THOMAS HOWARD B	JONES, PATRICIA ANN	2003 QUALIFIED PERSONAL RESIDE	9 RED MAPLE DR	DOWNINGTOWN, PA 19335
588681609	JONES, WILLIAM J JR	JONES, JANICE H	7036 PORTMANOCK PL	BRADENTON, FL 34202	
588654059	JONES, WILSON M	EATON-JONES, ANNA	7062 TWIN HILLS TER	BRADENTON, FL 34202	
588631700	JORDAN, BRADLEY S	JORDAN, JUDITH C	6831 TURBERRY ISLE CT	BRADENTON, FL 34202	
588633755	JORDAN, DENVER C	JORDAN, EMILY CHRISTINE	1230 N AUDUBON ROAD	INDIANAPOLIS, IN 46219	
588633755	JORDAN, LEE CLAY III	JORDAN, YVONNE MARIE	7708 US OPEN LOOP	BRADENTON, FL 34202	
588640582	JORGENSEN, JUNE L	JORGENSEN, JUNE L REVOC TRUST	8343 WHISPERRING WOODS COURT	BRADENTON, FL 34202	
588674959	JORGENSEN, JERALD M	JORGENSEN, JIAN P	6372 SINGLETREE LN	WILLIAMSBURG, MI 49690-8901	
588678659	JOYCE, RICHARD G	JOYCE, NANCY O	7039 TWIN HILLS TER	BRADENTON, FL 34202	
5886402701	JUREK, MARIE A	8308 IDLEWOOD CT	BRADENTON, FL 34202		
588655859	K&C GORDON LLC	912 PINE TRAIL	ARNOLD, MD 21012		
587207959	KACZMARCZYK, RAE L	KACZMARCZYK, STEPHEN M	7203 SPOONFLOWER CT	BRADENTON, FL 34202	
588612759	KAHN, JEFFREY S	KAHN, LINDA C	8118 WATERVIEW BLVD	BRADENTON, FL 34202	
588632153	KAMAN, JAMES A	KAMAN, JAMES A TRUST	KAMAN, PATRICIA A TRUST	39654 SOUTHWIND LANE	
588640008	KAMMERER, JACOB L	KAMMERER, LINDA M	8015 ROYAL BIRKDALE CIR	BRADENTON, FL 34202	
588667709	KANUIT, ROBERT B	KANUIT, MARGARET R	4827 BREEZY POINT RD	DULUTH, MN 55803	
588690409	KAPLAN, DAVID	7107 BOCA GROVE PL 102	BRADENTON, FL 34202		
588608658	KAPLAN, MEYER M	AGUIRE, ANGELA M	6545 WATERS EDGE WAY	BRADENTON, FL 34202	
584187759	KARUZA, BRI	KARUZA, JODI	7432 ARROWHEAD RUN	BRADENTON, FL 34202	
587656859	KAUP, ELAINE J	PO BOX 17225	SARASOTA, FL 34276	BRADENTON, FL 34202	
588690459	KAYE, SIDNEY	KAYE, SANDRA	7107 BOCA GROVE PL 103	BRADENTON, FL 34202	
588678459	KEEHN, ROBERT E III	KEEHN, MARIE E	10641 INDIAN WOODS DR	CINCINNATI, OH 45242	
588500559	KEEN, FRANK	13844 SIENA LOOP	BRADENTON, FL 34202		
588680309	KEGG, DANIEL J	KEGG, SANDRA	18089 POND RIDGE CIR	GURNEE, IL 60031	
588640602	KEINER, JAMES	KEINER, JOAN	7945 ROYAL BIRKDALE CIR	BRADENTON, FL 34202	
588616602	KEISLING, MARION B	KEISLING, JEANETTE M	6536 THE MASTERS AVE	BRADENTON, FL 34202	
588673409	KELLER, JONATHAN D	KELLER, JONNA D	8212 CHAMPIONSHIP CT	BRADENTON, FL 34202	
588638903	KELLEY, HARVEY L	KELLEY, PEGGY L	201 SOUTH HARMON DRIVE	MITCHELL, SD 57301	
588652709	KELLEY, THOMAS A	KELLEY, NINA V	KELLY, THOMAS A & NINA V KELLE	7811 JOLIET DR N	TINLEY PARK, IL 60477
588638655	KELLNER, HERBERT L	KELLNER, HERBERT L TRUST U/A/	6715 FIRESTONE PL	BRADENTON, FL 34202	
588636857	KELLY, FRANCIS DONALD	KELLY, TRACY ALBERT	26735 WOLF RD	BAY VILLAGE, OH 44140	
5886459059	KELLY, GERARD M	KELLY, LYNN I	3 VILLAGE WAY	NEW CITY, NY 10956	
588651259	KENNEY, JUDITH A	NORTHERN TRUST BANK OF FLORIDA	KENNEY, DONALD P NON EXEMPT QT	26 OLD BOXWOOD LA	LUTHERVILLE TIMONUM, MD 21
588683209	KERBER, JACK D	KERBER, LORETTA M	7211 ASHLAND GLN	BRADENTON, FL 34202	
584172209	KERSEY, WILLIAM B	KERSEY, SUSAN J	11011 STAR RUSH PL	BRADENTON, FL 34202	
588648709	KESHISHIAN, MELVYN G	KESHISHIAN, TINA S	11611 AMHERST CT	PLYMOUTH, MI 48170	
588627104	KESLER, JUDITH	8458 IDLEWOOD CT	BRADENTON, FL 34202		
584174159	KESLER, SCOTT C	KESLER, CHERRI P	7309 LOBLOLLY BAY TrL	BRADENTON, FL 34202	
587645458	KESTEN, LEONARD S	KESTEN, SUZANNE J	10507 CHEVAL PL	BRADENTON, FL 34202	
588615653	KESTER, LINDA J	6557 THE MASTERS AVE	BRADENTON, FL 34202		
588681909	KHAZANCHI, ARUN	KHAZANCHI, HARPREET	8059 ROYAL BIRKDALE CIR	BRADENTON, FL 34202	
588650659	KIANG, ELENA	7033 WOODMORE TER	BRADENTON, FL 34202		
588676209	KIDWELL, DELBURI A	KIDWELL, BEVERLY A	7928 SUNTREE GLEN	BRADENTON, FL 34202	
588619051	KILBY, DOUGLAS A	KILBY, CAROLE R	8063 ROYAL BIRKDALE CIR	BRADENTON, FL 34202	
588631403	KILLINGSWORTH, SUSAN E	5931 TARAWOOD DR	ORLANDO, FL 32819	BRADENTON, FL 34202	
588676359	KILLIPS, CLIFFORD	KILLIPS, MARIAN	7933 SUNTREE GLEN	BRADENTON, FL 34202	
587633850	KIM, DENNIS	KIM, LINDA	10167 CHERRY HILLS AVENUE CIR	BRADENTON, FL 34202	
588657959	KIM, LINDA G	KIM, LINDA G LIVING TRUST	10555 WILDFLOWER RD	BRADENTON, FL 34202	
588642309	KIMBALL HILL HOMES FLORIDA INC	2907 BAY TO BAY BLVD SUITE 301	TAMPA, FL 33629	ORLAND PARK, IL 60462	
588642359	KIMBALL HILL HOMES FLORIDA INC	2907 BAY TO BAY BLVD SUITE 301	TAMPA, FL 33629		
588614359	KINDER, WILLIAM R	KINDER, SUZANNE P	8449 IDLEWOOD CT	BRADENTON, FL 34202	

588493609	KINDLER, JOHN R	KINDLER, DONNA L	2 A3 PRESIDENT POINT DR	ANNAPOLIS, MD 21403
588412254	KING, DENNIS A	KING, MARLO J	6653 WINDJAMMER PL	BRADENTON, FL 34202
588463109	KING, JIMMY D	KING, LINDA S	580 4TH FAIRWAY DR	ROSWELL, GA 30076
587634056	KING, RONALD V	8102 WATERVIEW BLVD	SARASOTA, FL 34230-6702	
588412551	KING, SHERYL	KINSELLA, LISA A	BRADENTON, FL 34202	
588483559	KINSELA, MICHAEL R	3810 NW BLITCHTON RD	7814 DERBY CT	BRADENTON, FL 34202
587913869	KINSMAN HOSPITALITY OF SARASOT	KIRCHER, WENDY J	11526 WATER POPPY TER	BRADENTON, FL 34202
587207109	KIRCHER, MICHAEL	KIRANE, TERRY E	11008 STAR RUSH PL	BRADENTON, FL 34202
584174259	KIRANE, THOMAS J	KIRSHE, NANCY	7023 BEECHMONT TERR	BRADENTON, FL 34202
588469269	KIRSHE, MICHAEL SCOTT	KLAUMANS, SUSAN E	8019 ROYAL BIRDALE CIR	BRADENTON, FL 34202
588419507	KLAUMANS, BARRY A	KLEINSMIDT, MARCIA W	6728 THE MASTERS AVE	BRADENTON, FL 34202
588423806	KLEINSMIDT, PHILIP L	KLEPEC, ANN M	7813 TROON CT	BRADENTON, FL 34202
588433250	KLEPECK, ANTON	KLESSER, CHRISTINA	10536 CHEVAL PLACE	BRADENTON, FL 34202
587647256	KLESSER, BURKHARD	7706 US OPEN LOOP	BRADENTON, FL 34202	
588433805	KLINE, DOUGLAS F	KLOMP, CATHERINE K	11292 CALLOWAY GREENS	
588489209	KLOMP, JACK LYNN	KNAPP, VICKI REV LIVING TRUST	7015 WOODMORE TER	FORT MYERS, FL 33913
588450859	KNAPP, VICKI	KNIERIM, BARBARA A	REVOCABLE TRUST AGREEMENT DTD	BRADENTON, FL 34202
588451559	KNIERIM, THOMAS G	KNIFFEN, HELEN J	KNIFFEN FAMILY TRUST UNDER AGR	6910 WOODMORE TER
588449609	KNIFFEN, HARRY I	84 SURSIDE VILLA	45 CASTLE PEAK RD	7034 FOUR SEASONS CIR
588473509	KNIGHT, STUART A	211 WALMER RD	TORONTO ONTARIO	TUEN MUN N T
588476409	KNOX, GARY C	9612 OLD HYDE PARK PL	BRADENTON, FL 34202	MSR 3P7
587649759	KNOX, RONNI E	CHARLES THOMAS KOENIG REVOCABL	8337 SAILING LOOP	BRADENTON, FL 34202
588442059	KOENIG, CHARLES THOMAS	KOLK, MURIEL J	6602 WINDJAMMER PL	BRADENTON, FL 34202
588435453	KOLK, FREDERICK D	KOPIN, GEORGIE LEE	REVOC TRUST AGREEMENT DTD 1-14	11105 STAR RUSH PL
584172159	KORN, JOHN ALLEN	1020 15TH ST 13J	DENVER, CO 80202	
588448959	KORN, MARJORIE T	KOSOFF, JENNIFER L	9612 ROYAL CALCUTTA PL	BRADENTON, FL 34202
587657759	KOSOFF, STEVEN M	KOSTURA, NAN A	6719 SPRING MOSS PLACE	3735LH
588456809	KOSTER, JOS ERIC	KOUKOUVAS, MARIA	11503 PIMPERNEL DR	BRADENTON, FL 34202
588406504	KOSTURA, DAVID JON	KOMALESKI, GISELA I	6721 PEBBLE BEACH WAY	BRADENTON, FL 34202
587208059	KOUKOUVAS, GERVASTOS	KOZLOWSKI, MARTHA	7741 US OPEN LOOP	BRADENTON, FL 34202
588458309	KOMALESKI, ROBERT L	KRAECKER, LINDA A	7069 WHITEMARCH CIR	BRADENTON, FL 34202
588459809	KOZLOWSKI, FREDERICK	KRAEMER, ROBIN K	7332 LOBLILLY BAY TRL	BRADENTON, FL 34202
588464259	KRACKER, DON E	KRAFT, IRIS	7210 SWITCHGRASS TRL	BRADENTON, FL 34202
584175109	KRAEMER, DALE A	KRAH, CAROL R	7049 PORTMARNOCK PL	BRADENTON, FL 34202
584178559	KRAFT, PAUL	KRAHN, BETINA M LIVING TRUST D	8224 WATERVIEW BLVD	BRADENTON, FL 34202
588480659	KRAH, KENNETH C	KRAMBECK, MARCELLA	7912 SUNTREE GLEN	BRADENTON, FL 34202
588404707	KRAIN, BETINA M	KRAMER, JULIE A	6918 WESTCHESTER CIR	BRADENTON, FL 34202
588476009	KRAMBECK, ROBERT	7603 PARTIDGE STREET CIR	KRENSKI, DOUGLAS P & JEANETTE	7642 DESERT INN WAY
588447759	KRAMER, BRAD S	KRENSKI, JEANETTE I	107 BRAELANDS DR	CARY, NC 27511
587634551	KRELCIR, ARLENE A	KROISENG, MARY-KATHRYN	9810 OLD HYDE PARK PL	BRADENTON, FL 34202
588460259	KREMSKI, DOUGLAS P	KRUDYS, JACQUELINE	13404 MONTCLAIR PL	BRADENTON, FL 34202
588419002	KROISENG, RICHARD	KUCHLER, C LYNN	KUCZMARA, PATRICIA M	6955 WOODMORE TERR
587654309	KRUDYS, KENNETH	KUEBLER, CHRISTINE	9511 ROYAL CALCUTTA PL	BRADENTON, FL 34202
588496009	KUCHLER, DONALD	KUNZ, KAREN A	6802 TURNBERRY ISLE CT	BRADENTON, FL 34202
588451059	KUCZMARA, MICHAEL A	LADUE, LILLIAN F	8018 WATERVIEW BLVD	BRADENTON, FL 34202
587656809	KUEBLER, JAMES F	LADUE, DONNA L	7652 HARRINGTON LN	BRADENTON, FL 34203
588454459	KUNZ, JOHN R	GREENWOOD-LAFOE, SHELLEY	10338 PALMBROOKE TER	BRADENTON, FL 34202
588436303	LADUE, HENRY F	LAINE, YEE H	7804 ROSEHALL CV	BRADENTON, FL 34202
588437350	LADUE, FRED B	LAINE, DONNA E	7660 HARRINGTON LN	BRADENTON, FL 34202
587655559	LADUE, FRED B	DISTRICT 2	SARASOTA, FL 34230	
588484109	LAFOE, CHARLES D	DEVELOPMENT DISTRICT 2	6215 LORRAINE RD	BRADENTON, FL 34202-6708
587655559	LAI, RYAN	DEVELOPMENT DISTRICT 2	6215 LORRAINE RD	BRADENTON, FL 34202-6708
587910654	LAINE, JEFFREY C	DEVELOPMENT DISTRICT 2	6215 LORRAINE RD	BRADENTON, FL 34202-6708
588465459	LAKEWOOD RANCH ASSOCIATES LLC	DEVELOPMENT DISTRICT 2	6215 LORRAINE RD	BRADENTON, FL 34202-6708
588461559	LAKEWOOD RANCH COMMUNITES DEVE	DEVELOPMENT DISTRICT 2	6215 LORRAINE RD	BRADENTON, FL 34202-6708
588417105	LAKEWOOD RANCH COMMUNITY	DEVELOPMENT DISTRICT 2	6215 LORRAINE RD	BRADENTON, FL 34202-6708
588417204	LAKEWOOD RANCH COMMUNITY	DEVELOPMENT DISTRICT 2	6215 LORRAINE RD	BRADENTON, FL 34202-6708
588417303	LAKEWOOD RANCH COMMUNITY	DEVELOPMENT DISTRICT 2	6215 LORRAINE RD	BRADENTON, FL 34202-6708
588422253	LAKEWOOD RANCH COMMUNITY			

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584186709 LANDRUM, ROY G  
584186959 LANI, MARCIA S  
588479559 LANGDON, ALFRED I  
588474709 LAPIDES, JAMES E  
588459509 IARCINSE, DONALD R  
588479709 IAREAU, MICHAEL H  
587667207 LAROSA, MILLICENT J  
588492809 LARSON, LARRY R  
587655702 LAIRELLE, LUCIEN  
588406855 LAURENCE, JOHN W  
588467609 LARANCE, STANLEY  
587567259 LEAVY, THOMAS I  
584180209 LEHMAN, MARIE ANN  
588477259 LEHRECHT, ROGER D  
588465609 LECHUGA, JOSE  
588456609 LECKIT, KIMBERLY  
587656059 LEDERMAN, PAUL E  
588467859 LEDGERWOOD, WILLIAM S  
588495609 LEE WETHERINGTON HOMES INC  
584173859 LEE, EDWARD R  
587654858 LEE, JOHN D  
588440206 LEE, RUSSELL R  
588408153 LEFFERT, RICHARD  
588444509 LEIFENSPERGER, DAVID A  
584177409 LEIS, THOMAS E  
584174459 LEIST, WALTER I  
588473309 LEMA, VICTOR M  
584172459 LEMIEUX, JULIE R  
588436709 LENANE, NEIL J  
588451459 LEONBRUNO, ORMONDO S  
588469809 LEONARD, DONALD J  
588418855 LEONARD, RONALD  
584173309 LEONE, MICHAEL P  
584177509 LEROU, ROBERT C  
588404756 LEV, FRANK M  
588475459 LEVENEZ, ANDRE J  
587649309 LEVIN, EDWARD M  
588409300 LEVIN, NEIL C  
588402651 LEVIN, STEFFI J  
588465059 LEVINE, LAWRENCE M  
588475709 LEVINSON, STANLEY R  
588428052 LEVAKOWSKI, JOHN  
588416255 LEWIS, STEPHEN KERE  
588468259 LEWIS, STEPHEN KERE  
587911439 LIBERTY INTERNATIONAL INC  
584186659 LICHNER, GEORGE R  
588414508 LIDTKE, LESLIE P  
588403055 LILLEN, SUSAN  
587657859 LILLER, WILLIAM R  
588409201 LIMON, ANTHONY D  
588488209 LINAM, NELSON E  
588422204 LINCOLN, DONALD W  
588483259 LINDSAY, MARK  
588419952 LINN, ROBERT A  
588418301 LIPMAN, STEVEN  
588482359 LITGEN, DEBORAH A

LANDRUM, MARY ALICE C  
6615 TOPSIDE TERR  
LANGDON, CAROLYN J  
LAPIDES, LUCY L  
8217 BURGESS LAKE DR  
LAREAU, MARYJANE  
7920 TREESDALE GLEN  
LARSON, LINDA R  
LASKER, GENEVIEVE  
LAURENCE, GRACE C  
LAWRENCE, TERESA M  
PICCIRILLO, DEBORAH M  
TAFLETTWEG, 4  
LENTI, JOANNE R  
7227 SWITCHGRASS TRI  
LEBRECHT, HELMA M  
LEGEA, ROSAMERIA I  
LECHUGA, INES M  
7145 WHITEMARSH CIR  
LEDY, ANN M  
GRAY-LEDERMAN, AVIVA  
LEDGERWOOD, HELEN B  
6009 BUSINESS BLVD  
LEE, PATRICIA M  
LEE, WALTER P  
LEE, DIANE J  
LEFFERT, MARCIA LYNN  
LEIFENSPERGER, FILENE M  
EPSTEIN-LEIS, KATHIRINE  
LEIST, LILLIAN H  
LEMA, MARIA I  
10910 WATER LILY WAY  
LEMAN, DONNA B  
LEONBRUNO, FRANCES M  
LEONARD, JEANNE A  
LEONARD, KAREN  
LEONE, STACEY B  
LEROU, MICHELE P  
LEV, SUSAN  
7187 BOCA GROVE PL, #201  
LEVIN, TERRI ANN  
LEVIN, HELENE R  
8304 IDLEWOOD CT  
LEVINE, ERIC J  
LEVINSON, LOUISE C  
LEWAKOWSKI, MARGARET  
LEWIS, CAROL K  
LEWIS, CAROL K  
3720 53RD AVE E  
LICHNER, LYNN  
LIDTKE, PATTI  
6618 WATERS EDGE WAY  
LILLER, MARY LOU B  
LIMON, BARBARA E  
LINAM, CAROLYN E  
LINCOLN, C JUNE  
LINDSAY, TERESA D  
7919 ROYAL BIRKDALE CIR  
LIPMAN, HILARY  
LITGEN, GEORGE M

