

P.C. 08/09/07

PDMU-05-19(Z)(G) – SMR NORTH 70, LLC, EQUITABLE NATIONAL PROPERTY COMPANY, LLC, PARK VISTA APARTMENTS INC., FC, LLC., AND PRESIDENTIAL APARTMENTS AND HOUSING, INC. (NORTHWEST SECTOR DRI)

Request: (1) Approval of a Zoning Ordinance of Manatee County, Florida, amending the Official Zoning Atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for the rezoning of certain land from A (General Agriculture) to PDMU (Planned Development Mixed Use), retaining the WP-E (Watershed Protection-Evers) and ST (Special Treatment) Overlay Districts where appropriate; providing an effective date; and (2) Approval of a General Development Plan for 4,096 lots for single-family residences (including detached, attached, and semi-detached), 350 multi-family units, 200,000 sq. ft. of commercial space, 105,000 sq. ft. of office space, and an option to exchange other land uses for a 120 bed group care facility. The site is generally east of Lakewood Ranch Boulevard, south of the future extension of 44th Avenue East, west of Lorraine Road, and north of S.R. 70. A 39.3 acre parcel is west of Lakewood Ranch Boulevard (\pm 1,518.9 acres).

App Received: 03/02/05

P.C.: 09/14/06, 10/12/06,
 11/09/06, 01/11/07,
 03/08/07, 05/10/07,
 07/12/07, 08/09/07

B.O.C.C.: 10/03/06, 12/07/06,
 02/01/07, 04/05/07,
 05/24/07, 08/02/07,
 09/06/07

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-05-19(Z)(G); APPROVAL of the General Development Plan with Stipulations; GRANTING Special Approval for: 1) a mixed use project in the UF-3 and RES-1 Future Land Use Categories; 2) exceeding a gross density of 1.0 d.u. per acre in the UF-3 Future Land Use Category; 3) exceeding a net density of 1.0 gross d.u. per acre in the RES-1 Future Land Use Category, 4) exceeding 30,000 square feet of non-residential uses; and 5) partially in the Evers Reservoir Watershed; as recommended by staff.

PLANNING COMMISSION ACTION:

On September 14, 2006, by a vote of 7 – 0, the Planning Commission CONTINUED the public hearing for PDMU-05-19(Z)(G) to October 12, 2006.

On October 12, 2006, by a vote of 7 – 0, the Planning Commission CONTINUED the public hearing for PDMU-05-19(Z)(G) to November 9, 2006.

On November 9, 2006, by a vote of 7 – 0, the Planning Commission CONTINUED the public hearing for PDMU-05-19(Z)(G) to January 11, 2007.

On January 11, 2007, by a vote of 7 – 0, the Planning Commission CONTINUED the public hearing for PDMU-05-19(Z)(G) to March 8, 2007.

On March 8, 2007, by a vote of 7 – 0, the Planning Commission CONTINUED the public hearing for PDMU-05-19(Z)(G) to May 10, 2007.

On May 10, 2007, by a vote of 6 – 0, the Planning Commission CONTINUED the public hearing for PDMU-05-19(Z)(G) to July 12, 2007.

On July 12, 2007, by a vote of 4 – 0, the Planning Commission CONTINUED the public hearing to August 9, 2007.

BOARD OF COUNTY COMMISSION ACTION:

On October 3, 2006, by a vote of 6 – 0, the Board of County Commission CONTINUED the public hearing for PDMU-05-19(Z)(G) to December 7, 2006.

On December 7, 2006, by a vote of 5 – 0, the Board of County Commission CONTINUED the public hearing for PDMU-05-19(Z)(G) to February 1, 2007.

On February 1, 2007, by a vote of 7 – 0, the Board of County Commission CONTINUED the public hearing for PDMU-05-19(Z)(G) to April 5, 2007.

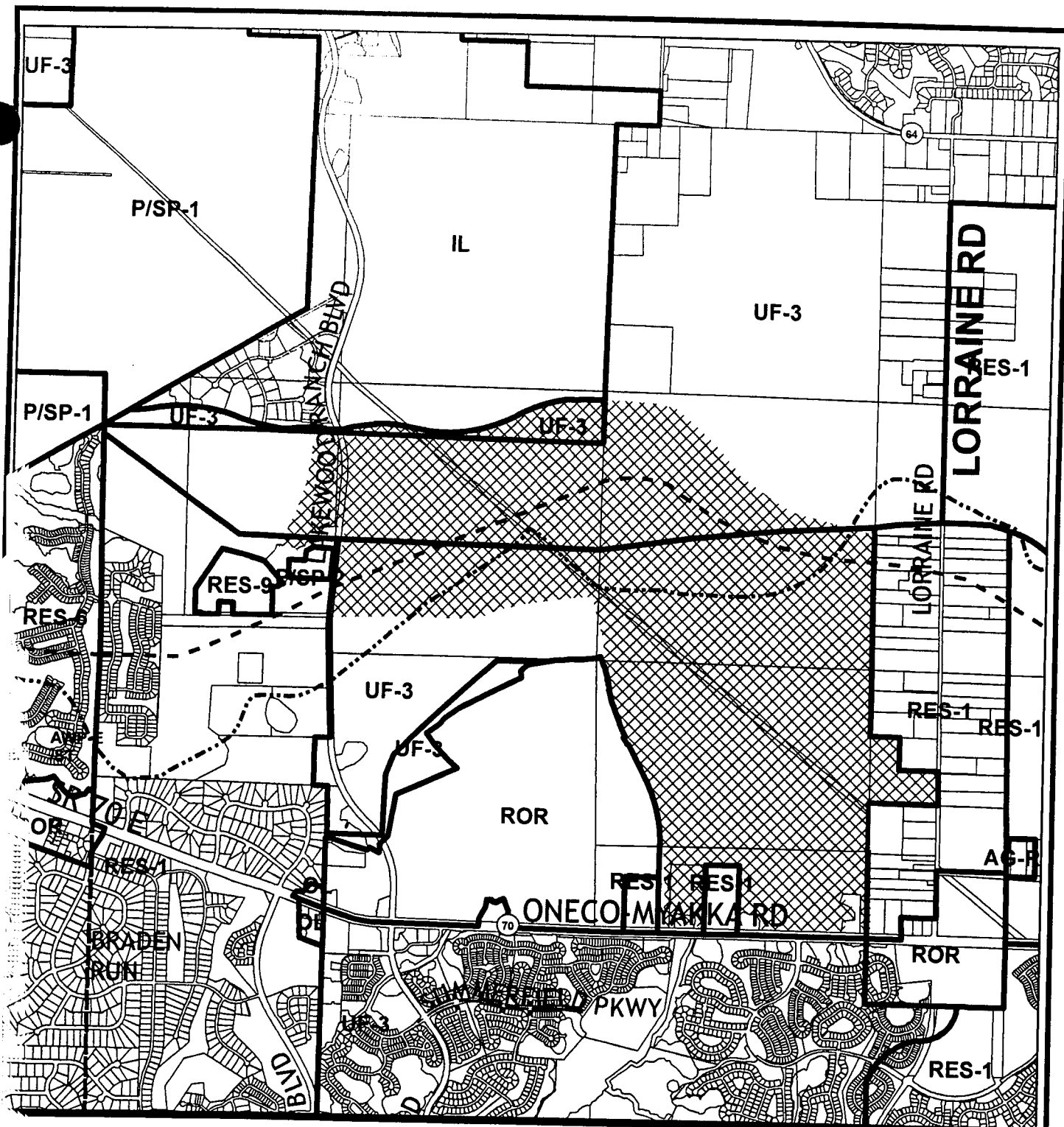
On April 5, 2007, by a vote of 5 – 0, the Board of County Commission CONTINUED the public hearing for PDMU-05-19(Z)(G) to May 24, 2007.

On May 24, 2007, by a vote of 7 – 0, the Board of County Commission CONTINUED the public hearing for PDMU-05-19(Z)(G) to August 2, 2007.

On August 2, 2007, by a vote of 7 – 0, the Board of County Commission CONTINUED the public hearing for PDMU-05-19(Z)(G) to September 6, 2007.

PUBLIC COMMENT AND CORRESPONDENCE:

There was no public comment and nothing was entered into the record for this project at the September 14, 2006, October 12, 2006, November 9, 2006, January 11, 2007, March 8, 2007, May 10, 2007 and July 12, 2007 Planning Commission and the October 3, 2006, December 7, 2006, February 1, 2007, April 5, 2007, May 24, 2007, and August 2, 2007 Board of County Commission public hearings.



Tax ID #(s) 579400129(PART OF),579600008(PART OF),579900002(PART OF),582200101,582700050(PART OF),583010004

Project Number: PDMU-05-19(Z)(G)

Proposed Use: MIXED USE

Proposed Zoning: N/A

Requested by: SCHROEDER-MANATEE RANCH, INC.

Existing Zoning: PDMU, PDMU/WP-E, PDMU/WP-E/ST, A. Manatee County
Future Land Use
Staff Report Map

Existing FLUC: A/ST,AWP-E,AWP-E/ST

Acreage: UF-3,RES-1

Watershed: 1518.88

Overlays: EversZone

Special Areas: NONE

Impact District: SE-D

CHH: NONE

Fire District: East Manatee

AFHD: RURAL FRINGE-D,SUBURBAN-D

Sec Twn Rng: Sec 8,7,12 Twn 35 Rng 19,18

Drain Basin: MIDDLE MANATEE R,WILLIAMS CREEK

Flood Zone: X

Floodway: N

FIRM: 360_C,354_C

Evac Zone: NONE

Commissioner: Donna Hayes

Map Prepared: 6/28/2007 11:09:02 AM

1 inch equals 2,616 feet

--- Special Treatment
Overlay Boundary Line
----- Evers Watershed
Protection Overlay
Boundary Line

PROJECT SUMMARY	
CASE#	PDMU-05-19(Z)(G)
PROJECT NAME	Northwest Sector DRI
APPLICANT(S):	SMR North 70, LLC; Resource Conservation of Manatee, LLC; Equitable National Property Company, LLC; Park Vista Apartments Inc.; FC, LLC; and Presidential Apartments and Housing, Inc.
PROPOSED ZONING:	<p>PDMU (Planned Development Mixed Use)</p> <p>PDMU/WP-E (Planned Development Mixed Use/Watershed Protection-Evers)</p> <p>PDMU/WP-E/ST (Planned Development Mixed Use/Watershed Protection-Evers/Special Treatment Overlay District)</p>
EXISTING ZONING:	<p>A – (General Agriculture)</p> <p>A/WP-E – (General Agriculture/Evers Reservoir Watershed Protection Overlay District), and</p> <p>A/WP-E/ST – (General Agriculture/Evers Reservoir Watershed Protection Overlay District/Special Treatment Overlay District)</p>
PROPOSED USE(S):	<p>4,096 lots for single-family residences</p> <p>350 multi-family units</p> <p>200,000 sq. ft. of commercial space</p> <p>105,000 sq. ft. of office space</p> <p>An option to exchange approved development for a 120 bed (maximum) group care facility.</p>

CASE PLANNER:	Norm Luppino
STAFF RECOMMENDATION:	APPROVAL – LIMITED ISSUES

SITE CHARACTERISTICS AND SURROUNDING AREA	
ADDRESS:	Not yet assigned – There will be multiple addresses.
GENERAL LOCATION:	Generally north of S.R. 70, between Lakewood Ranch Boulevard and Lorraine Road.
SIZE:	± 1,518.9 acres
EXISTING USE(S):	Agricultural
FUTURE LAND USE CATEGORY:	UF-3 (Urban Fringe-3) – 1,516.3 acres RES-1 (Residential 1) -- 2.6 acres
DENSITY:	2.9 units per acre gross 4.5 units per acre net
SPECIAL APPROVAL(S):	<ul style="list-style-type: none"> • Mixed use project • Gross Density exceeding 1 dwelling unit/acre • Net Density exceeding 1 dwelling unit/acre • Non-Residential uses exceed 30,000 sq. ft. • Partially in Evers Watershed Overlay
OVERLAY DISTRICT(S):	ST (Special Treatment) WP-E (Watershed Protection – Evers)
SPECIFIC APPROVAL(S):	None
SURROUNDING USES & ZONING	
NORTH	Land Use: Agriculture Zoning: A (General Agriculture)
SOUTH	Land Use: Agriculture, Residential, and Future Bradenton/Sarasota Arena (under construction) Zoning: A (General Agriculture), A/WP-E/ST (Agriculture/Watershed Protection Evers/Special Treatment Overlay District), and PDMU/WP-E/ST (Planned Development Mixed Use/ Watershed Protection Evers/Special Treatment Overlay District)
EAST	Land Use: Agriculture/Residential Zoning: A (General Agriculture), A/WP-E/ST
WEST	Land Use: Agriculture and Community Uses (YMCA, Park, Medical School) Zoning: A (General Agriculture) and PD-PI (Planned Development – Public Interest)/WP-E/ST

SITE DESIGN DETAILS	
RESIDENTIAL LOT SIZE(S): (In Central Park, 800 units)	5,625 sq.ft. (45' X 125') S.F.D. 6,500 sq.ft. (52' X 126') S.F.D. 8,125 sq.ft. (65' X 125') S.F.D. 9,360 sq.ft. (72' X 130') S.F.D. 9,880 sq.ft. (76' X 130') S.F.D.
Remainder of Project	4,950 sq. ft. (45' x 110') S.F.D. 9,000 sq. ft. (76' x 119') S.F.D. 9,000 sq. ft. (80' X 112') S.F.D. 2,500 sq. ft. (25' X 100') S.F.A.
SETBACKS:	Front 25' (20'side loaded garage) Side 6'/7.5' Rear 15' Waterfront 30'
COMMERCIAL/OFFICE LOT SIZE(S):	7,500 sq. ft. (minimum)
COMMERCIAL/OFFICE SETBACKS:	Front 40' Side 15' Rear 20'
OPEN SPACE:	559.2 acres – 36.8%
RECREATIONAL AMENITIES:	A 9.2 acre park in Central Park includes a soccer field, a softball field, play equipment, an open-air pavilion, and a recreation building with restrooms. A community center will be provided on the eastern side of the project. Ten (10) acres of additional parks will be provided, east of Pope Road, including a tot-lot playground. Approximately 12.9 acres of passive recreation will be in upland preserves, the two multi-family parcels will each have at least 1 acre of recreation area. A 15-acre county park will be immediately north of the project.
RECREATIONAL ACREAGE:	35.1 acres
BUFFERS:	30' or 50' wetland buffers 20' roadway buffers adjacent to residential land uses along Lakewood Ranch Boulevard, 44 th Avenue, Pope Road, SR 70, and Malachite Drive. 15' screening buffers with a 6' berm and 6' fence and landscaping between residential and non-

	residential uses, except for the internal commercial site (Parcel E).. 20' to 35' perimeter Buffers
ACCESS:	Access is on Lakewood Ranch Boulevard, 44 th Avenue East, Pope Road, Malachite Drive, SR 70, Lorraine Road, and Center Ice Parkway.
WETLAND ACREAGE & IMPACTS	Total wetland acreage: 137.0 acres Wetland Impacts: 0.3 acres for road crossings
FLOOD ZONE(S)	X, A, X500, and AE – Firm Panels 1201530360C and 1201530370C
AREA OF KNOWN FLOODING	Only within and immediately adjacent to wetland systems at southeast and northeast corners of the site.
UTILITY CONNECTIONS	<ul style="list-style-type: none"> • 42" water line available on the east side of Lakewood Ranch Boulevard • 12" force main on west side of Lakewood Ranch Boulevard • A 16" water line along Pope Road; • A 24" force main along the west side of Pope Road; • A 30" force main along the proposed right-of-way of 44th Avenue (west of Lorraine Road);

NEARBY APPROVED DEVELOPMENT

PROJECT	LOTS / UNITS	DENSITY/FAR	FLUC	APPROVED
Cypress Banks DRI	5,775	1.5 d.u./acre	UF-3/WO-E , ROR/WO-E & RES-1/ WO-E	Original: 8/9/89 Last NOPC: 7/01/05
Lakewood Ranch Commerce Park	2,648,000 sq. ft. mixed use (industrial, commercial, office)	0.22 FAR	IL	7/25/00 Amended: 10/28/03
SMR North 70, LLC/North American Properties Rezone	145,000 sq. ft. retail	0.11 FAR	ROR/WO-E	11/3/05
LECOM	128,500 sq. ft. medical college	0.17 FAR	P/SP-2	9/04/03
YMCA	37,000 sq. ft. community use	0.05 FAR	RES-1	10/30/00
Rosedale Add'n	306	1.29 d.u./acre	RES-1	09/07/06

POSITIVE ASPECTS

- The site includes commercial service (retail and office) uses in a growing area.
- The design includes the extension of 44th Avenue, Malachite Drive, and Pope Road.

NEGATIVE ASPECTS

- The site plan provides insufficient information to assess compatibility between uses and design quality.
- Single-family attached, semi-detached, and detached residences are intermixed with insufficient detail to determine appropriate transitioning and compatibility.
- Commercial uses on the west side of Lakewood Ranch Boulevard are placed at a mid-block location.
- Only 35.1 acres of recreational space, 19.9 acre of which is passive, is provided for 4,446 residential units.
- Commercial and office building with heights of 45' and 60' respectively are proposed with no details.
- Lots that abut Lorraine Road are much smaller than the prevailing lots along that roadway.

MITIGATING MEASURES

Staff recommends that Preliminary Site Plans for this project be brought back to the Board if agreement between the applicant and staff cannot be reached regarding compatibility and design quality.
 Staff recommends increased recreational open space.
 Staff recommends greater lot sizes and setback for lots near Lorraine Road.
 A stipulation requiring appropriate buffers between compatible housing types.
 A large wetland at the corner of Lakewood Ranch Blvd and 44th Ave prevents development at this intersection.

STAFF RECOMMENDED STIPULATIONS

See Draft Zoning Ordinance

REMAINING ISSUES OF CONCERN – NOT RESOLVED OR STIPULATED

None. All issues raised by staff and the reviewing agencies have been resolved or addressed as stipulations.

COMPLIANCE WITH LDC

Standard(s) Required	Design Proposal	Compliance		Comments
		Y	N	
BUFFERS				

20' buffer along 44 th Ave.	20' for commercial 50' for residential	Y		
20' buffer along Lakewood Ranch Blvd.	20' for commercial 50' for residential	Y		
20' buffer on Malachite Dr., west of Pope Rd.	50' for residential	Y		
20' buffer on Pope Rd.	20' for commercial 30' for residential	Y		
20' buffer on SR 70.	20' for commercial 50' for residential	Y		
20' buffer on Lorraine Rd.	35' for residential	Y		
15' greenbelt around residential	15' to 50' where not abutting roadway.	Y		
15' when commercial next to residential	15' with 6' berm and 6' fence	Y		
TREES				
Tree replacement is based on tree removal.	Trees removed to be replaced.	Y		Will be determined at time of Preliminary and Final Site Plan approval.
Street tree landscaping	1 canopy tree/50 l.f.	Y		
SIDEWALKS				
5' internal sidewalks	5' on both sides of street	Y		
5' sidewalk, exterior	5' on all exterior roads adjacent to project	Y		
ROADS & RIGHTS-OF-WAY				
50' internal rights-of-way	50'	Y		Internal streets may be private. All streets funded by CDD or special district will be open to the public (non-gated).
24' paved roadways	24', 2' curb on both sides dedication.	Y		
75 foot half ----- for Lakewood Ranch Boulevard dedication.	15' additional to existing 120'	Y		
120' ROW for 44 th Ave, with increase at intersections of thoroughfares	120' Dedication	Y		Additional dedication stipulated.
50' ROW for Malachite Drive	120' dedication west of Pope Road	Y		Dedication stipulated.
120' ROW Pope Road	120' dedication (north of Malachite Drive) and 130' (south of Malachite Drive)	Y		Dedication stipulated.
Inter-neighborhood Ties	Tie provided to	Y		Stipulated to be