10925 BLUESTEM CIR  
BRADENTON, FL 34202  
7316 ARROWHEAD RUN  
7908 TREESDALE GLEN  
YOUNGSTOWN, OH 44514  
7742 US OPEN LOOP  
BRADENTON, FL 34202  
10540 CHEVAL PL  
2 HORIZON RD 1430  
10155 CHERRY HILLS AVENUE CIR  
8212 WATERVIEW BLVD  
7155 BOCA GROVE PL #203  
BERN  
414 INDIAN AVI  
BRADENTON, FL 34202  
6635 OAKLAND HILLS DR  
8219 CHAMPIONSHIP CT  
84 PARK AVE  
BRADENTON, FL 34202  
6623 PEBBLE BEACH WAY  
9912 OLD HYDE PARK PL  
6950 WESTCHESTER CIR  
SARASOTA, FL 34240  
7357 LOBLOLLY BAY TRL  
7643 PARTRIDGE STREET CIR  
7985 ROYAL BIRKDALE CIR  
6585 WATERS EDGE WAY  
8474 SAILING LOOP  
7614 BROOMEDGE CT  
11114 STAR RUSH PL  
8222 CHAMPIONSHIP CT  
BRADENTON, FL 34202  
6508 WINDJAMMER PL  
565 RAY RD  
7040 BEECHMONT TER  
8076 ROYAL BIRKDALE CIR  
7026 KINGSMILL CT  
7615 BROOMEDGE CT  
8204 WATERVIEW BLVD  
BRADENTON, FL 34202  
9708 OLD HYDE PARK PL  
BRADENTON, FL 34202  
6562 WATERS EDGE WAY  
BRADENTON, FL 34202  
LEVINE, RICHARD P  
7106 SANDHILLS PL  
8483 IDLEWOOD COURT  
6602 THE MASTERS AVE  
6602 THE MASTERS AVE  
BRADENTON, FL 34203  
10929 BLUESTEM CIR  
92 PETTIT DR  
BRADENTON, FL 34202  
9416 ROYAL CALCUTTA PL  
6554 WATERS EDGE WAY  
7050 VILAMOURA PL  
201 BROOKFIELD DR  
7207 ASHLAND GLEN  
BRADENTON, FL 34202  
8032 ROYAL BIRKDALE CIR  
LITGEN, DEBORAH A TRUST AGREEM  
11 COREY DR  
BRADENTON, FL 34202

# SWITZERLAND

BRADENTON, FL 34202

588480409	LITTE, MARY V	7058 TWIN HILLS TER	BRADENTON, FL 34202	
588468409	LITTLEJOHN, RODNEY D	1167 RIDGE CREST DR	VICTOR, NY 14564	
588464659	LIVAK, JON P	LIVAK, KYM S	7179 WHITEMARSH CIR	BRADENTON, FL 34202
588441859	LLENADO, ARMANDO C	LLENADO, LOURDES R	8321 SAILING LP	BRADENTON, FL 34202
588451659	LOCK, LESLIE ROY	LOCK, ARLENE L	LOCK REALTY TRUST DID 7 10-89	
588435701	LOGAN, FRANCES K	LOGAN, DOUGLAS C	8005 WATERVIEW BLVD	BRADENTON, FL 34202
588471809	LOHEIDE, DONALD C	LOHEIDE, DEBRA S	8119 CHAMPIONSHIP CT	BRADENTON, FL 34202
588476559	LOISEN, MARK A	LOHSEN, BRENDA W	7911 SUNTREE GLEN	BRADENTON, FL 34202
588472859	LOMERSON, ROLAND JR	LOMERSON, SHERAINE H	8335 CHAMPIONSHIP CT	BRADENTON, FL 34202
588405902	LONG, DAVID H	LONG, SALLY S	8339 WHISPERING WOODS CT	BRADENTON, FL 34202
588442859	LONGCHAMPS, ROBERT	LONGCHAMPS, MARY ANN	2061 GOFFS FALLS RD	MANCHESTER, NH 03103
588483709	LONGHITANO, JAMES R	LOPEZ, RAGNHILD OVEN	101 TURN HILL CT	WEST CHESTER, PA 19380
588415356	LOPEZ, FRED J	LORENTE, PAMELA L	6531 THE MASTERS AVE	BRADENTON, FL 34202
588449809	LORENTE, ABDIEL	LOVELL, DEE LYN	LORENTE, PAMELA L TRUST	253 KATHRYN CT
588466609	LOVELL, LARRY GLFN	LOWERY, MARGARET A	LOVELL, DEE LYN TRUST U/A/D 09	9918 NEW ENGLAND WOODS CT
588453959	LOMARANT, PAUL A	LOZIER, PAIRICIA R	6732 THE MASTERS AVE	BRADENTON, FL 34202-2565
588409151	LOZIER, RICHARD R	LUCZYRYN, MARY	6550 WATERS EDGE WAY	BRADENTON, FL 34202
588425702	LUKAS, JEFFERTY	LURZ, MARK A	3588 SOUTHWOOD DR	BRADENTON, FL 34202
588447756	LURZ, MARK A	LURZ, LISA M	7726 US OPEN LOOP	EASTON, PA 18045
588463609	LYNCH, PAUL J	LYNCH, ANNE M	8431 SAILING LOOP	BRADENTON, FL 34202
587656409	LYNN, RAYMOND JR	LYNN, SANDRA I	12 BROOKSIDE TERR	BRADENTON, FL 34202
588443909	LYNN, JESSE J	LYNN, LARA A	6500 RIVERVIEW BLVD	BRADENTON, FL 34209
588407304	LYONS, LOIS	LYONS, PAIRICIA C	8354 SAILING LOOP	BRADENTON, FL 34202
587914909	LYTIR, KATHLEEN A	LYONS, LOIS REVOCABLE TRUST	6746 OAK MANOR DR	BRADENTON, FL 34202
587916959	M & M DEVELOPMENT LLC	LYTER, KATHLEEN A TRUST AGREE	7150 SANDHILLS PL	BRADENTON, FL 34202
587910605	M PETE MCNABB INC	1904 S MACDILL AVE	TAMPA, FL 33629-5903	
588468059	M PETE MCNABB INC	1904 S MACDILL AVE	TAMPA, FL 33629-5903	
588469159	M PETE MCNABB INC	9415 TOWN CENTER PKY	BRADENTON, FL 34202	
588456509	MACK, SARA J	9415 TOWN CENTER PKY	BRADENTON, FL 34202	
588409607	MACNEILL, IAN J	6631 PEBBLE BEACH WAY	BRADENTON, FL 34202	
584188509	MADDOX, PAMELA G	MACNEILL, IREN A	8424 MISTY MORNING CT	BRADENTON, FL 34202
588421008	MAGDICH, PHILLIP G	7345 ARROWHEAD RUN	BRADENTON, FL 34202	
588438754	MAGEL, MICHAEL F	MAGDICH, DEANNA K	MAGDICH, DEANNA K FAMILY LIVIN	205 MARKHAM LN
588496059	MAHON, MICHAEL F	MAGEL, JUDITH A	6705 FIRESTONE PL	BRADENTON, FL 34202
588459559	MALTMAN, JODI K	MAHON, JOAN D	13405 MONTCLAIR PL	BRADENTON, FL 34202-2432
587208209	MAITZEN, EDGAR R	MALTMAN, JODI K TRUST	7740 US OPEN LOOP	BRADENTON, FL 34202
588432252	MAKOWSKI, BRIAN T	MAITZEN, EDGAR R INTER VIVOS T	1603 STODDARD STREET	ROCKFORD, IL 61108
588468609	MALCOLM, NORMAN G	MAKOWSKI, DENISE	11515 PIMPERNEL DR	BRADENTON, FL 34202
588420653	MALINOWSKI, MARILYN J	MALAN, JANET E	7822 TROON COURT	BRADENTON, FL 34202
588447359	MALLING, EIKE	GAITHER, BARBARA J	8119 LONE TREE GLN	BRADENTON, FL 34202
588452359	MALLOY, THOMAS J	6651 OAKLAND HILLS DR	BRADENTON, FL 34202	
588420109	MAMANE, JACK	MALLING, RENATE	8374 MARKET ST BOX 505	BRADENTON, FL 34202-5137
588414300	MANCINA, DAVID L	MALLOY, JOAN G	80 SEKELSKY DR	STRAITFORD, CT 06614
588491209	MANDY, JOSEPH JAMES	MAMANE, JANET	7907 ROYAL BIRKDALE CIR	BRADENTON, FL 34202
588418756	MANGRUM, ELMER	MANCINA, JOANN K	8445 IDEWOOD CT	BRADENTON, FL 34202
588500509	MANN, DOUGLASS M	MANDY, LORI	7123 BOCA GROVE PL 102	BRADENTON, FL 34202
588492259	MARCELLI, PETER J	MANGRUM, RITA	MANGUM, RITA QUALIFIED FLORID	8068 ROYAL BIRKDALE CIR
588476109	MARCHI, STEPHEN A	MANN, STEPHANIE V	16 ROB RIDER RD	REDDING, CT 06896
588454159	MARCHISIO, RONALD E	MARCELLI, JUDITH A	5104 VERICHO RD	COLUMBIA, MD 21044
588404558	MARDER, BARRY M	CASHI, PAULA J	7920 SUNTREE GLN	BRADENTON, FL 34202
588470359	MARETKA, MARK F	MARCHISIO, EMILY L	6823 TURNBERRY ISLE CT	BRADENTON, FL 34202
587208759	MARINIC, DANIEL P	MARDER, KATHLEEN	8215 WATERVIEW BLVD	BRADENTON, FL 34202
584173509	MARINO, JOHN E	BAIETTY, JANICE S	7138 BEECHMONT TER	BRADENTON, FL 34202
588442159	MARQUARDT, RUSSELL F	11507 WATER POPPY TER	BRADENTON, FL 34202	
588475509	MARQUEZ, CHRISTOPHER R	MARINO, CELIA M	7427 LOBOLLY BAY TRL	BRADENTON, FL 34202
		MARQUARDT, SHIRLEY A	8345 SAILING LOOP	BRADENTON, FL 34202
		7187 BOCA GROVE PL 202	BRADENTON, FL 34202	

588494759	MARQUIS, ROBERT C	7619 HEATHFIELD CT	UNIVERSITY PARK, FL 34201	
588450209	MARSALA, SALVATORE A	24163 SIMKO DR	PLAINFIELD, IL 60544	
588411504	MARSCHNER, KATHLEEN MARY	6642 WINDJAMMER PL	BRADENTON, FL 34202	
588411553	MARSCHNER, RICHARD K	6638 WINDJAMMER PL	BRADENTON, FL 34202	
588476459	MARSDEN, VERNON G	122 NORTHGATE PL	BRADENTON, FL 34202	
584188059	MARSHALL, DAVID C	7303 ARROWHEAD RUN	BURR RIDGE, IL 60527	
587645508	MARSHALLA, GREGG M	BRADENTON, FL 34202-4066	BRADENTON, FL 34202	
587653709	MARSTON, WILLIAM HEATH	BRADENTON, FL 34202-4066	BRADENTON, FL 34202	
588450259	MARTEL, SUSAN	9811 OLD HYDE PARK PL	BRADENTON, FL 34202	
587655589	MARTELLA, MICHAEL P	BRADENTON, FL 34202	BRADENTON, FL 34202	
588409250	MARTIN, CHERYL E	7636 HARRINGTON LN	BRADENTON, FL 34202	
587208459	MARTIN, MARK	11518 PIMPERNEL DR	BRADENTON, FL 34202	
5884971409	MARTINEAU, TODD D	BRADENTON, FL 34202	BRADENTON, FL 34202	
588408955	MARTINEZ, RALPH W	6534 WATERS EDGE WAY	BRADENTON, FL 34202	
588468359	MARTINI, ALFRED P	7115 BEECHMONT TER	BRADENTON, FL 34202	
588450959	MARTINO, PATRICIA ANN	BRADENTON, FL 34202	BRADENTON, FL 34202	
588472959	MARTINO, ROBERT F	8336 CHAMPIONSHIP CT	BRADENTON, FL 34202	
588407254	MASCARI, JOSEPH A	6721 OAK MANOR DR	BRADENTON, FL 34202	
588405803	MASSARO, ANGELA	BRADENTON, FL 34202	BRADENTON, FL 34202	
588471609	MASSARO, ANGELA	8103 CHAMPIONSHIP CT	BRADENTON, FL 34202	
588418657	MASSARO, GEORGE E	PO BOX 309	BRADENTON, FL 34202	
584180259	MASSEO, RONALD A	C/O RIVERSIDE TITLE OF MANATEE	BOXFORD, MA 01921	
588467009	MASTERSON, JANICE	3625 RIDGE RUN E	11140 HYACINTH PL	BRADENTON, FL 34202
588423301	MASTERSON, JOHN P	1922 SOUTH BELLEVUE	CANANDAIGUA, NY 14244	
588500309	MAIAZINSKI, ROBERT	13824 SIENA LOOP	WESTCHESTER, IL 60154	
588435958	MATHE, WAYNE J	8025 WATERVIEW BLVD	BRADENTON, FL 34202	
588471459	MATHEWS, JAMES C	8025 WATERVIEW BLVD	BRADENTON, FL 34202-2244	
588434357	MATHEWS, RICHARD J	6546 WATERS EDGE WAY	BRADENTON, FL 34202	
588421701	MATTOX, TIMOTHY A	8116 CHAMPIONSHIP CT	BRADENTON, FL 34202	
588425801	MAUGHAN, LINDA L	7717 US OPEN LOOP	BRADENTON, FL 34202	
587647702	MAULE, KEITH A	7823 HERITAGE CLASSIC CT	BRADENTON, FL 34202	
587633900	MAYA, WILSON	BRADENTON, FL 34202	BRADENTON, FL 34202	
587658009	MAYBERRY, HELEN H	6709 THE MASTERS AVENUE	7411 PINE VALLEY ST	BRADENTON, FL 34202
588402255	MAYER, WILLIAM	10160 CHERRY HILLS AVENUE CIR	BRADENTON, FL 34202	
588487059	MAYLE, NORBERT D	9404 ROYAL CALCUTTA PL	BRADENTON, FL 34202	
588476159	MAYS, JOSEPH E	6615 WATERS EDGE WAY	BRADENTON, FL 34202	
588452059	MAYS, JOSEPH E	6935 WINNERS CIR	BRADENTON, FL 34202	
587634601	MAZUR, CHRISTINE	MAYS, JOSEPH E REVOCABLE TRUST	6935 WINNERS CIR	BRADENTON, FL 34202
588418608	MCADAM, J MARK	BRADENTON, FL 34202	BRADENTON, FL 34202	
588475109	MCALLEN, D E	7607 PARTIDGE STREET CIR	BRADENTON, FL 34202	
588450459	MCCLAIN, SCOTT M	8056 ROYAL BIRKDALE CIR	BRADENTON, FL 34202	
584176559	MCCLURE, DOUGLAS T	7532 RIGBY CT	BRADENTON, FL 34202	
588417857	MCCLURG, SUZANNE V	BRADENTON, FL 34202	BRADENTON, FL 34202	
5884173609	MCORMICK, CASEY M	7902 ROYAL BIRKDALE CIR	BRADENTON, FL 34202	
588423400	MCORMICK, MICHAEL W	7419 LOBLOLLY BAY TR	BRADENTON, FL 34202	
587656759	MCOWAN, WILLIAM B JR	6721 THE MASTERS AVE	BRADENTON, FL 34202	
587654409	MCCOY, CHRISTOPHER T	9507 ROYAL CALCUTTA PL	BRADENTON, FL 34202	
588457659	MCCULLA, DAVID E	712 FOGGY MORN LN	BRADENTON, FL 34202	
584176809	MCCADE, DONALD A	177 PENHURST DR	PITTSBURGH, PA 15225	
588458109	MCDANIEL, JOHN S	10803 BULLRUSH TER	BRADENTON, FL 34202	
584178809	MCDONALD, JOSEPH J	MCDONALD LIVING TRUST DATED	6737 PEBBLE BEACH WAY	BRADENTON, FL 34202
588472559	MCDONOUGH, WILLIAM J	7116 SWITCHGRASS TRL	BRADENTON, FL 34202	
588436006	MCDOWELL, DOLORES K	8311 CHAMPIONSHIP CT	BRADENTON, FL 34202	
588418251	MCINTYRE, JESSE D	BRADENTON, FL 34202	BRADENTON, FL 34202	
584178509	MCKEE, KENNETH O	8028 ROYAL BIRKDALE CIR	BRADENTON, FL 34202	
588427054	MCKENNA, DAVID M	7214 SWITCHGRASS TRL	BRADENTON, FL 34202	
587914209	MCKENZIE, CONNIE K	BRADENTON, FL 34202	BRADENTON, FL 34202	
587647405	MCLR PARTNERS LTD	FORT MYERS, FL 33907		
	MCMANON, WILLIAM L	6142 TURNBY PARK DR #5101	SARASOTA, FL 34243	