	Malachite Drive (west of Pope Rd.)			determined at time of Preliminary Site Plan review.
Visibility triangles	Provided.			
DRAINAGE/FLOODING				
Finished floor elevation 8" above immediate surrounding grade or 21" above highest elevation of the street – 1' above the 100- year base flood elevation		Y		To be verified with Final Site Plan.
ENVIRONMENTAL ISSUES				
Exotic species removal		Y		Stipulated per LDC Section 715.4(E)
Wetland buffer signs	Signs adjacent to wetland buffers/ conservation easements.	Y		
Open space requirements: (In/Out of Watershed)	In/Out Watershed			138.3 acres of the residential open space are outside the Evers Watershed and 408 acres are within the watershed.
Residential 35% / 25%	Residential 42.2% / 25%			
Non-Residential 30% / 25%	Non-Residential 30% / 32.2%			12.9 acres of non-res. open space provided
COMPLIANCE WITH THE LAND DEVELOPMENT CODE SECTION 504.5 - REZONE CRITERIA				
<p>1. COMPATIBILITY</p> <p>Lakewood Ranch Business Park is to the northwest and agricultural uses are to the north, east, and south. The Bradenton/Sarasota Arena (under construction) is also to the south and large estate size residential lots (typically, 5 acres or more) front Lorraine Road. A pending mixed use DRI (Lakewood Center) is south of this site in the area surrounding the arena and along SR 70.</p> <p>Although much of the surrounding area is currently used for agriculture and community uses, it is rapidly transitioning to a suburban mixed-use development pattern. The more intense development exists along State Road 70 and Lakewood Ranch Boulevard.</p> <p>PDMU zoning is consistent with the type of development proposed in the DRI, as well as the development patterns in the general area.</p>				
<p>2. TIMING, TRENDS CHANGES TO EXISTING CONDITIONS</p> <p>This site is surrounded by a mix of uses including agricultural, industrial, residences on large lots, and scattered community and residential support uses. Land uses adjacent to S.R. 70 and Lakewood Ranch Boulevard have been experiencing a transition to a suburban mixed-use development pattern. The Lakewood Ranch Business Park to the northwest is zoned PDI. The area to the north is agricultural, zoned A. The area to the south includes agricultural lands</p>				

zoned A and the Bradenton/Sarasota Arena (under construction) which is zoned PDMU. The area outside of the arena site is the subject of a recently submitted DRI application (Lakewood Centre). Therefore, the rezone appears to be appropriate given surrounding development trends.

3. IMPACTS TO INFRASTRUCTURE

The site abuts Lakewood Ranch Boulevard, SR 70, Lorraine Road, and future rights-of-way for 44th Avenue, Pope Road, and Center Ice Parkway, all designated collector facilities.

Water and sewer will be provided by connection to public systems along Lakewood Ranch Boulevard, 44th Avenue, or Pope Road.

A traffic study was provided.

4. GENERAL HEALTH, SAFETY, AND WELFARE CONCERNS

This project should have no negative impact on the public health, safety, and welfare in this location.

5. ENVIRONMENTAL AND HISTORIC RESOURCE IMPACTS

There are 137.3 acres of wetlands on site. There are no known significant historical or archaeological resources on the site.

COMPLIANCE WITH COMPREHENSIVE PLAN

The site is in the UF-3 and RES-1 Future Land Use Categories and partially within the WO Overlay District. A list of Comprehensive Plan Policies applicable to this request is attached. This project was specifically reviewed for compliance with the following policies:

Policy 2.1.2.7 Appropriate Timing. The timing is appropriate given development trends in the area. The surrounding area is characterized by community serving land uses to the west, proposed business and industrial uses to the northwest, agricultural lands directly to the north with commercial development 1.5 miles away, agricultural lands to the east, and the Bradenton Sarasota Arena (site under construction) and a proposed "town center" DRI to the south (currently undergoing DRI review).

Policy 2.2.1.11.1 Intent. The site is intended for 4,096 single-family units, 350 multi-family units, 200,000 sq. ft. of retail development, and 105,000 sq. ft. of office development. The proposed density (2.9 gross and 4.5 net) is in compliance and above the Special Approval threshold (1 dwelling unit per acre) in the UF-3 FLUC.

Policy 2.2.1.11.2 Range of Potential Uses. Residential, commercial, group care homes, and office land uses are in the range of potential uses.

Policy 2.6.1.1 Compatibility. The project has the potential to be designed compatible with surrounding development.

Policy 2.6.2.7 Require Clustering to Limit Impacts. The site design clusters development to limit

wetland impacts. 0.3 acres of wetland impacts are proposed for on-site for road crossing.

Policy 2.6.5.5 Preserve/Protect Open Space.

The site plan shows 36.8% open space (559.2 acres). 25% open space is required outside of the Watershed and 35% is required within the WPE. Total open space required is 473.8 acres.

CONCURRENCY

CLOS APPLIED FOR: Y X N ____
TRAFFIC STUDY REQ'D: Y X N ____

AFFECTED ROADWAYS	LINK(S)	ADOPTED LOS	IMPROVEMENTS REQUIRED Y/N
S.R. 64	Between I-75 and 39 th Street	D	Y
S.R. 64	Between Lena Road and Lakewood Ranch Blvd	D	Y
AFFECTED INTERSECTIONS			
SR 70	@ Caruso Road	D	Y
SR 70	@ I-75 NB Ramps	D	Y
SR 70	@ 87 th Street	D	Y

REQUIRED IMPROVEMENTS:

ROADWAY SEGMENTS

Link	From/To	Improvement
SR 64	39 th Street/I-75	6-lane EB/WB
SR 64	Lena Rd/Lakewood Ranch Blvd	6-lane EB/WB

INTERSECTIONS

Roadway	Intersection	Improvement
SR 70	Caruso Road	Add NB left to result in 2 NB left-turn lanes
SR70	I-75 NB Ramps	Add EB Left to result in 2 EB left-turn lanes and additional NB on-ramp receiving lane for dual EB to NB left-turns onto the NB on-ramp
SR 70	87 th St	Add EB/WB Thru Lanes to result in 8 thru lanes
SR 70	Pope Road	Signalize When Warranted
Lakewood Ranch Blvd	44 th Ave	Signalize When Warranted
Lakewood Ranch Blvd	Malachite Drive	Signalize When Warranted

SR 70	Tara Blvd	Add EB/WB Thru lanes to result in 8 thru lanes
SR 70	45 th Street	Add WB, NB Left for 2 WB and NB left-turns; Add SB Right for exclusive SB right-turn lane.
SR 64	Lakewood Ranch Boulevard	Add EB Left to result in 2 EB Left-turn lanes
Wastewater and potable water determined with FSP and Construction Plans.		

DETAILED DISCUSSION

Northwest Sector Overview

This GDP application is being processed concurrently with the Northwest Sector Development of Regional Impact (DRI). A portion of the project (known as Central Park) lies between Lakewood Ranch Boulevard and Pope Road. This portion of the overall project entered in to a Preliminary Development Agreement (PDA) with the Florida Department of Community Affairs and subsequently received PSP approval from Manatee County for 800 single-family residential lots and 150,000 sq. ft. of commercial development. The PDA process allows such local approval prior to approval of the DRI.

The request is for 4,096 lots for single-family residences, 350 multi-family dwelling units, 200,000 sq. ft. of commercial, 105,000 sq. ft. of office, and an option to allow a group care facility for up to 120 persons, all on 1,518.9 acres to be constructed in two phases over a 13-year time frame. The site includes 966.6 acres in the Evers Watershed and 552.2 acres outside.

A Land Use Exchange mechanism is proposed which would allow for substantial changes to development entitlements based on concurrency related criteria. While an exchange is often approved with a DRI to avoid the substantial deviation process, staff does not recommend that it be included with the GDP component of this approval. The purpose of the GDP is to allow the county the opportunity to address local issues, such as compatibility and transitioning, which is not a criterion incorporated into the proposed trade-off mechanism.

The lack of detail on the General Development Plan does not provide reasonable assurances that the project will achieve a high standard of design. In the past, other large projects, namely Harrison Ranch and River Club, that were designed to only General Development Plan standards included a stipulation that the project design be brought back to the Board for approval of the PSP at a public hearing. With this request, staff recommends the following approval:

Each Preliminary Site Plan shall be reviewed to determine compatibility, design quality, and relationship to adjacent property. Staff may impose additional requirements in order to address concerns relating to these issues. If staff and the developer cannot agree, staff will schedule a public hearing before the Board of County Commissioners for their determination on the issue.

Roadways

The project is surrounded on all sides by existing or proposed major thoroughfare roadways. They are:

- SR 70, a principal arterial, on the southern boundary;
- Lakewood Ranch Boulevard, a minor arterial, generally on the western boundary, although a small portion of the project is west of this road;
- Lorraine Road, an urban collector, on the eastern boundary;
- The future 44th Avenue Extension, a future arterial, on the northern boundary; and
- Pope Road and Center Ice Parkway, two future collectors, which run through the project.

Pope Road is shown to have 130-feet of right-of-way south of Malachite Drive (the number of lanes will be determined at a later date). 44th Avenue requires 120-feet of right-of way. Both will be constructed as a two-lane road, with sufficient right-of-way for expansion to four-lanes in the future. Center Ice Parkway will have 130-feet of right-of-way.

Although Malachite Drive is considered a local road, 120-foot right-of-way is shown on the site plan. The first two lanes of Malachite Drive and 44th Avenue will be constructed by the Lakewood Ranch Stewardship District, from Lakewood Ranch Boulevard to entrances to the Central Park, commensurate with Phase 1 of the Central Park residential project.

Commercial and Office Component

The commercial and office uses will occur on 43 acres, 9.4 acres of which are wetlands. 200,000 square feet of commercial and 105,000 square feet of offices are proposed as follows:

Parcel	Location	Size and Use(s)
A-1	West side of L.R.B.	100,000 sq. ft of office and commercial
B	SE corner of L.R.B. & 44 th Ave.	100,000 sq. ft. of commercial
D	SW corner of 44 th Ave. & Pope Rd.	50,000 sq. ft of commercial
E	Internal to project on Malachite Dr.	40,000 sq. ft. of commercial & 5,000 sq. ft. of office
K	NE corner of S.R. 70 & Pope Rd.	10,000 sq. ft. of commercial

Commercial entitlements for the project (200,000 sq. ft.) are completely allocated in Parcels B, D, E, and K. Although Parcel A-1 includes an option for commercial, because this area is already consumed by Parcels B, D, E, and K, staff must recommend a stipulation limiting Parcel A-1 to office use only unless the GDP is amended in the future to allow a redistribution of commercial space within the project or additional commercial space is approved.

With the exception of Parcel E, all parcels meet commercial locational criteria as established in the Comprehensive Plan; however, in most cases, they are dependent on the construction of abutting thoroughfares in advance of, or commensurate with, development. Each parcel has one driveway to each abutting roadway. Staff recommends a stipulation that pedestrian connections, where applicable, connect to abutting residential parcels.

Heights of buildings range from 2 stories (30') in Parcel K to 4-stories (60') in Parcel A-1. The side and rear yard setbacks requested are the LDC minimums of 15' and 20', respectively, except for Parcels B and D, which are 15' and 30', consistent with the Central Park PSP. The perimeter buffers are 15'. These standards are consistent with what was approved for the commercial component of Central Park, which occupies Parcels B and D on the GDP. The LECOM project south of Parcel A-2 was approved with a maximum height of 55'.

A broad range of uses, including various retail and service commercial, community service, agricultural, and residential support are proposed. Some of these uses, such as a community serving motor vehicle repair establishments (which includes tire stores), car washes, convenience stores, eating establishments with a drive-thrus, and 200 foot high antennas require special site planning and consideration of stipulations to achieve compatibility when next to or near residential uses. Furthermore, the telecommunication use has not been evaluated pursuant to Section 704.59 of the LDC.

As noted above, the lack of detail does not provide reasonable assurances that the project will achieve a high standard of design.

Commercial Parcel Descriptions

Parcel A-1

Parcel A-1 is at a mid-block location on Lakewood Ranch Boulevard and separated from 44th Avenue East by a wetland that extends approximately 800 feet south of the intersection. In order to gain adequate frontage for a reasonably sized commercial or office development, the design utilizes the 75% Rule found in Comp Plan Land Use Operative Provision E.(5)(a). This provision allows the distance from the intersection to be increased to 1,333 feet (provided 75% of the parcel is within 1,000 feet of the intersection). In order for the applicant to utilize this Rule, the wetland at the corner must be included within the boundaries of Parcel A-1, as shown on the GDP..

Parcels B and D

Parcels B and D are the commercial components of Central Park Preliminary Site Plan No. (PDMU-05-09) which was approved pursuant to a PDA and includes stipulations addressing site design and compatibility. Staff recommends inclusion of these stipulations as part of this approval by reference.

Parcel E

Parcel E includes commercial and office uses and a community center use. The site fronts Malachite Drive and is approximately 2,000 feet from the future extensions of Pope Road and 44th Avenue. Because this site does not meet commercial locational criteria, in order to be consistent with the Comprehensive Plan, the site must comply with Policy 2.10.1.4. which allows consideration of commercial development internal to residential projects if: 1) it is part of a DRI or Large Project; 2)

There is mixed use with a residential component; 3) There is greater internal trip capture and increased pedestrian connectivity; and 4) There is an architectural design that enforces a pedestrian and neighborhood scale.

Parcel E is surrounded by residential parcels with 1,700 residential units. This location has a high likelihood of internal capture that exceeds the norm. However, based on the lack of detail shown on the site plan, staff is not able to determine compliance with Criterion 4 above (pedestrian and neighborhood scale), especially given the proposed height of 45 feet. Staff is recommending that this be verified at time of PSP approval.

To show compliance with Criterion 4, the Applicant has provided a series of photos of similar commercial developments and a conceptual site plan. A stipulation has been added to require that development within Parcel E be generally consistent with the character of the development as shown in these photos and conceptual site plan. Further development conditions include:

- limiting parking in the front of the building;
- limiting building height to 30', except for architectural features that may be up to 45' in height;
- have a minimal distance of 50' between buildings on the parcel and the nearest residential dwelling unit; and
- avoiding a "Big Box" type building.

Parcel K

Parcel K fronts S.R. 70 at the Pope Road intersection. This parcel is separated from the rest of the project by large lakes. No design issues are identified.

Residential Component

4,446 residential units; 4,096 single-family lots and 350 multi-family units, are proposed as follows:

Parcel	Location	# of units/Type
A-2	West side of L.R.B.	125 M.F.
C-1 – C-4	Central Park	800 S.F.
F	44 th Ave, near Lorraine Rd.	83 S.F.
G-1 – G-7	North side of Center Ice Pkwy	2,376 S.F.
G-8 – G-9	South side of Center Ice Pkwy	575 S.F.
H	West side of Lorraine Rd	23 S.F.
I	North side of SR 70, near Lorraine Rd	239 S.F.
J	North of SR 70	225 M.F.

Densities range from 2.4 to 5.1 d.u. per acre for single-family parcels and 8.3 to 12.3 d.u. per acre for multi-family parcels. The applicant indicates that single-family parcels may also include single-family attached or single-family semi-detached homes.

Lot widths range from 45' (4,950 s.f. lot area) to 80' (9,000 s.f. lot area). The number of lots for each width category has not been determined, but it is noted that no more than 50 percent of the lots will be less than 76' in width.

Setbacks are shown as 25' front (20' for side load garages), 6' and 7.5' side, and 15' rear. The 6' side setback will require placement of HVAC equipment in the rear yard.

Some inter-connectivity is shown on the plan, however, given the lack of detail, staff recommends a stipulation deferring final location of inter-neighborhood ties to PSP approval.

Residential Parcel Descriptions

Parcel A-2

Parcel A-2 is on the west side of Lakewood Ranch Blvd. and north of the LECOM site and is one of two parcels proposed for multi-family units. Minimal setbacks (25' front, 15'/25' side, and 15' rear) are proposed. There are compatibility concerns because this site is adjacent to proposed non-residential uses in Parcel A-1 and Lakewood Ranch Boulevard (a minor arterial). These concerns have not been addressed.

The applicant proposes a 75 foot setback of multi-family buildings from Lakewood Ranch and a 15' buffer from Parcel A-1. Staff recommends an increased setback from the Rosedale project to the west.

Parcels C-1 -- C-4 (Central Park)

Parcels C-1 -- C-4 are between Lakewood Ranch Blvd and Pope Road. This is the Central Park component of the project. Central Park received PSP approval and the stipulations are incorporated by reference. This phase is designed with a large centralized park and includes lots from 45' wide (5,625 sq. ft.) to 76' wide (9,880 sq. ft.).

Parcel F

Parcel F fronts 44th Avenue in the northeast corner of the project and is separated from other parcels by a large wetland system. A 35 foot wide buffer, also identified as an upland preservation area, is shown along the eastern property line abutting extra large lots zoned A along Lorraine Road.

Parcels G-1 -- G-7

Parcels G-1 -- G-7 are west of Pope Road between Center Ice Parkway and 44th Avenue. This is the largest component of the project, containing over ½ of the residential units.

Parcel G-7 abuts the large residential parcels that front Lorraine Road. A substantial buffer, consisting of a wetland system and proposed lake, is shown along most of this common property line. A small

segment does not include any enhanced buffering needed for transitioning to the large estate lots along Lorraine Road and is thus stipulated.

Parcels G-8 – G-9

Parcels G-8 – G-9 are south of Center Ice Parkway east of Pope Road, and separated from uses along SR 70 by existing lakes (at least 700 feet wide) and a wetland system. No external compatibility issues are raised for these parcels.

Parcel H

Parcel H fronts Lorraine Road and is separated from the majority of the project by a large wetland system. This parcel may potentially have access to Parcel I to the southwest. This parcel should be considered as infill development for the established large estate sized residential lots and agricultural uses along Lorraine Road (5 acre minimum). Any use of this parcel needs to maintain consistency with the development pattern along the Lorraine Road corridor. Staff recommends only 2 lots be allowed on the parcel.

Parcel I

Parcel I is at the southeast corner of the project and takes access to S.R. 70 through Parcel J. Parcel I is separated from most of the project by a large wetland system. A 35 foot wide greenbelt with upland tree preservation is shown along the boundary that backs up to lots fronting Lorraine Road. This parcel includes only a .3 acre tot lot for 239 residential units.

Parcel J

Parcel J fronts S.R. 70, approximately midway between Pope and Lorraine Roads. Parcel J is one of two parcels designated for multi-family development. A vacant parcel to the west abuts this site. Some of the development on this site will be partially buffered from S.R. 70 by a FDOT stormwater pond and a small wetland. Since S.R. 70 is a 4 lane arterial (eventually 6 lanes) and carries a fairly large volume of trucks, staff recommends increasing building setback for residential units to 75 feet [Stipulation S.(3).j].

Open Space and Upland Preservation

The project has 36.8% open space (559.2 acres) including wetlands, buffers, and other open space. Wetlands (137 acres) will have a minimum buffer of 30 feet (50 feet for contiguous wetlands). Wetland impacts are 0.3 acres for road crossings. In the Central Park approval, some wetlands and lakes were used to create open space vistas from roadways in the project.

35.1 acres of parks are proposed, which includes 9.2 acres in Central Park to serve 800 residences. The remaining 25.9 acres (which includes passive park areas) is designed to serve 3,646 residences. A 15-acre county park is proposed north of 44th Avenue. Staff believes the park area is inadequate

and not well distributed and recommends a stipulation that much more usable open space be provided. **(Staff is still working with the applicant on this issue)**

Because the property has been used extensively for agriculture, only 11% (171.8 acres) consists of upland Pine-Mesic Oak and Pine Flatwoods communities, mostly near the southern and eastern perimeters. Section 603.4.11 of the LDC requires Planned Developments to be designed to preserve natural features of the land and historic resources, such as existing trees, natural topography, and archaeological and historic sites, as much as possible.

The applicant proposes 53.4 acres (30.1%) of these two communities for preservation, included two areas of Pine Mesic Oak communities for partial preservation. These areas are identified on the GDP as Area 1 (5.4 acres) in Parcel G-7 and Area 2 (7.5 acres) in Parcel G-9. They were selected because they penetrate further into the interior of the site and their preservation will benefit more residents and contribute to promoting a higher quality design by providing relief to the built environment.

ATTACHMENTS

- 1. Applicable Comprehensive Plan Policies**
- 2. Review Comments**
- 3. Zoning Disclosure Affidavit**
- 4. Zoning Ordinance**

APPLICABLE COMP PLAN POLICIES

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: 2.1.2.7 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)

Objective 2.2.1.11 UF-3 Establish Urban Fringe – 3 Dwelling Units/Gross Acre future land use category as follows:

Policy: 2.2.1.11 **UF-3:** Establish the Urban Fringe-3 Dwelling Units/Gross Acre future land use category as follows:

Policy: 2.2.11.1 Intent: To identify, textually, in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas limited to the urban fringe within which future growth (and growth beyond the long term planning period) is projected to occur at the appropriate time in a responsible manner. The development of these lands shall follow a logical expansion of the urban environment, typically growing from the west to the east, consistent with the availability of services. At a minimum, the nature, extent, location of development, and availability of services will be reviewed to ensure the transitioning of these lands is conducted consistent with the intent of this policy. These UF-3 areas are those which are established for a low-density urban, or clustered low-moderate density urban, residential environment, generally developed through the planned unit development concept. Also, to provide for a complement of residential support uses normally utilized during the daily activities of residents of these low or low-moderate density urban environments.