588452659	MCNAMARA, JAMES	MCNAMARA, CAROL	455 RED CHIMNEY DR	WARWICK, RI 02886
588423954	MCNAMARA, MARTIN J	6716 THE MASTERS AVENUE	BRADENTON, FL 34202	
588493109	MCNUITY, THERESA C	7236 ORCHID ISLAND PL	BRADENTON, FL 34202	
588500409	MCQUILLEN, GEORGE P	MCQUILLEN, DENISE R	249 WATERS EDGE DR S	PONTE VEDRA BEACH, FL 32082
588440604	MCREDMOND, HOPE M	6582 NEVILLE CT	MONROE, OH 45050	
588406702	MEADOWS, MARVIN D	MEADOWS, JOYCE P	6703 SPRING MOSS PLACE	BRADENTON, FL 34202
588486859	MEDLEY, BENJAMIN E	MEDLEY, JUDITH J	6919 WINNERS CIR	BRADENTON, FL 34202
587647306	MEDVETZ, CRAIG A	MEDVETZ, TAMARA A	10532 CHEVAL PLACE	BRADENTON, FL 34202
584172309	MEGELA, BRIAN F	MEGELA, ANNE-MARIE S	11003 STAR RUSH PL	BRADENTON, FL 34202
588458209	MEISELS, ERIKA	MEISELS, ERIKA REVOCABLE TRUST	6729 PEBBLE BCH WAY	BRADENTON, FL 34202
587910555	MEISTER, HENRY W	3123 MOSSVALE LN	CARROLLWOOD, FL 33618	
584173459	MEJIA, JORGE F	MEJIA, CECILIA	7433 LORILEY BAY TRI	BRADENTON, FL 34202
584177809	MELLIHAN, JORDAN M	MELLIHAN, RENEE I	11108 BULLRUSH TER	BRADENTON, FL 34202
588473359	MELIOT, RICHARD	MELIOT, ROSE	72 NYSTROM TRI	BRADENTON, FL 34202
587657659	MENDOZA, ROBERT E	MENDOZA, CAROL C	9510 ROYAL CALCUTTA PI	MATAWAN, NJ 07747
588481959	MENORINOS, KONSTANTINOS	MENORINOS, ROXANNE	7091 KIMBRA HILL DR	BRADENTON, FL 34202
587904009	MIRION BUILDING MANAGEMENT INC	UNIVERSAL CORPORATE CENTER	367 SOUTH GULPH RD	SAN JOSE, CA 95120
587904009	MIRION BUILDING MANAGEMENT INC	UNIVERSAL CORPORATE CENTER	367 SOUTH GULPH RD	KING OF PRUSSIA, PA 19406
588425504	MIRUCCI, WILLIAM J	MIRUCCI, SHAWN M	7712 LAIROBE CT	BRADENTON, FL 34202
588478109	MIRUCCI, LOUIS G	MIRUCCI, LYNN C	7610 DESOTO MEMORIAL HWY	BRADENTON, FL 34209
588464509	MESZAROS, JOSEPH	MESZAROS, MARIA	KEY LARGO, FL 33037	BRADENTON, FL 34202
588503059	METURI, CHARLNE D	8 JEAN LA FITE DR	6548 THE MASTERS AVE	BRADENTON, FL 34202
588416503	MEYER, SYLVIA ROSE	MEYER, SYLVIA ROSE TRUST	15 WASHINGTON LN	SCITUATE, MA 02066
588452459	MEYERS, JANETTE A	COSGROVE, JANE M	7323 PINE NEEDLE RD	SARASOTA, FL 34242
588435651	MICHAEL T ROGERS FAMILY LIMITE	PARTNERSHIP	7927 TREESDALE TER	BRADENTON, FL 34202
588436907	MICHEL, WILHELM I	MICHEL, CHRISTINE M	7927 TREESDALE GLEN	BRADENTON, FL 34202
588480109	MIDLERROOK, WILLIAM F	MIDLERROOK, MORGAN	MIDLER, INEZ N REVOC TRUST f/b	6582 WATERS EDGE WAY
588410209	MIDLER, SANIARD A	MIDLER, INF N	10151 CHERRY HILLS AVE CT	BRADENTON, FL 34202
587633652	MIELCZARSKI, EDMUND A	MIELCZARSKI, JOANNE T	NEILNBACH	BRADENTON, FL 34202
587654259	MIKKONEN, KYOSI	ROSNELG 18 PF 164	8331 CHAMPIONSHIP CT	CH-8415
588472809	MIKLOS, KENNETH R	MIKLOS, DANA M	9408 ROYAL CALCUTTA PL	BRADENTON, FL 34202
587657959	MILITELLO, RICHARD	MILITELLO, CHRISTA A	BRADENTON, FL 34202	
584173909	MILKO, JEANMARIE	7329 LOBLOLLY BAY TRL	BRADENTON, FL 34202	
588465209	MILLER, BARBARA E	7188 WHITEMARSH CIR	BRADENTON, FL 34202	
587649659	MILLER, BRIAN S	MILLER, JACQUELINE V	7508 COVENTRY CT	BRADENTON, FL 34202
588480259	MILLER, CAROL D	MILLER, LARRY D	MILLER, CAROL D LIVING TRUST	7915 TREESDALE GLN
588460409	MILLER, JAMES N	MILLER, DEBORAH L	7630 DESERT INN WAY	BRADENTON, FL 34202
584187159	MILLER, JAMES R	MILLER, JEAN MARIE	7332 ARROWHEAD RUN	BRADENTON, FL 34202
588454809	MILLER, JERRY K	MILLER, JOANN M	6830 TURNBERRY ISLE CT	BRADENTON, FL 34202
588435503	MILLER, RANDOLPH R	MILLER, MONIQUE B	6605 NAUTICAL DR	BRADENTON, FL 34202
588431957	MILLER, WILLIAM J	6526 OKLAND HILLS DR	BRADENTON, FL 34202	
588415208	MILLICAN, PAUL G	MILLICAN, AUDREY R	MILLICAN, PAUL G & AUDREY R RE	7709 WESTON CT
588490859	MILLS, BILLIE JEAN	7115 BOCA GROVE PL 103	BRADENTON, FL 34202	
588474209	MILROD, DIANE	280 PROSPECT AVE 11L	HACKENSACK, NJ 07601	
588496209	MINDRUP, JAMES W	MINDRUP, KATHLEEN T	13507 MONTCLAIR PL	BRADENTON, FL 34202
588422857	MINORS, REGINALD	55 ST ANNES RD P O BOX 58558	SOUTHAMPTON	SMBX
588500359	MINTON, EMILY G	13828 SIENA LOOP	BRADENTON, FL 34202-2562	
588492609	MIRALD, MICHAEL R	MIRALD, MADELYN B	6 WESTON RIDGE	ROCHESTER, NY 14625
588457609	MISCH, CARL O	MISCH, MARY ANN	6714 PEBBLE BEACH WAY	BRADENTON, FL 34202
588469409	MISCH, CRAIG M	MISCH, KATHERINE E	7008 BEECHMONT TER	BRADENTON, FL 34202
584178409	MISSEN, ALAN J	MISSEN, BELINDA A	7222 SWITCHGRASS TR	BRADENTON, FL 34202
588467859	MITCHELL, MARGUERITE A	7156 BOCA GROVE PL, #202	BRADENTON, FL 34202	
58765159	MITCHELL, THOMAS P	MITCHELL, DEBRA A	7635 HARRINGTON LN	BRADENTON, FL 34202
588495459	MOLBREAK, JAMES F	MOLBREAK, ELAYNE R	MOLBREAK, JAMES F & ELAYNE R	4952 HIGPOINT DR
588449309	MOLLICONE, SUSAN E	MOLLICONE, SUSAN J TRUST DTD	7010 FOUR SEASON CIR	BRADENTON, FL 34202
588412056	MONAHOS, AITHENA E	MONAHOS, AITHENA E REV TRUST	6669 WINDJAMMER PLACE	BRADENTON, FL 34202
588475059	MONDULICK, KENNETH	MONDULICK, LORRAINE	7179 BOCA GROVE PL, #201	BRADENTON, FL 34202
588468659	MONET, JEAN	MONET, JEAN REVOC TRUST	8115 LONE TREE GLN	BRADENTON, FL 34202
588474459	MONTECALVO, FRANK C	MONTECALVO, RACHEL	7171 BOCA GROVE PL 101	BRADENTON, FL 34202
588404459	MONTGOMERY, RICHARD S	MONTGOMERY, JAN	6606 TALMAST CIR	BRADENTON, FL 34202

588441609	MONTLEA DUNNE LLC	P O BOX 15571	SARASOTA, FL 34239		
5884827219	MOONEY, TIMOTHY T	MOONEY, CHERYL J	7112 ASHLAND GLEN	BRADENTON, FL 34202	
588454404	MOORE, GERALD N	MOORE, JOAN PROUTY	11300 W 175TH ST	OLATHE, KS 66062	
588493009	MOORE, JOANN I	502 CHAMPIONS PT	DULUTH, GA 30097-2065		
588454559	MOORE, MICHAEL	MOORE, DANA	6810 TURNBERRY ISLE CT	BRADENTON, FL 34202	
588415545	MOORE, ROBERT I	MOORE, HELEN B	6543 THE MASTERS AVE	BRADENTON, FL 34202	
588406806	MOORE, TOM B	MOORE, CARIA K	8208 WATERVIEW BLVD	BRADENTON, FL 34202	
588432302	MOORE, WILLIAM H JR	7826 IRON CT	BRADENTON, FL 34202		
588423855	MORGAN, RICHARD I	MORGAN, AVE F	6724 THE MASTERS AVE	BRADENTON, FL 34202	
588440303	MORGAN, WILLIAM S	MORGAN, RUTH ANN	7953 ROYAL BIRKDALE CIR	BRADENTON, FL 34202	
588483659	MORIARTY, DANIEL F	MARCUS-MORI, ROBERTA	12 CARY LN	BRADENTON, FL 34202	
588451502	MORRIS, ROBERT A, III	MORIARTY, KAREN H	7137 ASH AND GLEN	BRADENTON, FL 34202	
588462619	MORRIS, WILLIAM	MORRIS, AMANDA E	6523 OAKLAND HILLS DR	BRADENTON, FL 34202	
587207359	MORRISSEY, JAMES W	PENHOUSE 1 IMPERIAL POINT	SALTFOOD QUAYS	M50 3RB	
588444059	MORROMY, LAWRENCE	MORRISSEY, MARILYN A	11506 WATER POPPY TFR	BRADENTON, FL 34202	
588468909	MORION, ANTHONY I	MORROMY, DEBBIE	8342 SAILING LOOP	BRADENTON, FL 34202	
588402354	MOSKOWITZ, DAVID I	MORION, CYNTHIA A	8112 LONE TREE GLEN	BRADENTON, FL 34202	
588455009	MOSS, DAVID	VIGLITOLI, ANNA I	6605 WATERS EDGE WAY	BRADENTON, FL 34202	
587644936	MUDATORI, FRITZ S	MOSS, VIRGINIA	6846 TURNBERRY ISLE CT	BRADENTON, FL 34202	
588455159	MUGNIFER, MARY JO	MUDATORI, PRISCILLA	10609 CHEVAL PL	BRADENTON, FL 34202-4026	
588412452	MUIR, FREDERICK J	215 W STATE ST	GRANBY, MA 01033		
588415703	MULLATO, EDWIN	MUIR, SUZANNE M	8050 WATERVIEW BLVD	BRADENTON, FL 34202	
588492359	MULLINS, DELANO V	MULLATO, JAURA	6561 THE MASTERS AVE	BRADENTON, FL 34202	
588502709	MUNICH, ROBERT J	MULLINS, ULRIKE	7126 ORCHID ISLAND PL	BRADENTON, FL 34202	
584175159	MURPHY, JOSEPH C	MUNICH, CYNDI I	23 MOSSHILL PL	STONY BROOK, NY 11790	
584172609	MYERS, ADOLYN	MURPHY, MOLLY SUF	9639 DISCOVERY TERRACE	BRADENTON, FL 34212	
588469259	MYERS, LILLIAN R	11008 WATER LILY WAY	BRADENTON, FL 34202		
587643750	MYERS, RUSSELL L	MYERS, THOMAS W	MYERS, LILLIAN R DEC OF LIVING	7036 DECHMONI TER	BRADENTON, FL 34202
587657209	NALL, ROBERT J	MYERS, MARY E	7539 RIVER CLUB BLVD	BRADENTON, FL 34202	
588439356	NALYVAJKO, JARRY	NALL, CONNIE A	9711 ROYAL CALCUTTA PL	BRADENTON, FL 34202	
588440107	NANAYAKKARA, JOHANN	NALYVAJKO, ANN	NALYVAJKO, J & A FAMILY TRUST	1909 E PARKHURST	
588409359	NASEVICH, MICHAEL E	NANAYAKKARA, SANDI J	8403 WESTMONT TER	BETHESDA, MD 20817	
588476759	NATIVEG, HARALD	NASEVICH, ANNE D	8404 MISTY MORNING CT	LAKEWOOD RANCH, FL 34202	
588484009	NAULI, ONESIME E	STRADPROMENADEN 23	KRISTIANAND	4610	
588484559	NEAL COMMUNITIES OF SOUTHWEST	NAULI, CHARLOTTE E	NAULI FAMILY LIVING TRUST U/A/	7807 ROSEHALL COVE	NORWAY
588492159	NEAL COMMUNITIES OF SOUTHWEST		8210 LAKEWOOD RANCH BLVD	BRADENTON, FL 34202	BRADENTON, FL 34202
588492759	NEAL COMMUNITIES OF SOUTHWEST		8210 LAKEWOOD RANCH BLVD	BRADENTON, FL 34202	
588493159	NEAL COMMUNITIES OF SOUTHWEST		8210 LAKEWOOD RANCH BLVD	BRADENTON, FL 34202	
588502109	NEAL COMMUNITIES OF SOUTHWEST		8210 LAKEWOOD RANCH BLVD	BRADENTON, FL 34202	
588501059	NEAL COMMUNITIES OF SOUTHWEST		8210 LAKEWOOD RANCH BLVD	BRADENTON, FL 34202	
588500759	NEAL COMMUNITIES OF SOUTHWEST		8210 LAKEWOOD RANCH BLVD	BRADENTON, FL 34202	
588494859	NEAL COMMUNITIES OF SOUTHWEST		8210 LAKEWOOD RANCH BLVD	BRADENTON, FL 34202	
588494809	NEAL COMMUNITIES OF SOUTHWEST		8210 LAKEWOOD RANCH BLVD	BRADENTON, FL 34202	
588494709	NEAL COMMUNITIES OF SOUTHWEST		8210 LAKEWOOD RANCH BLVD	BRADENTON, FL 34202	
588494659	NEAL COMMUNITIES OF SOUTHWEST		8210 LAKEWOOD RANCH BLVD	BRADENTON, FL 34202	
588494409	NEAL COMMUNITIES OF SOUTHWEST		8210 LAKEWOOD RANCH BLVD	BRADENTON, FL 34202	
588494359	NEAL COMMUNITIES OF SOUTHWEST		8210 LAKEWOOD RANCH BLVD	BRADENTON, FL 34202	
588494209	NEAL COMMUNITIES OF SOUTHWEST		8210 LAKEWOOD RANCH BLVD	BRADENTON, FL 34202	
588494159	NEAL COMMUNITIES OF SOUTHWEST		8210 LAKEWOOD RANCH BLVD	BRADENTON, FL 34202	
588494059	NEAL COMMUNITIES OF SOUTHWEST		8210 LAKEWOOD RANCH BLVD	BRADENTON, FL 34202	
588494009	NEAL COMMUNITIES OF SOUTHWEST		8210 LAKEWOOD RANCH BLVD	BRADENTON, FL 34202	
588493959	NEAL COMMUNITIES OF SOUTHWEST		8210 LAKEWOOD RANCH BLVD	BRADENTON, FL 34202	
588493859	NEAL COMMUNITIES OF SOUTHWEST		8210 LAKEWOOD RANCH BLVD	BRADENTON, FL 34202	
588493409	NEAL COMMUNITIES OF SOUTHWEST		8210 LAKEWOOD RANCH BLVD	BRADENTON, FL 34202	
588493359	NEAL COMMUNITIES OF SOUTHWEST		8210 LAKEWOOD RANCH BLVD	BRADENTON, FL 34202	
588493209	NEAL COMMUNITIES OF SOUTHWEST		8210 LAKEWOOD RANCH BLVD	BRADENTON, FL 34202	

5884.93059	NEAL COMMUNITIES OF SOUTHWEST	INC	8210 LAKEWOOD RANCH BLVD	BRADENTON, FL 34202
5884.92909	NEAL COMMUNITIES OF SOUTHWEST	INC	8210 LAKEWOOD RANCH BLVD	BRADENTON, FL 34202-5157
5884.92459	NEAL COMMUNITIES OF SOUTHWEST	INC	8210 LAKEWOOD RANCH BLVD	BRADENTON, FL 34202
5884.92309	NEAL COMMUNITIES OF SOUTHWEST	INC	8210 LAKEWOOD RANCH BLVD	BRADENTON, FL 34202
5884.92059	NEAL COMMUNITIES OF SOUTHWEST	INC	8210 LAKEWOOD RANCH BLVD	BRADENTON, FL 34202
5884.77109	NEAL COMMUNITIES OF SOUTHWEST	INC	8210 LAKEWOOD RANCH BLVD	BRADENTON, FL 34202
5884.77609	NEAL COMMUNITIES OF SOUTHWEST	INC	8210 LAKEWOOD RANCH BLVD	BRADENTON, FL 34202
588502459	NEAL COMMUNITIES OF SOUTHWEST	INC	8210 LAKEWOOD RANCH BLVD	BRADENTON, FL 34202
588503209	NEAL COMMUNITIES OF SOUTHWEST	INC	8210 LAKEWOOD RANCH BLVD	BRADENTON, FL 34202
588503259	NEAL COMMUNITIES OF SOUTHWEST	INC	8210 LAKEWOOD RANCH BLVD	BRADENTON, FL 34202
5884.15109	NEAL COMMUNITIES OF SOUTHWEST	INC	8210 LAKEWOOD RANCH BLVD	BRADENTON, FL 34202
5884.06058	NEAL, LINDA L	8327 WHISPERING WOODS CT	BRADENTON, FL 34202	BRADENTON, FL 34202
5884.54409	NEILON, LESLIE J	7044 WHITEMARSH CIR	BRADENTON, FL 34202	BRADENTON, FL 34202
5884.62309	NEILSON, JUDITH	32412 LAKE PLEASANT DR	WESTLAKE VILLAGE, CA 91361	BRADENTON, FL 34202
5884.44459	NEILSON, MICHAEL H	NEUZIL, TINA M	8202 WATERVIEW BLVD	BRADENTON, FL 34202
5884.93709	NEMETH, MAGGONILINA	NEUZIL, NICOLA	6671 PERBI F BEACH WAY	BRADENTON, FL 34202
5884.12858	NEUZIL, JEFFREY S	NEUMAN, LORI A	6610 THE MASTERS AVE	BRADENTON, FL 34202
5884.56009	NEWALI, GORDON H	NEUMAN, MARY	6836 BAY HILL DR	BRADENTON, FL 34202
5884.16008	NEUBAKER, EILEEN J	NEWMARK, MARY	4000 AZALEA DR	BRADENTON, FL 34202
5884.16156	NEUBON, LEE	NIEMI, STANLEY I	NIEMI, ELLEN I	BRADENTON, FL 34202
5884.25939	NEWMAN, GARRICK P	NIEVES, MARTHA	7430 LOBLOLLY BAY TRL	BRADENTON, FL 34202
5884.71509	NEWMARK, HOWARD	8467 SAILING LOOP	BRADENTON, FL 34202	BRADENTON, FL 34202
5884.36204	NIEMI, STANLEY L	NOAKER, KATHLEEN	6543 OAKLAND HILLS DR	BRADENTON, FL 34202
584174609	NIEVES, MIGUEL	MEYERS, MARGIE	5 HOLBROOK WAY	BRADENTON, FL 34202
5884.43109	NIMBLEY, ISABEL	8110 WATERVIEW BLVD	BRADENTON, FL 34202	BRADENTON, FL 34202
5884.31254	NOAKER, ALAN	RINALDI, MARY F	13982 SIENA LOOP	BRADENTON, FL 34202
5884.91159	NOBLE, RUTH R	NOVELLO, JANICE M	7914 ROYAL BIRKDALE CIR	BRADENTON, FL 34202
5884.12650	NORDHAUSEN, ANN K	NULTY, DOLORES A	8323 WHISPERING WOODS CT	BRADENTON, FL 34202
588502209	NORMAN, JACK	NUTLAY, ELAINE R	7720 US OPEN LOOP	BRADENTON, FL 34202
5884.18004	NOVELLO, MICHAEL A	OBRIEN, CAROL P	7606 BROOMEDGE CT	BRADENTON, FL 34202
5884.06108	NULTY, DOLORES A	OBRIEN, ELAINE L	7749 US OPEN LP	BRADENTON, FL 34202
5884.33458	NUTLAY, ANDREW J	OCANNOR, PAULA	36 OVERLOOK DR	BRADENTON, FL 34202
584177309	OBRIEN, JOHN C JR	OGRADY, VIRGINIA F	8482 SAILING LOOP	BRADENTON, FL 34202
5884.60009	OBRIEN, WILLIAM J JR	OHARA, ROSALIE K	8107 CHAMPIONSHIP CT	BRADENTON, FL 34202
5884.49259	OCANNOR, JOHN	OAKES, KELLY A	8115 WATERVIEW BLVD	BRADENTON, FL 34202
5884.44209	OGRADY, ALAN W	OAKES, TINA	7336 ARROWHEAD RUN	BRADENTON, FL 34202
5884.71659	OHARA, JAMES K	OBEID, DOROTHY A	9908 OLD HYDE PARK PL	BRADENTON, FL 34202
5884.11801	OAKES, GLENN A II	413 WEBSTER FOREST DR	ST LOUIS, MO 63119	BRADENTON, FL 34202
584187209	OAKES, THOMAS	OBRYCKI, MARY I	7818 TROON COURT	BRADENTON, FL 34202
587654109	OBEID, ROBERT M	ODONNELL, CYNTHIA S	7216 SPOONFLOWER CT	BRADENTON, FL 34202
5884.22154	OBRIEN, EDWARD J JR	OGLESBY, DARI	6515 THE MASTERS AVE	BRADENTON, FL 34202
5884.32203	OBRYCKI, JOHN F JR	OJEDA, BELINDA	7618 PARTIRIDGE STREET CIR	BRADENTON, FL 34202
587207759	ODONNELL, PATRICK J	7180 WHITEMARSH CIR	BRADENTON, FL 34202	BRADENTON, FL 34202
5884.14953	OGLESBY, ROBERT	505 160 RIVE BOISEE	PIERRE FONDS QUEBEC	BRADENTON, FL 34202
587655509	OJEDA, EZER	OLSON, JILL LEANN	6577 WATERS EDGE WAY	BRADENTON, FL 34202
5884.65109	OLDHAM, JOEL GORDON	OLSON, NANCY Y	11136 HYACINTH PL	BRADENTON, FL 34202
5884.07709	OLDHAM, TERRY C	ANGELLO-OMARA, DEBORAH A	7702 US OPEN LOOP	BRADENTON, FL 34202
5884.08252	OLEARY, DON	ANDRICK, CAROL A	242 EASTWOOD DRIVE	BRADENTON, FL 34202
584180309	OLSON, THOMAS A	ORENSTEIN, VIRGINIA K	8047 ROYAL BIRKDALE CIR	BRADENTON, FL 34202
588500459	OLSON, VINCENT T	6622 TALLMAST CIR	BRADENTON, FL 34202	BRADENTON, FL 34202
5884.33904	OMARA, CHARLES J	OROURKE, DIANN M	7808 DEERY CT	BRADENTON, FL 34202
5884.78859	ONDRICK, EDWIN P	OROURKE, DIANN M LIVING TRUST	160 RIVERSIDE BLVD 27F	BRADENTON, FL 34202
5884.19200	ORENSTEIN, JEFFREY R	OSBORNE, MARY C	7154 WHITEMARSH CIR	BRADENTON, FL 34202
5884.04251	ORLANDO, STEVEN M	OSTERLING, BARBIE L	10816 BULLRUSH TER	BRADENTON, FL 34202
5884.83509	OROURKE, DIANN M	OSTROMSKI, SUSAN S	7179 BOCA GROVE PL 104	BRADENTON, FL 34202
5884.62509	ORR, JAMES M	7115 BOCA GROVE PL 202	BRADENTON, FL 34202	BRADENTON, FL 34202
5884.63559	OSBORNE, ROBERT F			
584177009	OSTERLING, ROGER C			
5884.75009	OSTROMSKI, EDWARD S			
5884.91009	OTT, KATHLEEN L			