Policy: 2.2.1.11.2 Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Suburban or urban density planned residential development with integrated residential support uses as part of such developments, medium retail and office commercial uses, short-term agricultural uses,

agriculturally-compatible residential uses, farm worker 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: 2.2.1.11.3 Range of Potential Density/Intensity:

Maximum Gross Residential Density:
3 dwelling units per acre

Maximum Net Residential Density:
9 dwelling units per acre
(except within the WO or CSVA Overlay Districts pursuant to Policies 2.3.1.5 and 4.3.1.5)

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

Objective 2.4.1 Level of Service And Concurrency: Require the issuance of a Certificate of Level of Service for all development to ensure that required public facilities and services are available concurrent with development.

Objective 2.6.1 Compatibility Through Screening, Buffering, Setbacks, and Other Mitigative Measures. Require suitable separation between adjacent land uses to reduce the possibility of adverse impacts to residents and visitors, to protect the public health, and to provide for strong communities.

Objective 2.6.5 Quality in Project Design: Promote appropriate diversity within and between existing and future development projects to achieve high quality, efficient functioning design.

Objective 2.9.1.3 Provide vehicular access between neighborhoods, particularly (but not exclusively) when part of a planned unit development containing more than one neighborhood.

Policy 2.9.1.5 Promote the development of pedestrian friendly designs.

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

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).

Policy: 2.10.1.4 Allow DRI's and Large Project developments that meet commercial locational criteria or have a future land use category that allows for commercial square footage, the option of reallocating commercial square footage internally within neighborhoods if the following criteria is met:

- (a) must have a mixed use with a residential component.
- (b) must meet minimum development characteristics such as greater internal automobile trip capture, increased pedestrian and bike routes facilities, architectural design criteria which reinforces pedestrian scale and orientation and built on a neighborhood scale. Such neighborhoods will promote diversity of uses, while not promoting strip commercial

development. Commercial uses located internally to neighborhoods shall be limited to "medium" commercial uses.

Policy 2.10.3.1 Require that access to commercial uses be established on at least one roadway, operating at, or better than, the adopted level of service. Access which is limited only to roadways that carry traffic within residential neighborhoods shall be considered unacceptable for commercial uses.

Policy 2.10.3.2 Require that all proposed small and medium commercial uses can be directly accessed from at least one roadway shown on the Roadway Functional Classification Map as collector or higher, at time of issuance of a development order.

Policy 3.2.3.2 Require all water users to use the lowest quality of available water which adequately and safely meets their water use needs by requiring stormwater reuse, alternative irrigation sources, reclaimed water use, and gray water irrigation systems where feasible. [See Policies 9.4.1.11, 9.6.1.2, and policies under objective 9.1.5]

Reviewer Comments

20050119(4)
Schroeder Manatee Ranch/North
Sector

Review Completed by Linda Petersen on 08/11/2006 08:05 AM

Subject: Utilities & Financial Management

Response to: ☐ 20050119(4)

PIN: 579400129 **Application Type:** Planned Development - Rezone w/ General Development Plan

Comments: August 11, 2006

Utility Operations - Distribution (Bob Crowton, Ext. 5141)
No comment.

Project Management - Utility Engineering (Linda Petersen, Ext. 5038)
No comment.

Financial Management - Solid Waste (Ed Eartly, Ext. 4969)
No comment.

Project Management - Survey (Mike Lilly, Ext. 5063)
No comment.

Financial Management - Meter Section (Mike Hooey, Ext. 5325)
No detail.

Note: Meters smaller than three (3) inches must be kept clear of all obstruction, including vegetation, for a radius of three (3) feet. Meters three (3) inches and larger must be kept clear of all obstruction for a radius of ten (10) feet.

Utility Operations - Reclaim Water (Rick Roy, Ext. 5326)
No comment.

Reviewer Comments

20050119/
Schroeder Manatee Ranch/Northwe
Sect

Review Completed by Bernadette Corey on 08/14/2006 10:06 AM

Subject:

Response to: ☐ 20050119(4)

PIN: 579400129

**Application
Type:**

Planned Development - Rezone
w/ General Development Plan

Comments: The General Development was reviewed by Red Childs. Who has accepted the basic layout of the roadway network? Please submit signing and marking plans at appropriate time submittal as well as any turn lanes, etc. as a result of the traffic studies.

Reviewer Comments

20050119/
Schroeder Manatee Ranch/Northwe
Sect

Review Completed by Tom Gerstenberger on 08/14/2006 01:20 PM

Subject:

Response to: ☐ 20050119(4)

PIN: 579400129

**Application
Type:**

Planned Development - Rezone
w/ General Development Plan

Comments:

**TRANSPORTATION DEPARTMENT
STORMWATER MANAGEMENT DIVISION**

MANATEE COUNTY GOVERNMENT

MEMORANDUM

DATE: August 8, 2006

TO: Mark Mayer, Senior Development Review Specialist, Planning
Department
Richard Hurter, P.E., Engineer-Development Review, Planning Department

FROM: Thomas Gerstenberger, Engineer I, Stormwater Management Division

SUBJECT: SMR Northwest Sector (PDMU-05-19(Z)(G))(#20050119)
(Lakewood Ranch Boulevard/Pope Road)(East County)

Please be advised that we have reviewed the Revised General Development Plan dated Ju
2006. A response to our previous comments was not included in this submittal. They are i
below for your reference.

We are requesting the following stipulations:

1.) This project shall be required to reduce the calculated pre-development flow ra
fifty percent (50%) for all stormwater outfall flow directly or indirectly into Mill Cre
Modeling shall be used to determine pre- and post- development flows.

*Basin criteria information was faxed and emailed to your office on April 22, 2006. Please
that this issue was identified on the DRI.*

2.) Drainage Easements shall be dedicated to Manatee County and be shown on th

Site Plan and Final Plats along any drainage systems conveying public drainage. In addition, twenty-five (25) feet Drainage Maintenance/Access Easements shall be dedicated along the banks of these systems. Manatee County is only responsible for maintaining the free flow of drainage through these systems. Manatee County has an obligation relative to these systems to maintain, change, improve, clean, repair or restore the natural changes in the course of stream beds.

Drainage ditches that carry public road drainage shall have a twenty-five (25) feet drainage maintenance/access easement that is dedicated to the County. Drainage Easement criteria was faxed to your office on April 22, 2006.

3.) A no-rise permit will be required for all encroachment within the FEMA 100-year floodway of Wolf Slough and Mill Creek. Any existing or proposed structures within the floodway shall be modeled.

Mark Mayer, Senior Development Review Specialist, Planning Department
Richard Hurter, P.E., Engineer-Development Review, Planning Department
SMR Northwest Sector (PDMU-05-19(Z)(G))
August 8, 2006
Page II

4.) Project lies within FEMA 100 year floodplain and the county 25-year floodplain. Any filling within either or both flood plains shall be compensated. Clearly delineate the 25-year and 100-year floodplain boundaries in the study. 100-year and 25-year flood compensation shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation). Floodplain compensation shall comply with Sections 717 and 718 of the Land Development Code.

This stipulation has been required on many other projects from your office, accepted, and designed as such. Floodplain compensation shall be in sole use compensation areas, not use facilities.

Should you have any questions, please feel free to call me at 708-7400, extension 7228.

cc: Sia Mollanazar, P.E., Stormwater Division Manager
John A. Norrie, Stormwater Management Coordinator
Norman Luppino, Case Planner, Planning Department

**MANATEE COUNTY ORDINANCE NO.
PDMU-05-19(Z)(G)
NORTHWEST SECTOR**

**AN ORDINANCE OF MANATEE COUNTY, FLORIDA,
REGARDING LAND DEVELOPMENT, TO REZONE 1,518.90
ACRES FROM THE A (GENERAL AGRICULTURE) ZONING
DISTRICT TO THE PDMU (PLANNED DEVELOPMENT
MIXED USE) ZONING DISTRICT, RETAINING THE OVERLAY
DISTRICTS AND TO APPROVED A GENERAL
DEVELOPMENT PLAN TO ALLOW 4,446 RESIDENCES,
200,000 SQUARE FEET OF COMMERCIAL SPACE, 105,000
SQUARE FEET OF OFFICE SPACE, AND A 120 BED
GROUP CARE FACILITY; PROVIDING FOR SEVERABILITY;
AND PROVIDING AN EFFECTIVE DATE.**

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

Section 1. DEFINITIONS. All capitalized terms used herein shall have the meanings set forth in the Northwest Sector DRI Ordinance 07---, Section 380.06 F.S., the Manatee County Comprehensive Plan, or the Manatee County Land Development Code, in that order of precedence.

SECTION 2. FINDINGS OF FACT. The Board of County Commissioners (BOCC) of Manatee County, after considering the testimony, evidence, documentation, application for 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 BOCC received and considered the report of the Manatee County Planning Commission concerning the application for approval of a General Development Plan and Zoning Ordinance approving 4,446 residences, 200,000 square feet of commercial space, 105,000 square feet of office space, and an option to exchange other land uses for a 120 person (maximum) group care facility in the Northwest Sector project.
- B. The Planning Commission has held duly noticed public hearings on September 14, 2006, October 12, 2006, November 9, 2006, January 11, 1007, March 8, 2007, May 10, 2007, and found the Zoning Ordinance and the General Development Plan consistent with the 2020 Manatee County Comprehensive Plan (Ordinance 89-01, as amended) and recommended adoption of the Zoning Ordinance and approval of the General Development Plan. The BOCC held public hearings on October 3, 2006, December 7, 2006, February 1, 2007, April 5, 2007, May 24, 2007, July 12, 2007, and August 9, 2007 regarding the proposed rezoning and General Development Plan described herein in accordance with the requirements of the Manatee County Land Development Code (Ordinance No. 90-01) and further considered the information received at the public hearing.

- C. The proposed General Development Plan regarding the property described in Section 4 herein is found to be consistent with the requirements of the 2020 Manatee County Comprehensive Plan (Ordinance No. 89-01), as amended.

SECTION 3.