CANADA

BRADENTON, FL 34202



588493759	OUNADE-SINGH, RAUPATH	8 SHEPHERDS WALK	LONDON	NU27BS	ENGLAND
588457809	PACF, GENERAL A	PAGE, MARY J	6730 PEBBLE BEACH WAY	BRADENTON, FL 34202	
588492959	PACIFIC, JAMES R	PACIFIC, ELVINA C	2705 HARVEST DR	SARASOTA, FL 34240	
587655359	PAINTER, ROBBIE I	PAINTER, CARIN I	12220 DORRANCE CT	RESTON, VA 20190	
588451809	PANKOFF, LINDA L	PANKOFF, LINDA L	6930 WOODMORE TER	BRADENTON, FL 34202	
588418350	PARA, RICHARD A	PARA, DEBORAH A	8036 ROYAL BIRKDALE CIRCLE	BRADENTON, FL 34202	
587208509	PARE, JAMES J	PARE, NORMA L	11514 PIMPERNEL DR	BRADENTON, FL 34202	
588450559	PARIS, PETER C	PARIS, ELLEN	23 ABBINGTON TER	GLEN ROCK, NJ 07452	
588486959	PARISI, JOSEPH R	6927 WINNERS CIR	BRADENTON, FL 34202	BRADENTON, FL 34202-2591	
588472709	PARKER, GERALD E	PARKER, PHYLLIS I	8323 CHAMPIONSHIP CT	BRADENTON, FL 34202	
584177059	PARKER, PATTY S	10908 BULLRUSH TER	BRADENTON, FL 34202	BRADENTON, FL 34202	
584177459	PARKER, ROBERT E JR	MEDOSCH, BARBARA, K	7618 BROOMSEDGE CT	POMPANO BEACH, FL 33071	
588451159	PASCARELLA, MARK J	PASCARELLA, HOLLY D	1031 N W 123RD DR	BRADENTON, FL 34202	
588406405	PASCHMA, ANITA T	8332 WHISPERING WOODS COURT	BRADENTON, FL 34202	BRADENTON, FL 34202	
587656909	PAIRIE, HAROLD JOHN	PATERSON, MARYELLEN	7071 TWIN HILLS TER	GERMANTOWN, MD 20874	
587656959	PAIRIF, HAROLD JOHN	PAIRIE, CHRISTINE ANN	20462 WATERS POINT LN	GERMANTOWN, MD 20874	
584176709	PAITL, C STEPHEN	10811 BULLRUSH TER	BRADENTON, FL 34202		
588410258	PATTON, JUDITH E	PATTON, JUDITH E	6586 WATERS EDGE WAY	BRADENTON, FL 34202	
588454259	PATTON, THOMAS J	LITTLE HALLINGBURY PARK	LITTLE HALLINGBURY, HERTFORDSH	BRADENTON, FL 34202	
584177659	PAUL, PHILIP F JR	PAUL, ANNE C	11006 BULLRUSH TER	BRADENTON, FL 34202	
588425900	PEARCE, DAVID G	PEARCE, DOLORES	6832 BAY HILL DRIVE	BRADENTON, FL 34202	
588473459	PEARL, RETTY	PEARL, BETTY REVOC	8208 CHAMPIONSHIP CT	BRADENTON, FL 34202	
584172109	PEDLER, BRADY E	11109 STAR RUSH PL	BRADENTON, FL 34202	BRADENTON, FL 34202	
587655609	PEDLER, BRADY E	PEDLER, AMY E	11109 STAR RUSH PL	BRADENTON, FL 34202	
587657259	PENDER, DONALD L	PENDER, DOREEN L	9712 ROYAL CALCUTTA PL	BRADENTON, FL 34202	
588443159	PENDER, DONALD L	PENDER, PHYLLIS E	8471 SAILING LOOP	BRADENTON, FL 34202	
588436055	PENDELTON, LEON D	PENDELTON, PHYLLIS E	8033 WATERVIEW BLVD	BRADENTON, FL 34202-2259	
587653759	PERELLA, DONALD JOHN	PERELLA, KRISTEN S	9815 OLD HYDE PARK PL	BRADENTON, FL 34202	
588467559	PEREZ, RICHARD J	BANTA, DORLEAN	271 MAIN ST	SANTA CRUZ, CA 95060	
5841773409	PERKINS, JAMES R	1015 CONTENTO ST	SARASOTA, FL 34242		
588477409	PERRY, W STEPHEN	PERRY, SHEILA H	175 MINGES HILLS DR	BATTLE CREEK, MI 49015	
588459309	PIETERS, IMEO	PO BOX 161	AD DOETINGHEM	NL-7000	NETHERLANDS
588403105	PETERSON, FAITH N	5083 THOMPSON RD	CLARENCE, NY 14031		
588433102	PETRACCO, DORIS W	SCHIDER, DOROTHY R	7734 U S OPEN LP	BRADENTON, FL 34202	
588411058	PETROM, DUSICO	PETROM, PAVLINA	6678 WINDJAMMER PL	BRADENTON, FL 34202	
588406900	PETRUCCELLI, JAMES	PETRUCCELLI, FRANCES	6720 SPRING MOSS PLACE	BRADENTON, FL 34202	
587655409	PEITZKE, JEFFREY C	PEITZKE, BRENDA K	7657 HARRINGTON LN	BRADENTON, FL 34202	
588404400	PHALEN, CLIFTON A	PHALEN, JULIE G	6610 TALLMAST CIR	BRADENTON, FL 34202	
588431056	PHARES, WOOD W	PHARES, WOOD W	6559 OAKLAND HILLS DR	BRADENTON, FL 34202	
588476509	PHIRMAN, JOHN R	PHIRMAN, ELIZABETH A	6250 PLAYA VISTA PL	AVILA BEACH, CA 93424	
588411355	PIANO, ANTHONY C	PIANO, SANDRA J	6654 WINDJAMMER PL	BRADENTON, FL 34202	
588409706	PICCUS, MARTIN E	PICCUS, CAROL L	8432 MISTY MORNING CT	BRADENTON, FL 34202	
588432351	PIREAU, FREDERICK G	PIREAU, FREDERICK G	PIREAU, RUTHANNE	BRADENTON, FL 34202	
587209259	PIRRO, FRANK	PIRRO, JUDI B	11512 SWEETFLAG DRIVE	BRADENTON, FL 34202	
587635152	PLEASANT, TIMOTHY L	PLEASANT, KELLY J	7646 PARTIDGE STREET CIR	BRADENTON, FL 34202	
588483009	PLECHY, MICHAEL R	PLECHY, ANA	7226 ASHLAND GLN	BRADENTON, FL 34202	
588438952	PLECHY, PETER R	PLECHY, BARBARA A	7934 ROYAL BIRKDALE CIR	BRADENTON, FL 34202	
588443859	PLESKO, EDWARD M	PLESKO, PATRICIA A	8358 SAILING LOOP	BRADENTON, FL 34202	
588415752	PLOIKIN, RICHARD A	PLOIKIN, PATRICIA D	2 LEROY AVE	NEWPORT, RI 02840	
588478559	PLOTT, ALEXANDER N	PLOTT, DEBBIE S	7047 TWIN HILLS TER	BRADENTON, FL 34202	
587644857	PODBIELSKI, EDWARD F JR	PODBIELSKI, KATHLEEN M	10619 CHEVAL PLACE	BRADENTON, FL 34202	
588467309	POLASKI, DEBORAH	C/O POE, THADDAEUS	2379 S 300 E	DANVILLE, IN 46122	
588415851	POLEN, DAVID H	POLEN, KATHRYN A	6573 THE MASTERS AVE	BRADENTON, FL 34202	
588464159	POLES, TERENCE	POLES, JANET	6 FISHER CT	RINGOES, NJ 08551	
588424457	POLIZZI, JOSEPH	6626 THE MASTERS AVE	BRADENTON, FL 34202		
588473009	POLLETT, HARRY FRASER LANCASTE	POLLETT, JUDITH ANNE WHITTAKER	8326 CHAMPIONSHIP CT	BRADENTON, FL 34202	
588472409	POLLINGTON, LEONARD GEORGE	POLLINGTON, SUSAN MARIE	8231 CHAMPIONSHIP CT	BRADENTON, FL 34202	
588452859	PONDISTIO, MICHAEL F	PONDISTIO, BARBARA L	7062 WOODMORE TERRACE	BRADENTON, FL 34202	
588408351	POPHAM, RICHARD	POPHAM, DOROTHY	6569 WATERS EDGE WAY	BRADENTON, FL 34202	



588457909	ROBBINS, JAY H	ROBBINS, JOAN R	ROBBINS FAMILY TRUST AGREEMENT	5801 NICHOLSON LN 734	ROCKVILLE, MD 20852
588444159	ROBERTS, ALLEN C	ROBERTS, MARY M	8334 SAILING LOOP	BRADENTON, FL 34202	
588434309	ROBERTSON, DONALD	HUMBARD, CARLETTE	7820 ROSEHALL CV	BRADENTON, FL 34202	
588408401	ROBERTSON, JAMES	21 BROWN CT	CHESTER, NJ 07930	BRADENTON, FL 34202	
588418806	ROBERTSON, JOHN T	ROBERTSON, MARY M	8072 ROYAL BIRKDALE DR	BRADENTON, FL 34202	
588481209	ROBERTSON, RONALD G	ROBERTSON, GLENDA M	7003 PORTMARNOCK PL	BRADENTON, FL 34202	
588426007	ROBERTSON, SHAWN	ROBERTSON, TRACEY	7706 BRITISH OPEN WAY	BRADENTON, FL 34202	
588435552	ROBINSON, ALLAN N	ROBINSON, RANDY J	6609 NAUTICAL DR	BRADENTON, FL 34202	
588432005	ROBINSON, MERL N	ROBINSON, MERL N REVOC TRUST	7802 TROON CT	BRADENTON, FL 34202	
588471759	ROCHER, CARLOS	ROCHER, ANTOINETTE	8115 CHAMPIONSHIP CT	BRADENTON, FL 34202	
587633959	RODOCKEY, BARBARA A	10156 CHERRY HILL AVENUE CIR	BRADENTON, FL 34202	BRADENTON, FL 34202	
584188409	RODRIQUEZ, GILBERT	RODRIQUEZ, LYDIA	7335 ARROWHEAD RUN	BRADENTON, FL 34202	
588491259	RODWELL, PETER	RODWELL, CAROL	7123 BOCA GROVE PL 204	BRADENTON, FL 34202	
587647355	ROEHR, DAVID J	ROEHR, DIANNE M	10528 CHEVAL PL	BRADENTON, FL 34202	
588413658	ROEHR, RICHARD R	ROEHR, DOROTHY A	8426 IDLEWOOD CT	BRADENTON, FL 34202	
584178459	ROGERS, DOUGLAS	ROGERS, MARTHA B	7218 SWITCHGRASS TRL	BRADENTON, FL 34202	
587649709	ROGERS, ROBERT I	ROGERS, SOPHIA C	7504 COVENTRY CT	BRADENTON, FL 34202	
584174859	ROGOZA, HENRY K	ROGOZA, BOGUSLAWA	7410 LOBLOLLY BAY TRL	BRADENTON, FL 34202	
587649409	ROMANOWSKI, JOSEPH G III	ROMANOWSKI, LINDA J	7509 COVENTRY COURT	BRADENTON, FL 34202	
588484059	ROMETO, ROBERT P	ROMETO, PEGGY A	7803 ROSEHALL CV	BRADENTON, FL 34202	
588424408	ROONEY, THOMAS F	ROONEY, SANDRA F	ROONEY, SANDRA ET AL REV TRUST	6630 THE MASTERS AVE	BRADENTON, FL 34202
588443459	ROPER, JOHN M II	ROPER, KAREN E	6518 WATERS EDGE WAY	BRADENTON, FL 34202	
588427757	ROSE, IRVING L	ROSE, PATRICIA W	8498 IDLEWOOD COURT	BRADENTON, FL 34202	
588449209	ROSE, JOSEPH A	ROSE, ELIZABETH J	31 SCENIC HILL LN	MONROE, CT 06468-1259	
588493909	ROSEN, AARON	ROSEN, AARON LIVING TRUST AGRE	7500 BYRON PL	SAINT LOUIS, MO 63105	
584188759	ROSENAUER, STEVEN D	ROSENAUER, CAROL G	7419 ARROWHEAD RUN	BRADENTON, FL 34202	
587913809	ROSENTHAL, MUNCH LLC	6150 SR 70 E	BRADENTON, FL 34203	BRADENTON, FL 34202	
584187459	ROTH, JOHN R	ROTH, WENDY L	7408 ARROWHEAD RUN	BRADENTON, FL 34202	
588481159	ROTH, STUART J	ROTH, ELIZABETH C	7007 PORTMARNOCK PL	BRADENTON, FL 34202	
588452609	ROTHMAN, GARY A	108 HAMPSHIRE DR	CRANBERRY TOWNSHIP, PA 16066	BRADENTON, FL 34202	
588496159	ROTHSCHILD, STEVEN	ROTHSCHILD, RHODA	13503 MONTCLAIR PL	BRADENTON, FL 34202	
588427906	ROTHSTEIN, RICHARD	ROTHSTEIN, LORI	11600 SW 96TH TER	MIAMI, FL 33176	
588471959	ROTONDO, MARIO	ROTONDO, BARBARA	8131 CHAMPIONSHIP CT	BRADENTON, FL 34202	
588442009	ROME, NANCY	8333 SAILING LOOP	BRADENTON, FL 34202	BRADENTON, FL 34202	
588450059	ROY, ANNETTE L	8326 TARTAN FIELDS CIR	7122 WHITE MARSH CIR	BRADENTON, FL 34202	
588463159	ROYE, EPHRAIM	ROYE, MARILYN	7134 BEECHMONT TER	BRADENTON, FL 34202	
588470309	RUBIN, KEVIN A	RUBIN, DEBORAH L	LOVELAND, OH 45140	BRADENTON, FL 34202	
588493659	RUEGG, FRANCES A	118 HAWKS RIDGE CIR	8460 SAILING LP	BRADENTON, FL 34202	
588444509	RUGGIERO, JOSEPH F III	RUGGIERO, JAN D	8496 IDLEWOOD CT	BRADENTON, FL 34202	
588427708	RUNCIL, MICHAEL P	RUNCIL, JANET L	SOUTH ORANGE, NJ 07079	BRADENTON, FL 34202	
588452909	RUNCIE, DIANA	33 HOSKIER DR	BRADENTON, FL 34202	BRADENTON, FL 34202	
588418707	RUNDO, MICHELLE ANN	8064 ROYAL BIRKDALE CIR	7130 BEECHMONT TER	BRADENTON, FL 34202	
588470259	RUNEE, MICHAEL GEOFFREY	RUNEE, MEI LIN	7171 BOCA GROVE PL 201	BRADENTON, FL 34202	
588474659	RUSSELL, DONALD	RUSSELL, SANDRA	6561 WATERS EDGE WAY	BRADENTON, FL 34202	
588408450	RUSSELL, WILLIAM E IV	RUSSELIN, KATHLEEN A	7630 PARTRIDGE STREET CIR	BRADENTON, FL 34202	
587635350	RUSSELIN, PAUL S	RUSO, DOMENICA J	3750 SPERONE CT	CANFIELD, OH 44406	
588495959	RUSO, GENNARO	RUSO, NESTA J	RUSO, NESTA J U/A DTD 1-23-96	6742 OAK MANOR DR	BRADENTON, FL 34202
588407353	RUSO, NESTA J	RYAN, REGINA O	7179 BOCA GROVE PL, #203	BRADENTON, FL 34202	
588475159	RYAN, JAMES J	8478 IDLEWOOD CT	BRADENTON, FL 34202	BRADENTON, FL 34202	
588427351	RYAN, JAN	RYAN, BARBARA A	6642 OAKLAND HILLS DR	BRADENTON, FL 34202	
588422105	RYAN, KENNETH E	11510 WATER POPPY TER	BRADENTON, FL 34202	BRADENTON, FL 34202	
587207309	RYDER, SONIA	PROCTOR, JOHN T	3727 61ST DR E	BRADENTON, FL 34203	
588443059	RYKEN, DANIEL B	SAALFELD, MARY A	25 CAMARGO CANYON	CINCINNATI, OH 45243	
588503359	SAALFELD, CLEM	SABATO, ANITA A	7040 PORTMARNOCK PL	BRADENTON, FL 34202-2593	
588481659	SABATO, PHILIP F	SACCOCCI, DOROTHY E	6549 THE MASTERS AVE	BRADENTON, FL 34202	
588415554	SACCOCCI, CHARLES	SACSE, SHARON L	8425 MISTY MORNING CT	BRADENTON, FL 34202	
588409854	SACSE, TERRY C	SACKS, MADELYNN DIETCH	7981 ROYAL BIRKDALE CIR	BRADENTON, FL 34202	
588440255	SACKS, JAY L	7106 WHITEMARSH CIR	BRADENTON, FL 34202	BRADENTON, FL 34202	
588462959	SADINSKY, THOMAS JAY	SAGE, CYNTHIA L	11514 WATER POPPY TER	BRADENTON, FL 34202	
587207259	SAGE, STEPHEN M				

588451859	SAIA, BRIAN J	SAIA, NIRUPA R	1004.1 CHERRY HILLS AVENUE CIR	BRADENTON, FL 34202
588488659	SAINT, RAYMOND G	SAINT, MARIE A	5590 STONELEIGH DR	SUWANEE, GA 30024
588502859	SAK, DONALD J	SAK, MARTHA A	6300 BLOOMFIELD GLENS	WEST BLOOMFIELD, MI 48322
587644907	SALIER, RUSSELL D	SALIER, NANCY M	10615 CHEVAL PL	BRADENTON, FL 34202
588449359	SALYERS, ROBERT A	SALYERS, CONSTANCE L	7014 FOUR SEASONS CIR	BRADENTON, FL 34202
587207159	SAMBLANET, JULIA A	SAMBLANET, JOSEPH A	11522 WATER POPPY TER	BRADENTON, FL 34202
588442959	SAMMONS, CHARLES DAVID	SAMMONS, CINDY BUTLER	8447 SAILING LP	BRADENTON, FL 34202
588415307	SANDERS, FUSTON R	SANDERS, JEANNE E	455 WEST FRONT 409	WHEATON, IL 60187
588481359	SANDERSON, WALTER H	SANDERSON, DORIS	208 ATLANTA COUNTRY CLUB DR	MARIETTA, GA 30067
588459909	SANSONE, ANTHONY R	SANSONE, MARGARET MICHAEL	7745 US OPEN LOOP	BRADENTON, FL 34202
587645656	SANTILLA, MARK C	SANTILLA, STEFANIE	7227 PINE VALLEY ST	BRADENTON, FL 34202
588464959	SANTIAGO, VICTOR G	SANTIAGO, JANE A	7168 WHITEMARSH CIR	BRADENTON, FL 34202
588442259	SAS, MARIA B	8353 SAILING LOOP	BRADENTON, FL 34202	BRADENTON, FL 34202
587209009	SATIRA, ANTHONY	SATIRA, SHANNON J	308 HULTON RD	VERONA, PA 15147
588447659	SAUNDERS, HAROLD H	SAUNDERS, SHIRLEY A	6910 WESTCHESTER CIR	BRADENTON, FL 34202
588435354	SAVELLO, DAVID	SAVELLO, JEANINE KUCZIK	22 NOTTINGHAM WAY	WARREN, NJ 07059
588474509	SAVIO, ALFRED JR	SAVIO, HEATHER M	2545 CEDAR BRIDGE RD	NORTHFIELD, NJ 08225
587649609	SAWCHAK, VIATKA	7512 COVENTRY COURT	BRADENTON, FL 34202	
588468559	SAWYER, SYDNEY R	SAWYER, CHERYL A	8123 LONE TREE GLN	BRADENTON, FL 34202
588496309	SCAFFE, JAMES E	SCAFFE, MELANIE G	18840 NAUTICAL DR 58	CORNELIUS, NC 28031
588456959	SCALA, ANDREW M	SCALA, FRANCES H	6624 PEBBLE BEACH WAY	BRADENTON, FL 34202
588483059	SCALISI, DAVID	SCALISI, LAURA	7230 ASHLAND GLN	BRADENTON, FL 34202
588420752	SCALISI, JOHN A	SCALISI, JOANNE M	6643 OAKLAND HILLS DR	BRADENTON, FL 34202
588491459	SCANLON, BARBARA J	C/O THE MUSIC BOX COMPANY	274 VILLAGE GREEN BLVD	ANN ARBOR, MI 48105
588474859	SCANLON, JUANITA	7179 BOCA GROVE PL 101	BRADENTON, FL 34202	
588490709	SCEPTRE REALTY LLC	595 11TH AVE	NEW YORK, NY 10036	
587657609	SCHACKOW, SAMUEL R	SCHACKOW, JOY B	9514 ROYAL CALCUTTA PL	BRADENTON, FL 34202
588494109	SCHARF, MARY	2 SYCAMORE LN	AVON, CT 06001	
588493559	SCHAUBLE, SHARON L	7 BERRY LAND	RANDOLPH, NJ 07869-1850	
584176309	SCHELL, LAURENCE A	SCHELL, CAROLYN J	11007 BULLRUSH TER	BRADENTON, FL 34202
588421107	SCHUEER, DOROTHY	6615 OAKLAND HILLS DR	BRADENTON, FL 34202	
588459709	SCHIER, JAMES R	SCHIER, MARY C	7737 US OPEN LOOP	BRADENTON, FL 34202
588457159	SCHMIDLIN, THOMAS M	P O BOX 35819	CANTON, OH 44735	
588404905	SCHMIDT, JIM L	SCHMIDT, JULIE K	8216 WATERVIEW BLVD	BRADENTON, FL 34202
587645250	SCHMIDT, WILLIAM A	WOLF-SCHMIDT, MARTINA E	10523 CHEVAL PL	BRADENTON, FL 34202
588428003	SCHMITT, JAMES P JR	SCHMITT, MARY ALICE	7011 PORTMARNOCK PL	BRADENTON, FL 34202
588481109	SCHMUS, WILLIAM G	SCHMUS, JANET K	8313 SAILING LOOP	BRADENTON, FL 34202
588441759	SCHOEPF, DAVID J	SCHOEPF, SHIRLEY J	8038 WATERVIEW BLVD	BRADENTON, FL 34202
588437509	SCHOFIELD, CHARLES W	SCHOFIELD, STACY L	10535 CHEVAL PL	BRADENTON, FL 34202
587645102	SCHOLL, KEITH A	SCHOLL, KEITH A REVOC I/V TRUS	BRADENTON, FL 34202-6708	
588404089	SCHROEDER MANATEE RANCH INC	6215 LORRAINE RD	BRADENTON, FL 34202-6708	
588410639	SCHROEDER MANATEE RANCH INC	6215 LORRAINE RD	BRADENTON, FL 34202-6708	
588413139	SCHROEDER MANATEE RANCH INC	6215 LORRAINE RD	BRADENTON, FL 34202-6708	
588405259	SCHROEDER MANATEE RANCH INC	6215 LORRAINE RD	BRADENTON, FL 34202-6708	
588500109	SCHROEDER MANATEE RANCH INC	6215 LORRAINE RD	BRADENTON, FL 34202-6708	
588500609	SCHROEDER MANATEE RANCH INC	6215 LORRAINE RD	BRADENTON, FL 34202-6708	
588501109	SCHROEDER MANATEE RANCH INC	6215 LORRAINE RD	BRADENTON, FL 34202-6708	
588501209	SCHROEDER MANATEE RANCH INC	6215 LORRAINE RD	BRADENTON, FL 34202-6708	
588500709	SCHROEDER MANATEE RANCH INC	6215 LORRAINE RD	BRADENTON, FL 34202-6708	
588500659	SCHROEDER MANATEE RANCH INC	6215 LORRAINE RD	BRADENTON, FL 34202-6708	
588501259	SCHROEDER MANATEE RANCH INC	6215 LORRAINE RD	BRADENTON, FL 34202-6708	
588502359	SCHROEDER MANATEE RANCH INC	6215 LORRAINE RD	BRADENTON, FL 34202-6708	
588501309	SCHROEDER MANATEE RANCH INC	6215 LORRAINE RD	BRADENTON, FL 34202-6708	
588458139	SCHROEDER MANATEE RANCH INC	6215 LORRAINE RD	BRADENTON, FL 34202-6708	
588445139	SCHROEDER MANATEE RANCH INC	6215 LORRAINE RD	BRADENTON, FL 34202-6708	
588503409	SCHROEDER MANATEE RANCH INC	6215 LORRAINE RD	BRADENTON, FL 34202-6708	
588605059	SCHROEDER MANATEE RANCH INC	6215 LORRAINE RD	BRADENTON, FL 34202-6708	
588800003	SCHROEDER MANATEE RANCH INC	6215 LORRAINE RD	BRADENTON, FL 34202-6708	
589000009	SCHROEDER MANATEE RANCH INC	6215 LORRAINE RD	BRADENTON, FL 34202-6708	

588495559	SCHROEDER-MANATEE RANCH INC	6215 LORRAINE RD	BRADENTON, FL 34202		
587900109	SCHROEDER-MANATEE RANCH INC	6215 LORRAINE RD	BRADENTON, FL 34202-6708		
587911801	SCHROEDER-MANATEE RANCH INC	6215 LORRAINE RD	BRADENTON, FL 34202-6708		
587903189	SCHROEDER-MANATEE RANCH INC	6215 LORRAINE RD	BRADENTON, FL 34202		
587911850	SCHROEDER-MANATEE RANCH INC	6215 LORRAINE RD	BRADENTON, FL 34202-6708		
587913959	SCHROEDER-MANATEE RANCH INC	6215 LORRAINE RD	BRADENTON, FL 34202-6708		
587915059	SCHROEDER-MANATEE RANCH INC	6215 LORRAINE RD	BRADENTON, FL 34202-6708		
587915909	SCHROEDER-MANATEE RANCH INC	6215 LORRAINE RD	BRADENTON, FL 34202		
587915809	SCHROEDER-MANATEE RANCH INC	6215 LORRAINE RD	BRADENTON, FL 34202		
587915809	SCHROEDER-MANATEE RANCH INC	6215 LORRAINE RD	BRADENTON, FL 34202-6708		
587913919	SCHROEDER-MANATEE RANCH INC	6215 LORRAINE RD	BRADENTON, FL 34202-6708		
586100059	SCHROEDER-MANATEE RANCH INC	6215 LORRAINE RD	BRADENTON, FL 34202-6708		
587208109	SCHROEDER-MANATEE RANCH INC	6215 LORRAINE RD	BRADENTON, FL 34202-6708		
587654009	SCHUCHARD, RICHARD B	SCHUCHARD, MARGOT	11507 PIMPERNEL DR	BRADENTON, FL 34202	
588412700	SCHUER, STANLEY M	SCHUER, HOLLY J	9916 OLD HYDE PARK CIR	BRADENTON, FL 34202	
588474259	SCHULTE, NEAL	SCHULTE, KRISTIN	8114 WATERVIEW BLVD	BRADENTON, FL 34202	
588421404	SCHULTZE, RONALD D	SCHULTZE, GERALDINE R	4755 CORNELL RD	BRADENTON, FL 34202	
588416354	SCHUSTER, GARY F	6564 THE MASTERS AVE	7808 HERITAGE CLASSIC CT	BRADENTON, FL 34202	
588414052	SCIARRINO, ANDREW L	8407 IDLEWOOD CT	BRADENTON, FL 34202		
588479209	SCIARICA, JOSEPH J	SCIARICA, SONJA C	7008 TWIN HILLS TER	BRADENTON, FL 34202	
588424853	SCOTT, HAROLD KENNETH	SCOTT, MARIE J	6855 BAY HILL DR	BRADENTON, FL 34202-2400	
588483909	SCOTT, MICHAEL R	2363 RAVINE GATE	OAKVILLE, ONTARIO	BRADENTON, FL 34202	
588461159	SCOTTA, JAMES	SCOTIA, SHARON J	7639 DESERT INN WAY	BRADENTON, FL 34202	
588403204	SCULLEY, JOHN B	SCULLEY, LILLA K	6630 WATERS EDGE WAY	BRADENTON, FL 34202	
588423350	SEAMAN, CHARLES R II	SEAMAN, JUNICE A	6717 THE MASTERS AVE	WASHINGTON, DC 20024	
588501009	SEGARS, JOSEPH M	SEGARS, ELIZABETH N	453 NORTH ST SW	BRADENTON, FL 34202	
588442109	SEIDEL, JOHN H	SEIDEL, EDWINA A	8374 MARKET #125	BRADENTON, FL 34202	
588427658	SELDIN, PAUL	SELDIN, MURIEL	8494 IDLEWOOD CT	BRADENTON, FL 34202	
588404657	SELIGMAN, STEVEN	SELIGMAN, ANITA	55 FESTIVAL DR	VOORHEES, NJ 08043	
588477159	SELIGSON, LEO V	SELIGSON, ADREA D	7183 SANDHILLS PL	BRADENTON, FL 34202	
588493459	SERNAU, GERALD	SERNAU, MOLLIE	10 CEDARHOOD RD	WHITE PLAINS, NY 10605	
588420802	SERROKA, KENNETH S	6639 OAKLAND HILLS DR	BRADENTON, FL 34202		
588410050	SEYMOUR, LARRY W	SEYMOUR, LARRY W REVOC LIVING	SEYMOUR, ARLINE M	8409 MISTY MORNING CT	BRADENTON, FL 34202
588406801	SHAH, CHANDRAKANT M	SHAH, VALERIE A	1025 S HIGBY ST	JACKSON, MI 49203	
584176609	SHAMES, JEAN D	10905 BULLRUSH TER	BRADENTON, FL 34202		
588436105	SHANAHAN, JOHN M	SHANAHAN, JANICE F	8037 WATERVIEW BLVD	BRADENTON, FL 34202	
588424309	SHANAHAN, KENNETH J	SHANAHAN, KATINA	6 NICOLS CT	WEST HARRISON, NY 10604	
588469959	SHARAK, ROBERT E	SHARAK, THERESA C	7106 BEECHMONT TERRACE	BRADENTON, FL 34202	
587208809	SHASHO, ABRAHAM	SHASHO, JUANA I	5220 SEABIRD DR S	11511 WATER POPPY TER	BRADENTON, FL 34202-5124
584173209	SHATZ, JAMES J REVOCABLE LIVIN	DTD 9/1/99	SHASHO, HARRY A	SAINT PETERSBURG, FL 33707	
588459109	SHAW, CURTIS B	SHAW, MICHELLE R	7758 US OPEN LOOP	BRADENTON, FL 34202	
588408054	SHAW, NORMAN	SHAW, ROSALIND	6593 WATERS EDGE WAY	BRADENTON, FL 34202	
588447059	SHAW, RICK N	SHAW, BARBARA B	6923 WESTCHESTER CIR	BRADENTON, FL 34202-2583	
588446809	SHAW, STEPHANIE L	PASTOR, STANLEY	370 GULF OF MEXICO DR 422	LONGBOAT KEY, FL 34228	
587635657	SHEA, DAN	SHEA, SHAUNA	7606 PARTRIDGE STREET CIR	BRADENTON, FL 34202	
588459959	SHEEHAN, LEROY E	SHEEHAN, GLADYS E	7747 US OPEN LOOP	BRADENTON, FL 34202	
588413351	SHERA, JOYCE A	8402 IDLEWOOD COURT	BRADENTON, FL 34202		
588472609	SHERMAN, RAYMOND G	SHERMAN, MAUDE YVETTE	8315 CHAMPIONSHIP CT	BRADENTON, FL 34202	
584187709	SHEVLIN, WILLIAM A	SHEVLIN, CINDEERA E B	7428 ARROWHEAD RUN	BRADENTON, FL 34202	
588452009	SHEWMAKER, WAYNE D	SHEWMAKER, WAYNE D LIVING TRUS	SHEWMAKER, RUTH E	6946 WOODMORE TER	BRADENTON, FL 34202
588431858	SHIFFRIN, JOEL	SHIFFRIN, MIRIAM	6518 OAKLAND HILLS DR	BRADENTON, FL 34202	
588468959	SHIFRIN, JORDAN I	SHIFRIN, JORDAN I TRUST UNDER	750 LAKE COOK RD 350	BUFFALO GROVE, IL 60089	
588425108	SHOOP, HAROLD E JR	SHOOP, HAROLD E	SHOOP, HELEN M	6835 BAY HILL DRIVE	BRADENTON, FL 34202
587911702	SHOPES AT FRIENDSHIP LLC	4550 ATMATER COURT	BUFORD, GA 30518		
587911751	SHOPES AT FRIENDSHIP LLC	4550 ATMATER COURT	BUFORD, GA 30518		
588477259	SHORT, HAROLD B	SHORT, PATRICIA A	7175 SANDHILLS PL	BRADENTON, FL 34202	
588463309	SIBENAC, JANE S	REVOCABLE TRUST AGREEMENT DTD	7134 WHITEMARSH CIR	BRADENTON, FL 34202	
588411850	SIEGEL, HOWARD G	8119 WATERVIEW BLVD	BRADENTON, FL 34202		
588440750	SILVER, GWYNETH B	7935 ROYAL BIRKDALE CIR	BRADENTON, FL 34202		
588402958	SILVER, HOWARD	SILVER, ROSLAND	6610 WATERS EDGE WAY	BRADENTON, FL 34202	