The General Development Plan is hereby APPROVED to allow a maximum of 4,446 residences, 200,000 square feet of commercial space, 105,000 square feet of office space, and a 120 bed group care facility, with the following stipulations:

A. DEVELOPMENT APPROVAL

- A(1). This Zoning Ordinance shall constitute approval of the General Development Plan subject to the conditions set forth herein and limited to the development amounts set forth in Table 1, below.

TABLE 1 - DEVELOPMENT TOTALS			
TYPE OF DEVELOPMENT: Multi-Use Development.			
Land Use	PHASE I 2007-2011 ¹	PHASE II 2009-2019 ¹	TOTAL
Commercial	200,000 s.f.	0	200,000 s.f.
Office	105,000 s.f.	0	105,000 s.f.
Residential ²			
Single-family	2,650 units	1,446 units	4,096 units
Multi-family	350 units	0	350 units
Total Residential Units	3,000 units	1,446 units	4,446 units

¹ December 31st of referenced year

² Includes the option for a group care facility for up to 120 beds as part of a land use exchange. The Land Use Equivalency Matrix allows the exchange of other approved land uses (single-family detached, multi-family, commercial, and office space) for Group Care Facility (a.k.a. Assisted Living Facility) beds.

- A(2). For Phase I, the Developer has demonstrated the availability of adequate infrastructure and the ability to meet Acceptable Levels of Service for roadways, mass transit, drainage, and parks and recreation. The Certificate of Level of Service for Phase I shall be valid until December 31, 2011.
- A(3). The Project site may continue to be used for agricultural activities, but at no greater intensity than at present. No silvacultural or agricultural activities shall be initiated on land not currently under such use.
- A(4). Preliminary and Final Site Plan Applications shall be reviewed for compliance with this Zoning Ordinance and shall be subject to the requirements of the Manatee

County Comprehensive Plan and Land Development Code in effect at the time of such site plan application which are not specifically addressed in this Zoning Ordinance or are not inconsistent with this Zoning Ordinance.

- A(5). Each Preliminary Site Plan shall be reviewed to determine compatibility (both internally and externally) and design quality (relative to both site layout and building design), pursuant to the applicable sections of Section 603.4 of the Land Development Code. Staff may impose additional requirements and require site plan alterations in order to address concerns relating to these issues. If staff and the developer cannot agree, staff will schedule a public hearing before the Board of County Commissioners for their determination on the issue.

B TRANSPORTATION

- B(1). The following roadway links are determined to be required link improvements for Phase I of the Project due to the percentage of Project traffic impacting the roadway and the resulting Level of Service (LOS).

**TABLE 2
PHASE I LINK IMPROVEMENTS**

ROADWAY SEGMENTS

Link	From/To	Improvement	External Trip Threshold*	Project % of LOS Standard Capacity
SR 64	39 th Street/I-75	6-lane EB/WB	1,881	9.6%
SR 64	I-75 East/Lakewood Ranch Blvd.	6-lane EB/WB	1,209	48.6%
SR 70	45 th St. E/I-75 West	8-lanes	1,138	14.47%
Lakewood Ranch Blvd.	SR 64/SR70	4-lanes	628	31.50%

WB means westbound, SB means southbound, and EB means eastbound.

* Threshold volume is based upon the number of net external trips at which Project traffic becomes significant (at least 5%) on the affected roadway segment.

** Threshold applies only to development prior to July 2007; improvement is within first 3 years of FDOT Work Program beginning in 2007.

- B(2). The following intersection improvements are determined to be required intersection improvements for the Project due to the percentage of development traffic impacting the intersection and the resulting Level of Service (LOS).

(Staff notes that the concurrency traffic study has not been approved and the listed improvements are tentative and subject change)

TABLE 3
PHASE I INTERSECTION IMPROVEMENTS

INTERSECTIONS

Roadway	Intersection	Improvement	External Trip Threshold	Project % of LOS Standard Capacity
SR 70	Caruso Road	Add NB left to result in 2 NB left-turn lanes	2,577	6.7%
SR 70	I-75 NB Ramps	Add EB Left to result in 2 EB left-turn lanes and additional NB on-ramp receiving lane for dual EB to NB left-turns onto the NB on-ramp	768	10.8%
SR 70	87 th St	Add EB/WB Thru Lanes to result in 8 thru lanes	2,083	15.7%
SR 70	Pope Road	Signalize When Warranted	N/A	N/A
Lakewood Ranch Blvd	44 th Ave	Signalize When Warranted	N/A	N/A
Lakewood Ranch Blvd	Malachite Drive	Signalize When Warranted	N/A	N/A
SR 70	Tara Blvd	Add EB/WB Thru lanes to result in 8 thru lanes	1,822	15.94%
SR 70	45 th Street	Add WB, NB Left for 2 WB and NB left-turns; Add SB Right for exclusive SB right-turn lane.	1,041	9.99%
SR 64	Lakewood Ranch Boulevard	Add 2 nd EB left-turn, 2 nd WB left-turn, and 2 nd NB left-turn lanes; Add one NB and one SB receiving lanes.	164	20.54%
SR 64	27 th Street	Add an exclusive NB left-turn lane.	4,063	5.18%
SR 64	I-75 East	Add EB Left to result in 2 EB left-turn lanes and additional NB on-ramp receiving lane for dual EB to NB left-turns onto the NB on-ramp.	1,603	7.69%

SR 64	Rye Road	Signalize; Add one SB right-turn lane	733	8.16%
SR 64	Lorraine Road	Signalize; Add a NB left-turn lane.	1,714	5.95%
University Parkway	Honore Ave.	Add a 2 nd WB left-turn lane	1,439	8.16%
University Parkway	I-75 East	Add a 3 rd NB left-turn lane.	2,388	15.96%
University Parkway	Market Street	Restripe northbound approach to have 2 NB left and 1 shared-through right turn lanes	1,299	15.71%

NB means northbound, WB means westbound, SB means southbound, and EB means eastbound.

- B(3). Improvements made pursuant to a proportionate fair share mitigation ordinance adopted by Manatee County on November 7, 2006 shall satisfy the requirements for mitigation of the project Phase I transportation impacts.
- B(4). 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 have been identified in Transportation Conditions Tables 2 and 3. An initial subphase of 768 external pm peak hour trips has been identified as requiring no transportation improvements.

The Developer shall be bound by the external trip thresholds set forth in Tables 2 and 3, unless the Developer files a Notice of Proposed Change application and provides the County, an updated traffic analysis for the Transportation Impact Area taking into account previously permitted development in the Project plus that to be generated by the next subphase. Copies of this transportation analysis shall be submitted to Manatee County and TBRPC for review and comment. Each updated traffic analysis shall serve to verify the findings of the initial DRI traffic analysis or shall indicate alternate transportation improvements or mechanisms which, when implemented, will maintain the roadways and intersections referenced in Tables 2 and 3 at the appropriate Level of Service. In the event that a new analysis demonstrates the need for alternate improvements or different trip trigger thresholds, the Zoning Ordinance shall be amended to reflect the revised thresholds or improvements.

- B(5). With each Final 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 predicted to be generated by the subphase, plus all previously approved subphases, to demonstrate whether any improvement thresholds reported in Table 2 or Table 3 are reached; and,

2. An assessment of the estimated traffic operations and turning with the conceptual design of the driveways serving the Project covered by the Final Site Plan application.

In the event that that total external p.m. peak hour trips projected to be generated exceeds the threshold levels identified in Tables 2 and 3, and the corresponding Funding Commitments have not been provided, no further Final Site Plan approvals shall be granted unless the Developer prepares an analysis which identifies the revised total external p.m. peak hour trips after which the road improvement would be required under the new subphase analysis. The Zoning Ordinance shall be amended to reflect these revised trip levels.

- B(6). All improvements to state roadways will require FDOT approval and all improvements to County roads will require Manatee County Transportation Department approval.
- B(7). Access to and from the site shall be in accordance with state and local access regulations and as generally shown on the General Development Plan (GDP).
- B(8). Prior to or concurrent with each Final Plat approval, right-of-way for the adjacent roadways, as shown on the General Development Plan, shall be dedicated. This dedication shall be eligible for impact fee credits to the extent allowed by Section 806 of the Manatee County Land Development Code and applicable law.
- B(9). Roads shall be constructed at the cost of the Developer or other appropriate entity, prior to approval of development requiring access on that roadway. This construction shall be eligible for impact fee credits to the extent allowed by Section 806 of the Manatee County Land Development Code and applicable law.
- B(10). When Final Plats or Certificates of Occupancy have been issued for land uses generating in excess of 3,376 gross trips, a biennial monitoring program to provide peak hour counts at the Project entrances shall be instituted to verify that external trip improvement thresholds specified in Tables 2 and 3 for Phase I of the Project are not exceeded. Counts shall continue on a biennial basis through buildout of Phase I.
- B(11). Prior to development of Phase II, a revised transportation analysis shall be submitted, pursuant to Section 380.06(6), Florida Statutes. This analysis shall address potential transportation impacts which might result from the development of this phase.
- B(12). Bicycle and pedestrian facilities shall be constructed on both sides of any road designated as a collector or higher, in accordance with the LDC. All bike lanes shall be constructed in accordance with Manatee County standards.
- B(13). The Developer shall provide sidewalks along both sides of all streets throughout the Project.