588425157	SILVER, NORMAN	SILVER, JUDITH	6831 BAY HILL DRIVE	BRADENTON, FL 34202
584174709	SILVERMAN, JEFFREY	11 NORTH DR	GREAT NECK, NY 11021	
588451509	SILVERTHORPE, LOUISE L	6906 WOODMORE TER	BRADENTON, FL 34202	
588467209	SIMMONS, EDWARD H	SIMMONS, WILLIAM W	SIMMONS, KATHLEEN	7147 BOCA GROVE PL 203
584173559	SIMON-LEVIN, SHIRLEY G	REVOCABLE TRUST AGREEMENT DTD	7423 LOBLOLLY BAY TRL	BRADENTON, FL 34202
588414854	SIMONS, KENNETH J	SIMONS, BARBARA S	6507 THE MASTERS AVE	BRADENTON, FL 34202
588458009	SIMPSON, KAY F	6745 PEBBLE BEACH WAY	8026 WATERVIEW BLVD	BRADENTON, FL 34202
588437400	SINGER, MITCHELL P	SINGERS, KATHERINE E	7414 LOBLOLLY BAY TRL	BRADENTON, FL 34202
584174809	SINGH, SATNAM	SINGH, MUNINDER K	6402 GOLDEN LEAF	BRADENTON, FL 34202
588482059	SINGLETARY DAVID W	SINGLETARY, CARMEN A	6622 THE MASTERS AVE	BRADENTON, FL 34202
588424507	SINGLETON, EDWARD E	SINGLETON, KAREN M	BRADENTON, FL 34202	BRADENTON, FL 34202
588411108	SKINNER, DORIS A	6674 WINDJAMMER PLACE	8411 SAILING LP	BRADENTON, FL 34202
588442509	SKOLNICK, BARRY	SKOLNICK, BARBARA	BRADENTON, FL 34202	BRADENTON, FL 34202
588436154	SLAVIN, GLORIA M	8041 WATERVIEW BLVD	8420 SAILING LOOP	BRADENTON, FL 34202
588443759	SLYFERTH, ROBERT	SLYFERTH, GLORIA	C/O AXA ADVISORS	BRADENTON, FL 34202
588463659	SMALL, HARVEY	SMALL, REGINA	7426 LOBLOLLY BAY TRL	BRADENTON, FL 34202
584174659	SMITH, ADAM	SMITH, ANA MARIA	BRADENTON, FL 34202	BRADENTON, FL 34202
587208409	SMITH, CHERYL S	11522 PIMPERNEL DR	6834 TURNBERRY ISLE CT	BRADENTON, FL 34202
584177609	SMITH, DAVID FRANKLIN	7607 BROOKSEDE CT	6539 THE MASTERS AVE	BRADENTON, FL 34202
588454859	SMITH, DAVID G	SMITH, BARBARA G	9903 OLD HYDE PARK PL	BRADENTON, FL 34202
588415455	SMITH, JAMES F II	SMITH, JO-ANN M	8450 IDEWOOD CT	BRADENTON, FL 34202
587653809	SMITH, JAMES F III	SMITH, SUSAN M	7015 TWIN HILLS TER	BRADENTON, FL 34202
588413955	SMITH, LEONARD R	SMITH, BETHANNE W	867 LIGHTBEAM DR	BRADENTON, FL 34202
588478959	SMITH, ROBERT	SMITH, JULIENNE K	BRADENTON, FL 34202	BRADENTON, FL 34202
588466309	SMITH, RONALD L	SMITH, ANNAMARIE L	7438 LOBLOLLY BAY TRAIL	CENTERVILLE, OH 45458
584174509	SMITH, ROY G JR	7438 LOBLOLLY BAY TRAIL	LUNDIN, PATRICIA A	
588457309	SMITH, ROY R	LUNDIN, PATRICIA A	SMITH, ALISON C	BRADENTON, FL 34202
584186909	SMITH, SEAN J	SNOWBALL, CYNTHIA E	10909 BLUESTEM CIR	BRADENTON, FL 34202
587657359	SNOWBALL, MICHAEL A	SODA, JAMES R	9704 ROYAL CALCUTTA PL	BRADENTON, FL 34202
588472159	SODA, JAMES R	SODA, DONNA J	8209 CHAMPIONSHIP CT	BRADENTON, FL 34202
588419150	SOLOMON, ALVIN	SOLOMON, JANICE K	8055 ROYAL BIRKDALE CIR	BRADENTON, FL 34202
588426155	SOLOMON, BERNARD	SOLOMON, LINDA	SOLOMON LIVING TRUST	BRADENTON, FL 34202
588479909	SONG, HWE JAE	SONG, YOUNG JOO	SONG, HWE JAE & YOUNG JOO REVOC	7711 BRITISH OPEN WAY
588431205	SONGSTER, CATHERINE E	SONGSTER, CATHERINE E FAMILY T	6547 OAKLAND HILLS DR	7936 TREESDALE GLN
588482309	SORICE, ELIA	SORICE, SUZANNE	8035 ST ROSARIO PL	BRADENTON, FL 34202
588495909	SORICE, SALVATORE	SORICE, MELANIE	1480 FOX DEN TR	CANFIELD, OH 44406
584175259	SOSNOSKI, ALFRED T	SOSNOSKI, MARY E	7320 LOBLOLLY BAY TRL	CANFIELD, OH 44406
588452159	SOSNOSKY, DIANE P	SOSNOSKY, DIANE P TRUST-2000 D	MC ADO1MX0501	BRADENTON, FL 34202
587914109	SOUTHRUST BANK NA	PO BOX 2554	22295 SR 120	BRADENTON, FL 34202
588421859	SOUTHWORTH, HARRY A	SOUTHWORTH, KATHRYN L	10511 CHEVAL PL	BRADENTON, FL 34202
587645409	SPENERY, LISETTE E	SPADE, LINDA PARKS	4518 160TH AVE SE	ISSAQUAH, WA 98027-9078
588486659	SPADE, JOHN DAVID	SPARR, LINDA H	6647 WINDJAMMER PLACE	BRADENTON, FL 34202
588412304	SPARR, GARY L	SPALDING, JEANNE B	18017 SUN RIDGE	NOBLESVILLE, IN 46060
588494509	SPALDING, STEPHEN J	7072 TWIN HILLS TER	BRADENTON, FL 34202	
588480559	SPARBEL, TRISHA	7164 WHITEMARSH CIR	BRADENTON, FL 34202	
588464909	SPARGO, LENORE	SPAULL, SUSAN	7712 US OPEN LOOP	BRADENTON, FL 34202
588433656	SPAULL, GUY	SPENCER, PATRICIA G	8107 LONE TREE GLEN	BRADENTON, FL 34202
588468759	SPENCER, ARCH W	SPIEGEL, JOANN R	7986 ROYAL BIRKDALE CIR	BRADENTON, FL 34202-3236
588439604	SPIEGEL, RONALD N	SPOFFORD, LEANN	8362 SAILING LOOP	BRADENTON, FL 34202
588443809	SPOFFORD, CHRISTOPHER	SPRANGER, CHARLENE K	6731 THE MASTERS AVE	BRADENTON, FL 34202
588423558	SPRANGER, BRUCE O	SPRINGER, DENISE D	7323 PINE VALLEY ST	BRADENTON, FL 34202
587647553	SPRINGER, JAMES L JR	HUTCHINGS-SPRINGSTEAD, LORI	7640 HARRINGTON LN	BRADENTON, FL 34202
587655809	SPRINGER, PHILLIP M	SCUITTERI, KARYN E	7903 ROYAL BIRKDALE CIR	BRADENTON, FL 34202
588420158	SCUITTERI, ANTHONY J	STAFFEELD, PHILOMENE	9423 ROYAL CALCUTTA PL	BRADENTON, FL 34202
587656709	STAFFEELD, BRIAN F	40 PATILLO AVE	TRURO, NOVA SCOTIA	BRADENTON, FL 34202
588459409	STANFIELD, F THOMAS	STANSELL, LYNNE E	8350 SAILING LOOP	BRADENTON, FL 34202
588443959	STANSELL, MARION G	STANTON, E JANE	2955 ROUND LAKE HWY	MONITOR BEACH, MI 49253
588419309	STARSTAK, DONALD F	STARSTAK, MARY A	7041 PORTARNOCK PL	BRADENTON, FL 34202
588480759	STARSTAK, RICHARD P	9021 TOWN CENTER PKY	BRADENTON, FL 34202	
587912609	STARSTAN INC			

587913059	STASIAN INC	9021 TOWN CENTER PKY	BRADENTON, FL 34202	
584,187059	STASIO, HUMBERT A	STASIO, JOHANNA T	7324 ARROWHEAD RUN	BRADENTON, FL 34202-4152
588454959	STAVOLA, THOMAS	6842 TURNBERRY ISLE CT	BRADENTON, FL 34202	
588477659	STECKEL, JONATHAN	STECKEL, VIVIENNE	7143 SANDHILLS PL	BRADENTON, FL 34202
588493809	STECKEL, JONATHAN	STECKEL, VIVIENNE	7143 SANDHILLS PL	BRADENTON, FL 34202
588423509	STEENBARGER, MARC	STEIN, PEARL	6729 THE MASTERS AVE	BRADENTON, FL 34202
588467059	STEIN, GERALD	JENKINS, JOSLYN ANN	7147 BOCA GROVE PL #104	BRADENTON, FL 34202
588471359	STEIN, PAUL DAVID	STEINFELD, LOREEN	8124 CHAMPIONSHIP COURT	BRADENTON, FL 34202
587656659	STEINFELD, ALLEN	STEINMANN, INGER M	9419 ROYAL CALCUTTA PL	BRADENTON, FL 34202
588447409	STEINMANN, JAN D	8103 LONE TREE GLN	6955 WESTCHESTER CIR	BRADENTON, FL 34202
588468809	STELTER, CHARLES R	8407 SAILING LOOP	BRADENTON, FL 34202	
588442459	STEPHENS, BARBARA LEE	STEPHENSON, SHIRLEY L	7024 BEECHMONT TER	BRADENTON, FL 34202-3704
588469609	STEPHENSON, DONALD W	LE BILE	SOLOMILAC	BRADENTON, FL 34202-3710
588462909	STEPHENSON, PETER	STEPLEMAN, BARBARA F	7938 ROYAL BIRKDALE CIR	BRADENTON, FL 34202
588439000	STEPLEMAN, ROBERT S	STENBERG, JOANNE M	8044 WATERVIEW BLVD	BRADENTON, FL 34202
588437558	STENBERG, WAYNE R	STEVENSON, SHIRLEY J	PO BOX 428	BATTLE CREEK, MI 49016
588470109	STEVENSON, CHARLES A	6604 NAUTICAL DR	BRADENTON, FL 34202	
588437103	STEVENSON, ROSEMARY	8405 MISTY MORNING CT	BRADENTON, FL 34202	
588410100	STEWART, ELIZABETH A	6615 PEBBLE BEACH WAY	BRADENTON, FL 34202	
588456709	STEWART, MICHAEL E	STEWART, DARLENE N	7035 PORTMARNOCK PL	BRADENTON, FL 34202-2594
588480809	STEWART, RUDOLPH A	STIRRAI, GLORIA	4841 VALLEY FIELD DR	BRADENTON, FL 34677
588488909	STIRRAI, PAUL R	STITIGEN, JOAN T	STITIGEN FAMILY TRUST	OLDSTAR, FL 34677
588460659	STITIGEN, MARVIN M	STOCKI, REGINA	STOCKMAN, JOAN E F/B/O UDT DTD	BRADENTON, FL 34202
588435156	STOCKI, ANTHONY J	STOCKMAN, JOAN E	8227 CHAMPIONSHIP CT	BRADENTON, FL 34202
584,178709	STOCKMAN, ARTHUR M	STOKES, SANDRA J	BRADENTON, FL 34202	
588472359	STOFFELS, THOMAS	STOL, DEBRA P	7016 BEECHMONT TERRACE	BRADENTON, FL 34202
588469509	STOKES, KENNETH	STONE, LISA	8309 SAILING LOOP	BRADENTON, FL 34202
588441709	STOLL, MICHAEL P	STORMS, COLLEEN M	7307 ARROWHEAD RUN	BRADENTON, FL 34202
584,188109	STONE, BRIAN	STOUT, ROBERT J	7713 US OPEN LOOP	BRADENTON, FL 34202
588434258	STORMS, MARK A	STOUT, PAULA R	7021 WOODMORE TER	BRADENTON, FL 34202
588450809	STOUT, ROBERT J	STOY, HEDY A	7728 US OPEN LOOP	BRADENTON, FL 34202
588433250	STOY, RAYMOND P	STRECK, EVELYN M	7085 WHITEMARSH CIR	BRADENTON, FL 34202
588464109	STRECK, THOMAS J	WESTLAK, TIMOTHY D	8466 SAILING LP	BRADENTON, FL 34202
588444409	STRICKLAND, CAROL K	STRUMPF, LINDA R	5390 BENEVA WOODS CIR	BRADENTON, FL 34233
588500809	STRUMPF, MITCHELL M	SUAREZ, MARY JO	5 TREXLER AVE	OGLESBY, IL 61348
588442209	SUAREZ, JOSEPH R	SCHNEIDER-SUBOTKY, JUDITH	SCHNEIDER-SUBOTKY, JUDITH REVO	8013 WATERVIEW BLVD
588435800	SUBOTKY, DAVID R	SUCRO, JEAN MARIE	6651 PEBBLE BEACH WAY	BRADENTON, FL 34202
588456259	SUCRO, CARL	SUEK, MARGARET F	6503 WINDJAMMER PL	BRADENTON, FL 34202
588436600	SUEK, EDMOND L	SULLIVAN, SHIRLEY S	6636 PEBBLE BEACH	BRADENTON, FL 34202
588457109	SULLIVAN, MATTHEW J	SULLIVAN, LINDA S	109 MILL ST	MIDDLETON, MA 01949
588406751	SULLIVAN, TIMOTHY J	SUMERFORD, PATRICIA D	7131 SANDHILLS PL	BRADENTON, FL 34202
588481059	SULLIVAN, WALTER F	SUNSERI, CHRISTINE L	7639 TRALEE WAY	BRADENTON, FL 34202
588477809	SUMERFORD, HAROLD A SR	1777 MAIN ST	10515 CHEVAL PL	BRADENTON, FL 34202
587656559	SUNDESTROM, STEPHEN P	SUPPE, CONNIE R	SARASOTA, FL 34236	
587645359	SUNSERI, BRIAN A	SUTTON, MARY	7505 COVENTRY COURT	BRADENTON, FL 34202
587914059	SUNTRUST BANK, ATLANTA	SWAN, WILMA J	7415 LOBLILLY BAY TRL	BRADENTON, FL 34202-4170
587649359	SUPPE, FRANCIS J	P O BOX 93	6806 TURNBERRY ISLE	BRADENTON, FL 34202
584,173659	SUTTON, ROBERT W	SMART, LESLIE	TALLEVAST, FL 34270-0093	
588454509	SWAN, EARLE F	1 HICKORY HILL RD E	7320 ARROWHEAD RUN	BRADENTON, FL 34202
588416404	SWANSON, CHARLES L III	SMEETING, ROGER W	WILLIAMSVILLE, NY 14221-2538	
584,187009	SMART, ANTHONY	SYPLA, PHILIP J	3710 SEARLMAN CT	KEY WEST, FL 33040
588491659	SMARTNEY, ILENE JOYCE	SZAJEWSKI, ALFRED S	7407 PINE VALLEY ST	BRADENTON, FL 34202
587208959	SMEETING, ROGER W	SZCZEPKOWSKI, ALBERT	6519 THE MASTERS AVE	BRADENTON, FL 34202
587647652	SYPLA, PHILIP J	TABER, BENJAMIN C	8122 LONE TREE GLN	BRADENTON, FL 34202
588415000	SZAJEWSKI, ALFRED S	TABOREK, JOSEPH W	8021 WATERVIEW BLVD	BRADENTON, FL 34202
588469009	SZCZEPKOWSKI, ALBERT	TANKERSLEY, JAMES	7918 ROYAL BIRKDALE CIR	BRADENTON, FL 34202
588435909	TABER, BENJAMIN C	TANZILLI, THOMAS A	8046 EGLERIDGE	WEST CHESTER, OH 45069
588418053	TABOREK, JOSEPH W	TANZILLI, THOMAS A	7743 US OPEN LOOP	BRADENTON, FL 34202
588464609	TANKERSLEY, JAMES			
588459859	TANZILLI, THOMAS A			

588449659	TARADASH, SHERWIN L	TARADASH, SHIRLEY M	7038 FOUR SEASONS CIR	BRADENTON, FL 34202	BAHAMAS
588469859	TARRAGON LTD	WINDERMERE HOUSE	404 E BAY ST PO BOX 555539	NASSAU	
588507059	TARTER, RONALD S	TARTER, TERRI J	105 GLADE PARK DR	CARY, NC 27511	
588412007	TARTER, THOMAS M	TARTER, ETHEL A	8131 WATERVIEW BLVD	BRADENTON, FL 34202	
588454209	TEKEMEN, ILYAS	6819 TURNBERRY ISLE CT	BRADENTON, FL 34202		
588408906	TELCHEIN, STANLEY S	TELCHEIN, ELAINE ZAINO	ZAINO, ELAINE REVOC LIVING TRU	6530 WATERS EDGE WAY	BRADENTON, FL 34202
588450309	TEMPERTON, PETER	50 WOODLAND WAY	KINGSWOOD SUREY	K1206NU	ENGLAND
584173709	TENNISON, SAGE LAURA	7411 LOBLILLY BAY TRAIL	BRADENTON, FL 34202		
584186609	TENNYSON, BRIAN	TENNYSON, FRAN	10933 BLUESTEM CIR	BRADENTON, FL 34202	
588468309	TERRELL, DALE P	TERRELL, BARBARA J	7119 BEECHMONT TER	BRADENTON, FL 34202-2413	
588484259	TELLA, ANDREA M	7816 ROSEHALL COVE	BRADENTON, FL 34202		
588433557	THOMAS, DAN	THOMAS, ARMENTIA	7716 US OPEN LOOP	BRADENTON, FL 34202	
588482959	THOMAS, JOHN L	7222 ASHLAND GLEN	BRADENTON, FL 34202		
588466659	THOMAS, JOSEPH	7139 BOCA GROVE PL 204	BRADENTON, FL 34202		
588488759	THOMAS, LEMELLYN IV	THOMAS, SUSAN M	70 CHURCHILL RD		
587649559	THOMAS, P ADAM	THOMAS, JANET C	7516 COVENTRY COURT	PITTSBURGH, PA 15235	
588466809	THOMPSON, JAMES F	THOMPSON, CAROL H	7146 BOCA GROVE PL #201	BRADENTON, FL 34202	
588427458	THOMPSON, JAMES L	THOMPSON, JANE F	6634 THE MASTERS AVE	BRADENTON, FL 34202	
588440305	THOMPSON, MARK L	THOMPSON, JEANNE H	7973 ROYAL HIRKDALE CIR	BRADENTON, FL 34202	
588476859	THOMPSON, ROBERT H	THOMPSON, MARY J	7162 SANDHILLS PLACE	BRADENTON, FL 34202	
588489009	THOMPSON, ROBERT H	THOMPSON, EDITH KILLINGER	403 IVY CHURCH RD	LUTHERVILLE TIMONUM, MD 21093	
588445559	THILEY, MARSHALL MARTIN III	6526 WATERS EDGE WAY	BRADENTON, FL 34202		
5884274903	TITICOME, REGINALD R	TITICOME, CAROL LYNN	6851 BAY HILL DR	BRADENTON, FL 34202	
588420703	TOLVL, JOSEPH	TOLVE, MARIE	6647 OAKLAND HILLS DR	BRADENTON, FL 34202-2564	
588454909	TOMA, JAMES	TOMA, BARBARA J	6838 TURNBERRY ISLE CT	BRADENTON, FL 34202	
587634759	TOMINELLI, ROBERT	7627 PARTIDGE STREET CIR	BRADENTON, FL 34202		
588416750	TOIH, JOHN J JR	TOIH, CYNTHIA A	6524 THE MASTERS AVE	BRADENTON, FL 34202	
588436659	TOTTEN, DOUGLAS F	TOTTEN, BARBARA S	6504 WINDJAMMER PL	BRADENTON, FL 34202	
588479759	TOUN, ALAN B	TOTTEN, CHERYL L	7924 TREESDALE GLEN	BRADENTON, FL 34202	
587910803	TOANE MEMBER II LLC	710 N PLANKINTON AVE 1200	MILWAUKEE, WI 53203	BRADENTON, FL 34202	
588441659	TOURY, NORMA J	8305 SAILING LOOP	BRADENTON, FL 34202		
588428300	TRACY, VIVienne	8408 WHISPERING WOODS	BRADENTON, FL 34202		
588427559	TRAINOR, JOHN E	TRAINOR, JOHN E TRUST	3875 CUMBERLAND		
588461859	TRAME, JANE F	TRAME, JANE F AGREEMENT FOR TR	8881 HADDIX RD	BERKLEY, MI 48072	
588487209	TREVITHICK, TIMOTHY J	TREVITHICK, STACEY	6947 WINNERS CIR	FAIRBORN, OH 45324	
588456459	TREJISE, MICHAEL W	6635 PEBBLE BEACH WAY	BRADENTON, FL 34202	BRADENTON, FL 34202	
588460309	TRICKETT, DAVID E	TRICKETT, SHARON A	7638 DESERT INN WAY	BRADENTON, FL 34202	
587654159	TRIGUEIRO, CRAIG A	TRIGUEIRO, BETTY M	9904 OLD HYDE PARK PL	BRADENTON, FL 34202	
588474309	TRINGALI, DANIEL R	TRINGALI, CHRISTINE M	7163 BOCA GROVE PL #202	BRADENTON, FL 34202	
588477859	TRISTANO, JEANNE C	C/O DOROTHY DOTE	BANK ONE	120 SOUTH HOUGH ST	BARRINGTON, IL 60010
587647504	TROEH, CHRISTOPHER E	TROEH, HEIDE A	7319 PINE VALLEY ST	BRADENTON, FL 34202	
588400939	TROON LEGACY LLC	15044 NORTH SCOTSDALE RD 300	SCOTSDALE, AZ 85254		
588401179	TROON LEGACY LLC	15044 NORTH SCOTSDALE RD 300	SCOTSDALE, AZ 85254		
588401379	TROON LEGACY LLC	15044 NORTH SCOTSDALE RD 300	SCOTSDALE, AZ 85254		
588401479	TROON LEGACY LLC	15044 NORTH SCOTSDALE RD 300	SCOTSDALE, AZ 85254		
588401559	TROON LEGACY LLC	15044 NORTH SCOTSDALE RD 300	SCOTSDALE, AZ 85254		
588401509	TROON LEGACY LLC	15044 NORTH SCOTSDALE RD 300	SCOTSDALE, AZ 85254		
588401439	TROON LEGACY LLC	15044 NORTH SCOTSDALE RD 300	SCOTSDALE, AZ 85254		
588401289	TROON LEGACY LLC	15044 NORTH SCOTSDALE RD 300	SCOTSDALE, AZ 85254		
588401119	TROON LEGACY LLC	15044 NORTH SCOTSDALE RD 300	SCOTSDALE, AZ 85254		
588401079	TROON LEGACY LLC	15044 NORTH SCOTSDALE RD 300	SCOTSDALE, AZ 85254		
588401089	TROON LEGACY LLC	15044 NORTH SCOTSDALE RD 300	SCOTSDALE, AZ 85254		
588422006	TRULIK, STEPHEN JR	TRULIK, STEPHEN JR TRUST	1913 DUNHAM DR	ROCHESTER, MI 48306	
584187559	TSINGOPOULOS, CHRISTOS	LORENZEN, INES	7416 ARROWHEAD RUN	BRADENTON, FL 34202	
588423004	TUCKER, JAMES D	TUCKER, RUTH M	6637 THE MASTERS AVENUE	BRADENTON, FL 34202	
588425652	TUDYK, MARK A	TUDYK, KATHLEEN M	7719 LATROBE COURT	BRADENTON, FL 34202	
588426254	TURNER, JOSEPH J SR	28 COVENTRY CHASE	JOLIET, IL 60431		
584188859	TURNER, RICHARD K	TURNER, PAMELA S	7427 ARROWHEAD RUN	BRADENTON, FL 34202	
588450509	TURNER, STANLEY J	TURNER, KAREN ELAINE	75 PLANTERS ROW	HILTON HEAD ISLAND, SC 29928	
588418202	TYE, MICHAEL R	TYE, BARBARA W	3300 GASTON RD	GREENSBORO, NC 27407	