- B(14). The Developer shall provide roadways and pedestrian connections to perimeter roads, schools, and parks, as determined at time of Preliminary Site Plan approval.
- B(15). As the project is within the future Manatee County transit service area, the Developer shall work with the County to coordinate the provision of transit service to the area in conjunction with development of Northwest Sector.
- B(16). The Developer shall grant to the appropriate agency or agencies, a non-ingress/egress easement prohibiting vehicular access to and from the development via SR 70, Lakewood Ranch Boulevard, 44th Avenue, Center Ice Parkway, Lorraine Road, and Pope Road, except as shown on the General Development Plan for permitted road and driveway crossings. No dead-end roadways or cul-de-sacs shall exceed 800' in length, except for temporary exceedences based on phasing, if approved by the Fire District, based on subphasing.
- B(17). Center Ice Parkway is planned as a Collector Roadway to be extended to Lorraine Road and beyond to the east. The exact alignment has not yet been determined. Therefore, no PSP may be approved for any development in those portions of Parcels G-5, G-6, G-7, G-9, H, or I set forth on Exhibit ____ identified as "Potential Center Ice Parkway Right of Way" until Manatee County has completed a Corridor Route Study for the extension of Center Ice Parkway. Manatee County shall complete the study by March 31, 2008. The Lakewood Ranch Stewardship District, at its option, may conduct the Corridor Route Study. If this option is exercised, the Lakewood Ranch Stewardship District shall submit the completed study for the County to review at least 30 days prior to the March 31, 2008 deadline.
- The Developer shall be responsible for the construction of Center Ice Parkway to the eastern property line and the County shall be responsible beyond the property line, which may be constructed by the Developer pursuant to a reimbursement agreement.
- B(18). Prior to or concurrent with each Final Plat approval abutting perimeter roads, right-of-way for adjacent perimeter roadways as shown on the Preliminary and Final Site Plans shall be dedicated.
- B(19). The developer shall dedicate sufficient right-of-way at all roadway intersections to accommodate the future buildout design for each intersection. This shall be determined and shown on all Preliminary and Final Site Plans.
- B(20). Prior to Final Site Plan approval the applicant shall provide a noise mitigation plan to the staff for mitigation of noise from thoroughfare roads. Such analysis shall demonstrate noise mitigation based on projected 2025 traffic volumes. The noise mitigation measure shall be installed as required by the approved plan.
- B(21). Prior to the first Certificate of Occupancy for the commercial parcel at Pope Road and 44th Avenue, the following roadway improvements shall be completed:
- 1) The outside 2 lanes of a 4 lane divided design for 44th Avenue (with

sidewalks and bike lanes) from Lakewood Ranch Boulevard to Pope Road;

- 2). The outside 2 lanes of a 4 lane divided design for Pope Road (with sidewalks and bike lanes) from 44th Avenue to Malachite Drive; and
- 3). The outside 2 lanes of a 4 lane divided design for Malachite Drive (with sidewalks and bike lanes) from Lakewood Ranch Boulevard to Pope Road.

B(22). Approval of Final Site Plans, Construction Plans and Preliminary Plats, as well as construction of horizontal infrastructure and issuance of building permits for and construction of model homes in Parcels C-1 through C-4 is authorized prior to substantial completion of the improvements to SR 64 between Lena Road and Lakewood Ranch Boulevard, after approval of a Certificate of Level of Service.

Approval of Final Plats and issuance of Building Permits for residential units other than model homes is not authorized until the construction of improvements to SR 64 between Lena Road and Lakewood Ranch Blvd. is substantially complete (i.e. all lanes open for travel) as determined by the County Transportation Director, unless and until prior to the first permit for a residential dwelling unit for other than a model unit the County and the Developer have executed a Local Development Agreement providing for:

- (1). Authorization of the construction of up to 50 building permits for residential units (inclusive of model permits), subject to the County acceptance of the bid for completion of SR 64 improvements by FDOT and commencement of construction of said improvements.
- (2). Contribution by the Developer of \$500,000 to the County, said amount which would be non-impact fee creditable; and
- (3). Such other terms and conditions as are mutually agreed upon.

WETLANDS

- C(1). All wetlands defined as "Preservation or Conservation Areas" by TBRPC (as shown on the General Development Plan (Exhibit 1) shall be preserved or conserved, respectively, except as shown on the GDP and as indicated in Condition C(3). The Developer shall not conduct dredging, filling, or any development activity within those Preservation or Conservation Areas, except as shown on the GDP and as indicated in Condition C(3).
- C(2). Except for wetland restoration and enhancement and naturally occurring fluctuations, no hydroperiod alteration shall be permitted in Preservation Areas. Natural annual hydroperiods, normal pool elevations, and seasonal high water elevations shall be substantially maintained or improved.
- C(3). Any allowable wetland losses shall require compensation in accordance with the Manatee County Land Development Code (LDC Section 719), Uniform Mitigation Assessment Method (UMAM), as specified in permits issued under 40D-4 FAC or

under 62-340, FAC, as appropriate. Mitigation for wetland losses shall be implemented prior to, or concurrent with, the wetlands being disturbed. Mitigation may be provided by withdrawal of available mitigation credits from the Long Swamp Ecosystem Management Plan, if approved by appropriate agencies. Any on-site wetland compensation areas shall require monitoring and maintenance activities. Percent coverage of desirable plant species in the on-site created wetlands and enhanced wetlands shall meet or exceed eighty-five percent (85%) for at least two (2) years for herbaceous wetland systems and for at least five (5) years for forested wetlands. Yearly replanting and maintenance of the mitigation areas shall be required, if necessary, to ensure compliance with the conditions of the Zoning Ordinance.

- C(4). The Developer shall provide natural buffering around all post-development wetlands to provide an upland transition into the wetland areas and to protect natural systems from development impact. All buffers, buffer restoration, and setbacks shall be in compliance with the Manatee County Land Development Code.
- C(5). A Conservation Easement for the areas defined as post-development jurisdictional wetlands, wetland buffers, and upland preservation areas shall be dedicated to Manatee County, prior to or concurrently with Final Plat approval (or 1st C.O. if platting is not required).
- C(6). The developer shall provide signs adjacent to wetland buffers and conservation easements indicating that the area is a "Conservation Area", as required pursuant to Section 719.11.1.3.3 of the LDC. The type and location of such signs shall be shown and approved by the Planning Department with the Final Site Plan.
- C(7). No lot shall be platted through a wetland, stormwater pond, or wetland buffer.
- C(8). The developer shall be responsible for providing mitigation for impacts to Wetland 41 associated with the widening of Lakewood Ranch Boulevard. The amount of mitigation required for the proposed wetland impacts will be determined and approved by SWFWMD utilizing the Uniform Mitigation Assessment Method (UMAM), with the issuance of the Environmental Resource Permit.
- C(9). The developer shall provide a copy of the Environmental Resource Permit approved by SWFWMD to the Planning Department prior to Final Site Plan approval.

D. VEGETATION AND WILDLIFE

- D(1). An Exotic Plant Species Management Plan shall be submitted for review and approval prior to or concurrent with Final Site Plan or Construction Plan approval for each development pod. The management plan shall provide for the continued, phased, removal of nuisance, exotic plant species that become reestablished within common areas of a residential development and open spaces within non-residential projects, for the life of the project. Removal of all exotic nuisance plant species from upland portions of the site shall be completed prior to the first Final Plat approval, in accordance with Section 715.4 of the LDC.

D(2). The following Pine Mesic Oak (414) and Pine Flatwood (411) Communities shall be preserved, as indicated on the GDP, and further stipulated:

FLUCFCS Code	Pre-Construction	Post-Construction		Habitat (w/in Wetland Buffers)		Habitat (w/in Upland Conservation)	
	Acreage	Acreage	Percentage (of habitat remaining)	Acreage	Percentage (of habitat w/in buffers)	Acreage	Percentage (of habitat w/in conservation)
411	117.8	21.7	18.4%	12.4	22.8%	7.0	14.5%
414	59.9	31.7	52.9%	12.9	23.7%	16.0	29.4%
Total	177.7	53.4	30.1%	25.3	47.4%	23.9	44.8%

Area	411	414	Total
Wetland Buffers	12.4	12.9	25.3
Perimeter Buffers	1.4	2.8	4.2
Upland Preservation Areas	7.9	16.0	23.9
Total	21.7	31.7	53.4

The preservation areas shall be clearly delineated, labeled and quantified on the Preliminary Site Plan. Upland Preservation Areas may be reconfigured, subject to Planning Director approval, with the Preliminary Site Plan provided that the overall acreage, general location, and quality of preserved habitat remain consistent with those shown on the approved GDP. Limited impacts may be permitted for suitable recreational areas (passive parks, pocket parks, etc.) Recreation improvements shall be designed in a manner that minimizes impacts to mature trees, dense tree clusters or significant vegetation.

- D(3). Unless otherwise approved by the Planning Department, native or drought tolerant landscape materials shall be utilized. The developer and future owners of the site shall be required to participate in the Florida Yards and Neighborhood Program.
- D(4). The developer shall provide an updated study, consistent with Policy 3.3.2.3 of the Comprehensive Plan, for threatened and endangered plant and animal species prior to each Final Site Plan approval. A Management Plan, approved by the appropriate State or Federal agency, shall be provided to the Planning Department for any listed species found on-site, prior to Final Site Plan approval.
- D(5). Final Site Plans within management guideline distances (as prescribed by US Fish and Wildlife Service) of the bald eagle nest shall be designed in accordance with the current Habitat Management Guidelines for the Bald Eagle or a Habitat Management Plan for Bald Eagles, approved by the U.S. Fish and Wildlife Service.
- D(6). In the event that any state- or federally-listed species are discovered breeding on-site during project development, the Developer shall immediately notify the Florida Fish and Wildlife Conservation Commission and implement the recommended measures for species protection.

D(7). Appropriate wildlife passageways shall be incorporated into the roadways designed to cross the Wolf Slough corridor, if practical and approved by appropriate state, regional, and local agencies.

D(8). Tree Protection Measures:

Prior to construction, grading, or tree removal from the site, required protective barriers within each area of construction shall be installed to protect all 4" DBH (trunk diameter measured at 4.5 feet from the ground) and greater trees identified for protection, that is, not shown on the Preliminary Site Plan as proposed to be removed, replaced, or relocated. Specific tree protective measures shall be approved by the Planning Department with the Final Site Plan and Construction Plan submittal. Tree barricades for trees to be preserved shall be located at the drip line, unless otherwise approved by the Planning Department. The drip line shall be defined as the outer branch edge of the tree canopy. The area within the drip line shall remain undisturbed unless specifically approved and shall be clearly shown on the Final Site Plan. The following activities are prohibited within the drip line of preserved trees unless otherwise approved by the Planning Department: machinery and vehicle travel or parking; underground utilities; filling or excavation; storage of construction materials. The tree protection barricades shall consist of chain link fence (new or used) with a minimum 5' height, unless otherwise approved by Planning Department.

The Final Site Plan shall include details and locations of signs (in both English and Spanish) to alert workers of tree and native vegetation protection areas. These signs shall be constructed of weather resistant materials and shall demarcate the boundaries of the protected areas.