588466909	UHLIN, ROBERT	C/O GLENORA CO	735 N WATER ST STE 712	MILWAUKEE, WI 53202-4104
587910753	UNIVERSITY PROFESSIONAL CENTER	8433 ENTERPRISE CIRCLE SUITE 2	BRADENTON, FL 34202-5981	
588490609	URBAN, WILLIAM	URBAN, GERALDINE	1707 BOCA GROVE PL 202	BRADENTON, FL 34202
588503109	UTTON, RICHARD I	UTTON, FRANCES D	13959 SIENA LOOP	BRADENTON, FL 34202
584188159	VADDI, MICHAEL M	VADDI, KAREN M	7311 ARROWHEAD RUN	BRADENTON, FL 34202
587647603	VAIL, CRAIG D JR	VAIL, DORIS J	RR2 BOX 2203	SAYLORSBURG, PA 18353
588491109	VALFENIC, MARY ELLEN	7115 BOCA GROVE PL 204	BRADENTON, FL 34202	
587657309	VALININE, MARK	VALININE, JOYCE A	9708 ROYAL CALCUTTA PL	BRADENTON, FL 34202
584177859	VAN DUZER, MARK E	VAN DUZER, JUDITH A	3604 N RIVER RD	GAINESVILLE, GA 30506
588449159	VANAMAN, GERALDINE K	363 4TH ST 3	BEAVER, PA 15009	
588460109	VANBERGEN, ROBERT M	VANBERGEN, JANE L	7753 US OPEN LOOP	BRADENTON, FL 34202
588439950	VANDELLEN, SHARON R	VANDELLEN, SHARON R TRUST	1289 WINTER RIDGE CT NE	ADA, MI 49301
588451409	VANDERSTOPE, BRUCE	SIMPSON, CHARLES N JR	6919 WOODMORE TER	BRADENTON, FL 34202
587647454	VANDYKE, RAYMOND W	VANDYKE, KIMBERLY	10520 CHEVAL PL	BRADENTON, FL 34202
588495659	VANGIN, JOSEPH R	VANGIN, CHARLOTTE R	550 NEHAIVEN DR	SUNAWEE, GA 30024
588477209	VEDANE, LINDA J	7179 SANDHILLS PL	BRADENTON, FL 34202	
588473019	VELICH, RICHARD A	VELICH, DELORES J	8312 CHAMPIONSHIP CT	BRADENTON, FL 34202
588440909	VELTRI, JOSEPH J	VELTRI, MARY JO	7924 ROYAL QUEENSLAND WAY	BRADENTON, FL 34202
584172659	VEN HUIZEN, BRENDA	11012 WATERLILY WAY	BRADENTON, FL 34202	
588448759	VERHOEVEN, PATRICIA M	PROVOST, RICHARD R	219 STATE ST	OSHKOSH, WI 54901
587208359	VETIRA, ERIC C	VIEIRA, GAIL P	11526 PIMPTREL DR	BRADENTON, FL 34202
588507659	VICI10111, ALTONSO L	13885 SIENA LOOP	BRADENTON, FL 34202	
587647052	VICINA, CHRISTOPHER M	10539 CHEVAL PL	BRADENTON, FL 34202	6614 WINDJAMMER PL
588435305	VILLASI, JOSEPH A SR	VILLASI, JOSEPH A SR	TRUST DTD 6-24-97	BRADENTON, FL 34202
588481819	VITALE, RICHARD	VITALE, LORRAINE	7810 MATHERN CT	BRADENTON, FL 34202
588416859	VITALE, SHERRI A	KRUG, THOMAS W	6520 THE MASTERS AVE	BRADENTON, FL 34202
588439158	VOGLER, LINA M	VOGLER, LINA M FAMILY TRUST	7950 ROYAL BIRKDALE CIR	BRADENTON, FL 34202
588490909	VOORHIES, HELEN E THOMPSON	VOORHIES, HELEN E THOMPSON TRU	7115 BOCA GROVE PL 104	BRADENTON, FL 34202
584173759	MACH, JEROME E	MACH, INGRID M	7407 LOBLILLY BAY TRL	BRADENTON, FL 34202
587914159	MACHOVA BANK NA	PO BOX 44247	JACKSONVILLE, FL 32231-4247	
587643701	MACKSMAN, SHELDON M	MACKSMAN, MARY V	7543 RIVER CLUB BLVD	BRADENTON, FL 34203
587644709	MAGNER, PAUL D	MAGNER, KARLA	10631 CHEVAL PL	BRADENTON, FL 34202
588447459	MAID, RICHARD S	RILEY, MARK P	6959 WESTCHESTER CIR	BRADENTON, FL 34202
588425850	MAID, RUSSELL M	RILEY, MARK P	MAID, RICHARD S	6828 BAY HILL DR
588406157	MAITE, ROBERT A	MAITE, RITA S	8319 WHISPERING WOODS CT	BRADENTON, FL 34202
588442609	MAICH, JOHN WILLIAM	MAICH, ELIZABETH M	8419 SAILING LOOP	BRADENTON, FL 34202
588426056	MALD, ROGER C JR	MALD, PAMELA S	7703 BRITISH OPEN WAY	BRADENTON, FL 34202
587914809	MALGREEN CO	200 WILMOT RD	DEERFIELD, IL 60015	
588409557	WALKER, BARTON T	8420 MISTY MORNING CT	BRADENTON, FL 34202	BRADENTON, FL 34202
588491509	WALKER, DAVID T	WALKER, M ANN	7123 BOCA GROVE PL 204	BRADENTON, FL 34202
584188309	WALKER, J DAVID	WALKER, MARCI L	7323 ARROWHEAD RUN	BRADENTON, FL 34202
587657709	WALKER, JAMES S	WALKER, TESSA M	9506 ROYAL CALCUTTA PL	BRADENTON, FL 34202
584187859	WALL, WALTER J	WALL, SANDRA L	7440 ARROWHEAD RUN	BRADENTON, FL 34202
588414102	WALLACE, DAVID L	WALLACE, GERALDINE M	8419 IDLEWOOD COURT	BRADENTON, FL 34202
588457259	WALLACE, THOMAS L	WALLS, BETTY M REVOCABLE TRUST	6648 PEBBLE BEACH WAY	BRADENTON, FL 34202
588459659	WALLS, BETTY M	WALSH, MARY A	7736 US OPEN LP	BRADENTON, FL 34202
588469459	WALSH, LAWRENCE W	WALTER, WILMA	7012 BEECHMONT TER	BRADENTON, FL 34202
588469909	WALTER, NORMAN	WALTON, W MARGARETE	8314 TARTAN FIELDS CIR	BRADENTON, FL 34202
588493509	WALTON, CHARLES W	WALTON, MARY M	32845 CREEKSIDE DR	BRADENTON, FL 34202
588483309	WARNER, MARGARET B	8451 SAILING LOOP	7201 ASHLAND GLN	CLEVELAND, OH 44101
588443009	WARREN, CHARLES P	WARREN, JULIE	BRADENTON, FL 34202	BRADENTON, FL 34202
588457009	WARREN, GEORGE M	WARREN, MURIEL A	7812 ROSEHALL CV	BRADENTON, FL 34202
588415802	WASDYKE, WESLEY R	WASDYKE, CYNTHIA R	6628 PEBBLE BEACH WAY	6569 THE MASTERS AVE
587649459	WASHBURN, ROBERT H	WASHBURN, LINDA L	7513 COVENTRY CT	BRADENTON, FL 34202
588425207	WASILEWSKI, RAYMOND E	WASILEWSKI, SANDRA A	6827 BAY HILL DRIVE	BRADENTON, FL 34202
588419754	WASSER, RUSSELL S	WASSER, JOANNE M	7909 ROYAL QUEENSLAND WAY	BRADENTON, FL 34202
588477559	WATERFIELD, BETTY L	WATERFIELD, BETTY L	7151 SANDHILLS PL	BRADENTON, FL 34202
588427302	WATERS, RALPH D	WATERS, IRENE J	8474 IDLEWOOD CT	BRADENTON, FL 34202
588479459	WATSON, DAVID K	WATSON, MELANIE J	7036 TWIN HILLS TER	BRADENTON, FL 34202



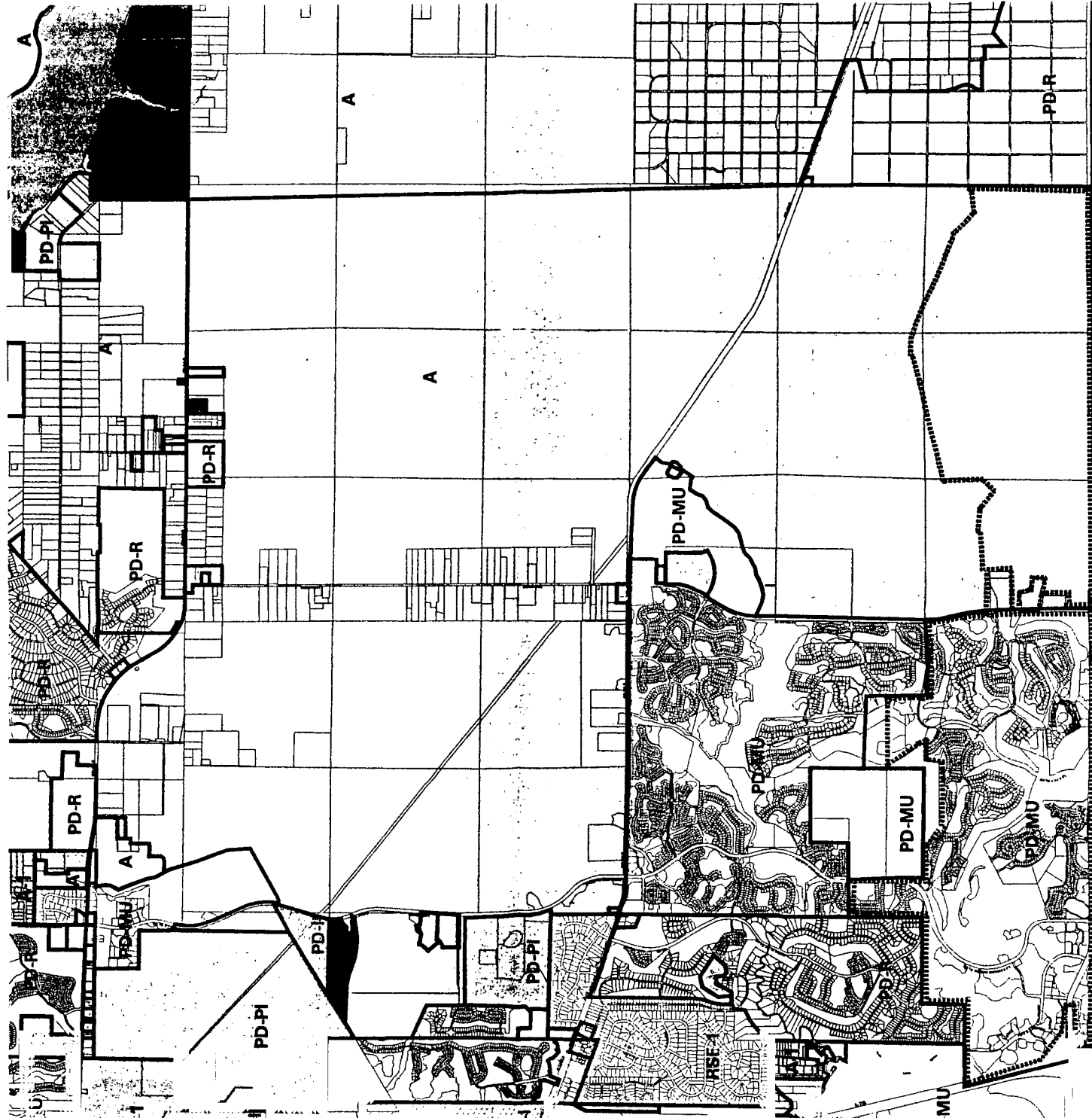
588473159	WOODBURY, DALE A	WOODBURY, CINDY S	8304 CHAMPIONSHIP CT	BRADENTON, FL 34202
588441559	WOODGLEN GROUP L P	101 EAST STREET RD	KENNETT SQUARE, PA 19348	
587633751	WOODS, MATTHEW L	BAILEY, JOANNA A	10159 CHERRY HILLS AVENUE CIR	BRADENTON, FL 34202
587208609	WOODS, REGINALD	WOODS, BELINDA	11506 PIMPERNEL DR	BRADENTON, FL 34202
587207859	WOODWARD, ROBERT M	WOODWARD, DONNA J	7208 SPOONFLOWER CT	BRADENTON, FL 34202
588458059	WOODWORTH, LAWRENCE E	WOODWORTH, JOANN	6741 PEBBLE BEACH WAY	LAKEWOOD RANCH, FL 34202
588470209	WOODWORTH, WILLIAM J	WOODWORTH, THERESA A	7126 BEECHMONT TER	BRADENTON, FL 34202
588463359	WORLEY, TIMOTHY	BARRINGHAUS, MARIA	7138 WHITEMARSH CIR	BRADENTON, FL 34202
588478759	WRIGHT, FRANK E	7031 TWIN HILLS TER	BRADENTON, FL 34202	
587634650	WYMER, STEVEN M	WYMER, MARTI B	7611 PARTIDGE STREET CIR	BRADENTON, FL 34202
588427401	YARMOOD, JONATHAN J	YARMOOD, DEBORAH J	8482 IDLEWOOD CT	BRADENTON, FL 34202
588412601	YARYURA, RICARDO A	YARYURA, DEBORAH L	8106 WATERVIEW BLVD	BRADENTON, FL 34202
588467459	YATES, RICHARD L	YATES, PAULA D	7155 BOCA GROVE PL #104	BRADENTON, FL 34202
588473459	YEAKEL, NANCY ANN	YEAKEL, JEFFERSON B	YEAKEL, NANCY ANN LIVING TRUST	BRADENTON, FL 34202
587654209	YINIGUEZ, CASEY A R	YINIGUEZ, KIMBERLY B	9818 OLD HYDE PARK PL	BRADENTON, FL 34202
587647058	YODER, DENNIS C	YODER, MARY K	10618 CHEVAL PL	BRADENTON, FL 34202
588490659	YOHANNES, AIDA	7107 BOCA GROVE PL 203	BRADENTON, FL 34202	
584175209	YONKER, KENT I	YONKER, DEBBIE S	7324 LOBLOLY BAY TRL	BRADENTON, FL 34202
588461809	YOUNG, LENNIS E JR	YOUNG, LESLIE H	7004 WHITEMARSH CIR	BRADENTON, FL 34202
588452809	YOUNG, MELANIE A	JONES, MARGARET L	786 ELM ST 15	SAN CARLOS, CA 94070
587644659	YOUNG, MICHAEL E	YOUNG, JANE A	10653 CHEVAL PL	BRADENTON, FL 34202
588408500	YOUNG, RICHARD W	YOUNG, DOREEN H	6557 WATERS EDGE WAY	BRADENTON, FL 34202
584187909	YOUNG, RONALD D	YOUNG, GAIL E	10804 WATER LILY WAY	BRADENTON, FL 34202
588443359	YOUNGQUIST, WILLIAM P	YOUNGQUIST, DARLYNN J	6510 WATERS EDGE WAY	BRADENTON, FL 34202
587207009	YUNKER, RICHARD A	KARLESKINT, JULIE L	11602 WATER POPPY TER	BRADENTON, FL 34202
588405605	YUZA, JEFFREY J	YUZA, JOAN K	8363 WHISPERING WOODS COURT	BRADENTON, FL 34202
588479859	ZABLOCKI, JOSEPH J	ZABLOCKI, CHRISTINE A	7932 TREESDALE GLEN	BRADENTON, FL 34202
588440552	ZACK, RICHARD F	ZACK, LORETTA E	7949 ROYAL BIRKDALE CIR	BRADENTON, FL 34202-2537
588405704	ZAINO, ELAINE	MC DONALD, JOANNE	6530 WATERS EDGE WAY	BRADENTON, FL 34202
588464559	ZARRELLA, JOHN	ZAINO, ELAINE TRUST	7043 WHITEMARSH CIR	BRADENTON, FL 34202
588444009	ZARZECKI, MARY T	8346 SAILING LOOP	BRADENTON, FL 34202	
588432104	ZDZIARSKI, MICHAEL J	ZDZIARSKI, BARBARA G	7810 TROON COURT	LAKEWOOD RANCH
588409003	ZELLER, MICHAEL	ZELLER, POLLY W	6538 WATERS EDGE WAY	BRADENTON, FL 34202
588456659	ZELMER, RICHARD E	REVOCABLE TRUST U/A/D 12-19-91	6619 PEBBLE BEACH WAY	BRADENTON, FL 34202
587911809	ZHENG, TING-FANG	MEN, SU-HUA	8317 SAILING LOOP	BRADENTON, FL 34202
587911652	ZIEG HOSPITALITY CORPORATION	3810 NW BLITCHTON RD	OCALA, FL 34482	
588421909	ZIEMER, ELAINE R	ZIEMER, ELAINE R REVOC TRUST	7807 HERITAGE CLASSIC CT	BRADENTON, FL 34202
588432609	ZIMMERMAN, GLENN D	ZIMMERMAN, LAUREN F	11010 BULLRUSH TERRACE	BRADENTON, FL 34202
588489059	ZIMMERMANN, ALAN	ESHELMAN, CRAIG	ESHELMAN, LAURIE	1001 CHERRY LANE
588494559	ZOBLE, JACOB M	3324 B SUNSET KEY CIR	PUNTA GORDA, FL 33955	SARASOTA, FL 34240
588457509	ZOON, WILLIAM K	ZOON, CLARA	2602 DICK WILSON DR	BRADENTON, FL 34202
584189009	ZUNA, HARRY	ZUNA, JOLIE A	6706 PEBBLE BEACH WAY	MANALAPAN, NJ 07726
588419408	ZUPP, ROBERT G JR	MANGER-ZUPP, KAREN	6 SUMMIT AVE	BRADENTON, FL 34202
588497109	ZURANSKI, ARTHUR W	ZURANSKI, JUNE B	8027 ROYAL BIRKDALE CIR	BRADENTON, FL 34202
	ZWADZKI, EDWARD A	ZWADZKI, ROSEMARIE	7040 OLD TABBY CIR	BRADENTON, FL 34202

BRADENTON, FL 34202

CINNAMINSON, NJ 08077

BRADENTON, FL 34202

# PDMU-92-01(G)(R10) UNIVERSITY LAKES



Manatee County, FL  
Legend

Subject Property

Zoning	Subject Property
<input type="checkbox"/> A	<input type="checkbox"/> PD-PI
<input type="checkbox"/> A-1	<input type="checkbox"/> PD-W
<input type="checkbox"/> CON	<input type="checkbox"/> PD-PM
<input type="checkbox"/> VIL	<input type="checkbox"/> PD-O
<input type="checkbox"/> RSF-1	<input type="checkbox"/> PD-GC
<input type="checkbox"/> RSF-2	<input type="checkbox"/> PD-C
<input type="checkbox"/> RSF-3	<input type="checkbox"/> PD-MU
<input type="checkbox"/> RSF-4.5	<input type="checkbox"/> PD-I
<input type="checkbox"/> RSF-6	<input type="checkbox"/> PD-UI
<input type="checkbox"/> RSMH-4.5	<input type="checkbox"/> NC-S
<input type="checkbox"/> RSMH-6	<input type="checkbox"/> NC-M
<input type="checkbox"/> RMF-6	<input type="checkbox"/> PR-S
<input type="checkbox"/> RMF-9	<input type="checkbox"/> PR-M
<input type="checkbox"/> RDD-3	<input type="checkbox"/> GC
<input type="checkbox"/> RDD-4.5	<input type="checkbox"/> HC
<input type="checkbox"/> RDD-6	<input type="checkbox"/> LM
<input type="checkbox"/> CRV	<input type="checkbox"/> HM
<input type="checkbox"/> PD-A	<input type="checkbox"/> EX
<input type="checkbox"/> PD-RV	<input type="checkbox"/> CITY
<input type="checkbox"/> PD-R	<input type="checkbox"/> State ICR
<input type="checkbox"/> PD-MH	

--- Coastal Hazard Line

1 inch = 2600

Manatee County, Florida  
Seal of Manatee County, Florida  
1912

EXHIBIT 10  
PDMU-92-01(G)(R10)  
University Lakes  
1/1/2000

Approved By: \_\_\_\_\_  
The undersigned hereby certifies that the Planning Department  
of Manatee County, Florida, has reviewed the above  
described map and found it to be in accordance with the  
County Code, and that it is hereby approved as such.

# PDMU-92-01(G)(R10) UNIVERSITY LAKES

Manatee County, FL  
Legend



Subject Property

Future Land Use

- CON
- AG-R
- RES-1
- UF-3
- RES-3
- RES-6
- RES-9
- RES-16
- OL
- ROR
- IL
- IH
- IU
- MU
- P/SP-1
- P/SP-2
- AT
- R-OS
- CITY
- State ICR

--- Coastal Hazard Line

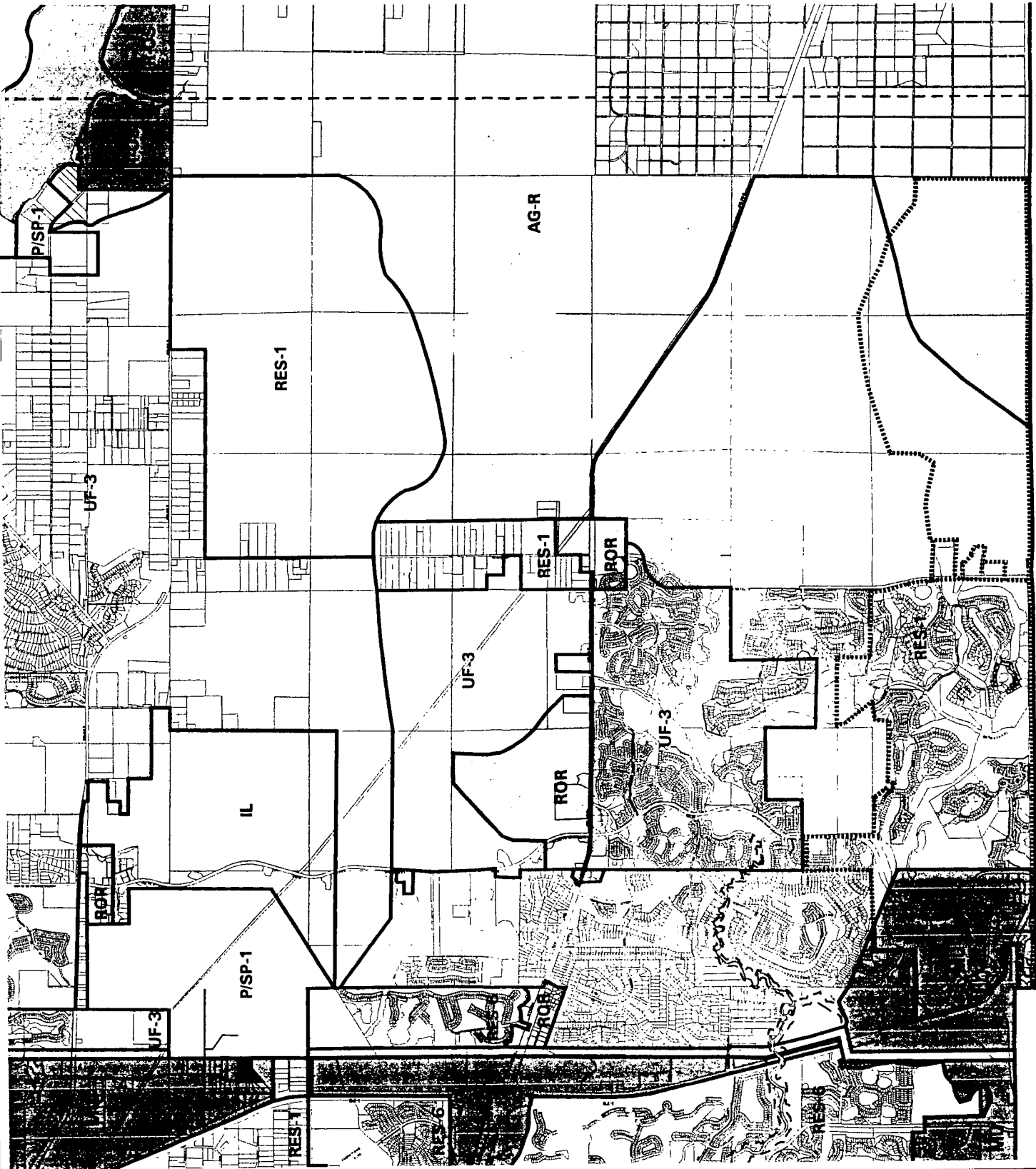
1 inch = 2600



EXHIBIT 10  
PDMU-92-01(G)(R10)

EXHIBIT 10  
PDMU-92-01(G)(R10)

Approved By  
The map was developed by the Planning Department  
with the assistance of Manatee County Planning  
Department staff and the University Lakes  
Subject Property, and is a part of the map.



LAND USE SCHEDULE

USE	ACRES	SQ. FT.	UNITS
RESIDENTIAL	1,481.2		3,031
REGIONAL COMMERCIAL	88.6	1,071,578	150 Hospital beds
COMMUNITY COMMERCIAL	48.5	240,879	
HIGHWAY COMMERCIAL	28.0	250,000*	
BUSINESS	114.3	1,936,965	
RIGHT-OF-WAY	379.7		
RECREATION	340.3		
WETLANDS	683.1		
LAKES	633.4		
OPEN SPACE	323.3		
TOTAL	4120.4	3,499,422/	3,031

150 Hospital beds

\*Includes 215 hotel rooms

LEGEND

- TEMPERATE HARDWOODS
- LIVE OAKS
- STREAM & LAKE SWAMPS (T.B.R.P.C.)
- INLAND PONDS & SLOUGHS (T.B.R.P.C.)
- MIXED WETLAND HARDWOODS (T.B.R.P.C.)
- FRESHWATER MARSHES
- WET PRAIRIES
- WETLAND MITIGATION AREAS
- VEGETATED NON-FORESTED WETLANDS
- UPLAND PRESERVATION AREA
- LAKES
- EXISTING WATER WELLS
- GUIDE TOWER

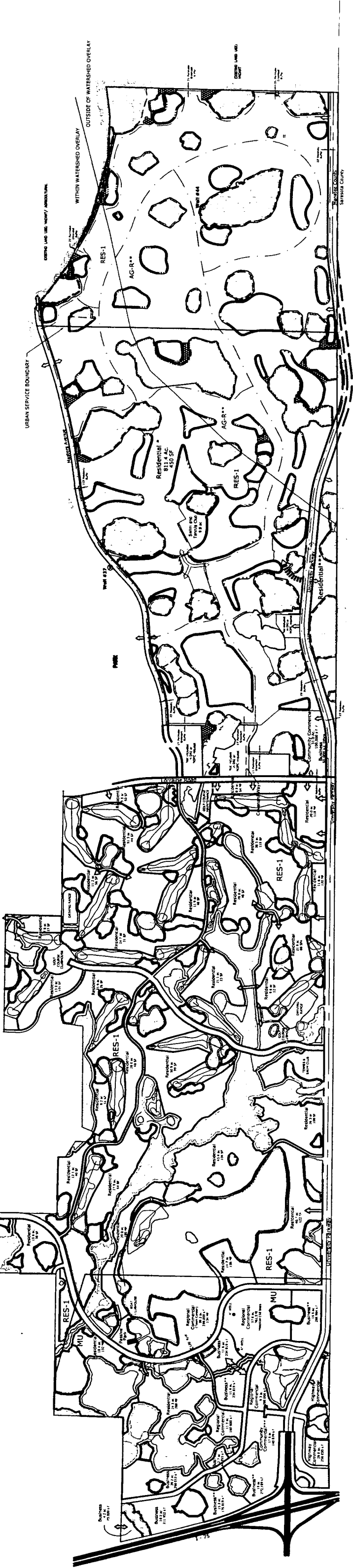
(T.B.R.P.C.) = TAMPA BAY REGIONAL PLANNING COUNCIL CONSERVATION AREAS



NOT TO SCALE

# GENERAL DEVELOPMENT PLAN FOR UNIVERSITY LAKES

JULY 26, 2004



\* Permitted Commercial square footage may be allowed in these Business Parcels.  
\* Permitted Community, Highway and Regional Commercial square footage may be allowed in this Community Commercial Parcel.

\* DEVELOPER RESERVES THE RIGHT TO INCREASE DENSITY AT A LATER DATE THROUGH THE APPROPRIATE APPROVAL PROCESS. UNITS MAY BE PLACED IN THE PARCEL SOUTH OF UNIVERSITY PARKWAY.  
\*\* DENSITY WITHIN THE AG/R FUTURE LAND USE DESIGNATION SHALL NOT EXCEED 0.56 DWELLING UNITS PER ACRE.  
\*\*\* SEE SHEET 1 OF 3 FOR DIMENSIONAL CRITERIA SPECIFIC TO THIS PARCEL. PERIMETER AND GREENBELT BUFFERS DO NOT APPLY TO THIS PARCEL. ROADWAY BUFFERS SHALL APPLY.

PC EXHIBIT 24  
L&S  
08/24/04 10/4/04

WilsonMiller

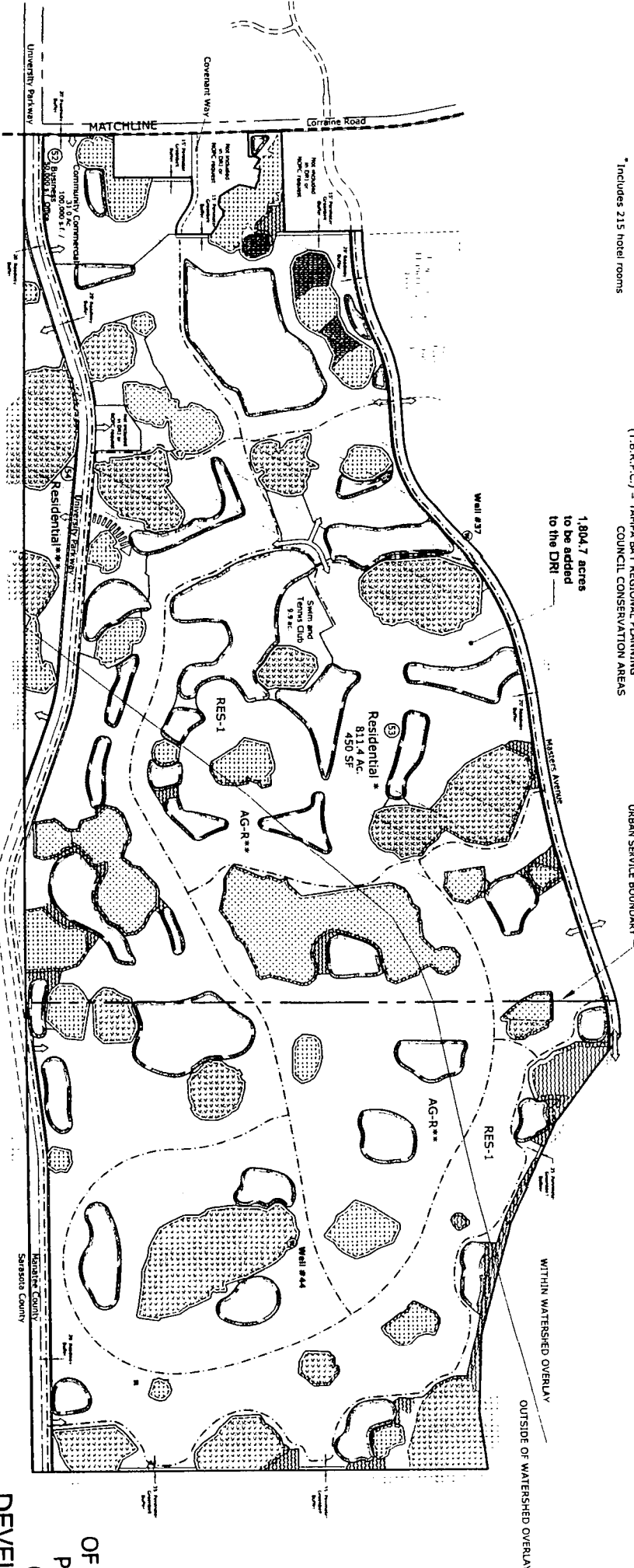
LAND USE SCHEDULE

USE	ACRES	SQ. FT.	UNITS
RESIDENTIAL	1,481.2 (+481.4)	1,071,578 (+321,328)	3,031 (+77)
REGIONAL COMMERCIAL	88.6		
COMMUNITY COMMERCIAL	48.5 (+31.0)	240,879 (+53,293)	
HIGHWAY COMMERCIAL	28.0	250,000 (+150,000)	
BUSINESS	114.3	1,936,965 (+58,323)	
RIGHT-OF-WAY	379.7 (+282.5)		
RECREATION	340.3 (+9.5)		
WETLANDS	683.1 (+393.2)		
LAKES	633.4 (+277.6)		
OPEN SPACE	323.3 (+126.3)		
TOTAL	4,120.4 (+1,084.7)	3,449,422 (+1,000,000)	3,031 (+77)

\* Includes 215 hotel rooms

LEGEND

- TEMPERATE HARDWOODS
- LIVE OAKS
- STREAM & LAKE SWAMPS (T.B.R.P.C.)
- INLAND PONDS & SLOUGHS (T.B.R.P.C.)
- MIXED WETLAND HARDWOODS (T.B.R.P.C.)
- FRESHWATER MARSHES
- WET PRAIRIES
- WETLAND MITIGATION AREAS
- VEGETATED, NON-FORESTED WETLANDS
- UPLAND PRESERVATION AREA
- LAKES
- EXISTING WATER WELLS
- GUIDE TOWER
- RECREATIONAL TRAIL
- (T.B.R.P.C.) = TAMPA BAY REGIONAL PLANNING COUNCIL CONSERVATION AREAS
- FRESHWATER MARSHES TO BE IMPACTED BY DEVELOPMENT
- VEGETATED NON-FORESTED WETLANDS TO BE IMPACTED BY DEVELOPMENT



• DEVELOPER RESERVES THE RIGHT TO INCREASE DENSITY AT A LATER DATE THROUGH THE APPROPRIATE APPROVAL PROCESS. UNITS MAY BE PLACED IN THE PARCEL SOUTH OF UNIVERSITY PARKWAY.

\*\* DENSITY WITHIN THE AGR FUTURE LAND USE DESIGNATION SHALL NOT EXCEED 0.56 DWELLING UNITS PER ACRE.

\*\*\* SEE SHEET 1 OF 3 FOR DIMENSIONAL CRITERIA SPECIFIC TO THIS PARCEL. PERIMETER AND GREENBELT BUFFERS DO NOT APPLY TO THIS PARCEL. ROADWAY BUFFERS SHALL APPLY.

EXHIBIT  
OF ADDITIONAL  
PROPERTIES  
GENERAL  
DEVELOPMENT PLAN  
FOR  
UNIVERSITY LAKES

**Wilsch Miller**

Architects • Engineers • Planners • Surveyors • Landscape Architects • Environmental Consultants

10000 University Parkway, Suite 200, Tampa, FL 33613 • Phone: (813) 281-1111 • Fax: (813) 281-1112 • Website: www.wilschmiller.com

Sheet: 3 of 3

University Lakes DRI #22/PDMU-92-01(G)(R10)

Recommended stipulation from EMD:

CA  
Prior to each Final Site Plan approval, the site shall be re-evaluated for the presence of listed species. Where applicable, Wildlife Management Plans shall be approved by the Florida Fish and Wildlife Conservation Commission or U.S. Fish and Wildlife Service prior to Final Site Plan approval. Relocation or Take Permits shall be obtained from the appropriate State or Federal Agency prior to commencement of construction.

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