E. LAND

- E(1). The Developer shall limit site work and construction to areas needed for immediate development or stockpiling, if shown on the Final Site Plan.
- E(2). An integrated Pest Management Plan (IPM) for the application of fertilizers, pesticides, and herbicides shall be submitted to the Planning Department for review and approval prior to Final Site Plan approval. Where practical, native or drought tolerant landscape materials shall be utilized in common areas.
- E(3). A Construction Water Quality Monitoring Program and proposed sampling locations shall be submitted to the EMD for review and approval prior to any land clearing activities, or Final Site Plan approval, whichever occurs first.
- E(4). The entire site shall be evaluated for potential hazardous material locations (i.e., historical cattle dipping vats, underground/aboveground storage tanks, or buried drums), by a qualified environmental consultant. Should evidence of contamination be discovered, further investigation will be required to determine the level of contamination and appropriate remediation/mitigative measures.

- E(5). A Well Management Plan for the proper rehabilitation or abandonment of existing wells shall be submitted to the EMD for review and approval prior to Final Site Plan approval.

F. AIR QUALITY

- F(1). The Developer shall 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; and
 - g. Clean (sweep) paved roads adjacent to site as necessary;
- F(2). Prior to development of Phase II, air quality impacts must be analyzed as required by Section 380.06, Florida Statutes. If mitigation is required based upon this analysis, the Development Order must be amended to incorporate those mitigative measures.
- F(3). If burning of trees or branches is required for land clearing, a burn permit must be first obtained from the Environmental Management Department. No burn permits will be issued until Final Site Plans and Construction Plans are approved.

G. WATER QUALITY AND DRAINAGE

- G(1). The stormwater management systems shall be designed, constructed, and maintained to meet or exceed Chapter 62-25, Florida Administrative Code, and 40D-4, Rules of SWFWMD, the County and Planning Department, whichever is more stringent; to provide retention, or detention with filtration/assimilation treatment, pursuant to SWFWMD and County approved methods, during the 25-year, 24-hour design storm; and such that maximum post-development flow rates do not exceed pre-development flow rated for the same design storm. Nothing in this paragraph shall be construed as a waiver by the Developer of any vested rights, if any, pertaining to approved and constructed stormwater drainage facilities. With the exception of any such vested rights, if any, any valid requirements of general

law pertaining to retrofitting which shall apply to landowners in Manatee County, however, shall apply to the Developer.

- G(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. Low Impact Development techniques shall be used, where feasible.
- G(3). The Developer shall be the entity responsible for maintaining the stormwater management system.
- G(4). Stormwater management system design shall, to the maximum extent possible, incorporate and utilize isolated wetlands.
- G(5). The applicant submitted an Ambient Surface Water Quality Monitoring Report to Manatee County in November 2004. The report contained the surface water quality data representing the site specific ambient conditions to meet the one year pre-construction monitoring requirement, as specified in the "Ambient Surface Water Monitoring for Developments" Guidance document . On April 5, 2005, the Ambient Surface Water Quality Monitoring requirement was considered satisfied by the County.
- G(6). Within one year of initiating vertical construction, the Developer shall submit the results of surface water quality monitoring to Manatee County for review. The Plan shall be reviewed by Manatee County for consistency with the County's "Ambient Surface Water Monitoring for Developments" (Guidance) document.
 - A. The results of the monitoring shall be submitted to the County with each DRI Biennial Report and shall include an official laboratory report.
 - B. The Developer will incorporate additional water quality treatment or water management methods into the project's surface water drainage system to correct or mitigate any degradation if the measures implemented by the Developer are found to be ineffective or adversely impact water quality downstream of the project site.
 - C. Any violation of Rule 62-302, Florida Administrative Code, determined to be caused by this development, shall require corrective measures, as set forth by the DEP and shall be reported to the County and all work which is determined by the County to be contributing to the problem will be halted until the problem is resolved.
- G(7). The applicant submitted a Groundwater Quality Monitoring Plan on February 15, 2006, to monitor for ambient (pre-development) and construction water quality conditions, as specified above. On February 21, 2006 the Groundwater Quality Monitoring Plan was approved by the County.
- G(8). Water quality samples shall be collected and analyzed in accordance with Manatee County's Guidance document, referenced above and the Northwest Sector DRI

Site's Groundwater Quality Monitoring Plan, dated February 15, 2006. If any of the parameters are above the proposed, current, or final maximum contamination levels (MCL's) or MCL goal, the County and DEP will be properly notified for further action. The results of the groundwater quality monitoring shall be submitted to the County for review with the DRI biennial report and shall include an official laboratory report.

- G(9). Stormwater treatment by biological filtration shall be provided where required and shall be encouraged wherever appropriate and feasible. Percolation treatment and underdrain effluent treatments may be utilized where consistent with applicable law.
- G(10). To the extent required by applicable law, on site stormwater wet 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, 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 within the littoral zone (to include at a minimum the area between ordinary high water and ordinary low water) for five years.
- G(11). The Developer shall conduct biennial inspections of the stormwater management system on the Project site to ensure it is being properly maintained in keeping with its design and is capable of accomplishing the level of stormwater storage or treatment for which it was designed and intended. Verification of such inspection shall be supplied in each biennial report.
- G(12). To prevent adverse effects to groundwater quality during construction, there shall be no excavation into or through the Floridan aquifer's confining layers.
- G(13). Stormwater management ponds shall not be constructed within wetland buffers or other natural resources of regional significance.
- G(14). All fill within the 25-year and 100-year floodplains shall be compensated by the creation of an equal or greater storage volume above the seasonal high water table. 100-year and 25-year floodplain compensation shall be compensated in sole use compensation areas, not dual use facilities (i.e. stormwater attenuation and floodplain compensation). The available storage volume above the 25-year Design High Water Level of any proposed stormwater attenuation ponds can be calculated toward compliance with the flood plain compensation requirement. In lieu of the above cup-for-cup compensation, the applicant may perform hydraulic analysis that reflect a No-Rise to the FEMA base flood elevation and receive a CLOMR from FEMA for the effected area. The hydraulic model is subject to approval by Manatee County.
- G(15). Education advocating surface water protection shall be provided to all residents and tenants in the project.

- G(16). This project shall be required to reduce the calculated pre-development flow rate by up to fifty percent (50%) for all stormwater outfall flow directly or indirectly into Mill Creek. Modeling shall be used to determine pre- and post- development flows.
- G(17). The Drainage Model and Construction Plan shall demonstrate that no adverse impacts will be created to neighboring residents surrounding the site in respect to drainage routing, grading, and runoff.
- G(18). Drainage Easements shall be dedicated to Manatee County and be shown on the Final Site Plan and Final Plats along any drainage systems conveying public drainage. In addition, Drainage Maintenance/Access Easements shall be dedicated along the banks of these systems in accordance with Manatee County Public Work standards. Manatee County is only responsible for maintaining the free flow of drainage through these systems. Manatee County has no obligation relative to these systems to maintain, change, improve, clean, repair erosion, or restore the natural changes in the course of stream beds.
- G(19). A no-rise permit will be required for all encroachment within the FEMA 100-year floodway of Wolf Slough and Mill Creek. Any existing or proposed structures within the floodway shall be modeled.

H. HISTORICAL AND ARCHAEOLOGICAL SITES

- H(1). Any historical or archaeological resources discovered during development activities shall be immediately reported to the Florida Department of State, Division of Historical Resources, and treatment of such resources shall be determined in cooperation with the Division of Historical Resources, TBRPC, and the County. Archaeological test excavations by a professional archaeologist shall be conducted on each such site to provide sufficient data to make a determination of significance prior to the commencement of ground-disturbing activities at the site. The final determination of significance shall be made in conjunction with the Florida Department of State, Division of Historical Resources, TBRPC, and the County. The appropriate treatment of such resources (potentially including excavation of the site in accordance with the guidelines established by the Florida Department of State, Division of Historical Resources) must be completed before resource-disturbing activities are allowed to continue.

I. WATER

- I(1). The Developer shall participate, as required by Manatee County ordinances, 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.
- I(2). The Developer shall be responsible for maintenance and operation of any on-site wells. These wells shall be operated in accordance with SWFWMD rules and regulations. Any existing on site wells not intended for potable or nonpotable uses shall be plugged and abandoned in accordance with Rule 40D-3.041(1), Florida

Administrative Code.

- I(3). The Developer shall require the installation of high efficiency (low volume) plumbing fixtures, appliances, and other water conserving devices, as 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.
- I(4). The Developer shall maintain all water lines and fire hydrants not dedicated to the County.
- I(5). The Developer shall use only nonpotable water to meet nonpotable (irrigation) water demands. For purposes of this Approval, "nonpotable" water is defined as water emanating from any source other than a public potable water utility.
- I(6). Adequate fire flow and water pressure shall be maintained within the project's water supply system.
- I(7). The Developer shall conform to and further the applicable rules and adopted guidelines of SWFWMD in regard to protection of the groundwater resources in the Southwest Tampa Bay Water Use Caution Area.
- I(8). The developer shall use the lowest quality of water available for irrigation purposes. Consideration shall be given to meeting the irrigation needs of the Project with the following sources, in order of preference: (1) stormwater and (s) non-potable quality groundwater. Prior to Final Site Plan approval(s), the developer shall identify the irrigation source which will be utilized. Use of Manatee County public potable water supply shall be prohibited for in-ground irrigation systems, including on individual lots.
- I(9). For the purpose of potable or reclaimed water conservation, utilization of xeriscape principles is required in landscaped areas, in accordance with Policy 3.2.3.3. Ecologically viable portions of existing native vegetation shall be incorporated into the landscape design to the greatest extent practicable and shall not be purposely irrigated. Native vegetation or drought-resistant vegetation shall be used in common and non-residential landscaped areas. Non-native vegetation may be used, consistent with xeriscape principles.
- I(10). The average total potable water use for the development shall not exceed 110 gallons per capita per day.
- I(11). 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.
- I(12). The Developer shall submit a Master Plan for potable water, wastewater, and fire protection simultaneously with construction plan submittal for each area covered by

the construction plan. The Developer shall also be responsible for determining if upgrading of offsite potable water and wastewater facilities is necessary 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.

J. WASTEWATER

- J(1). The Developer shall participate, as required by Manatee County ordinances, in any necessary expansion of wastewater service to each phase or subphase of the project to assure that adequate wastewater capacity exists to accommodate the project.
- J(2). No permanent septic system shall be permitted within the project.
- J(3). Sewer lift stations shall be designed and equipped in accordance with County regulations.
- J(4). The disposal of waste into the sewer system shall comply with the Manatee County Sewer Use Ordinance (Ordinance No. 98-28).
- J(5). The Developer shall implement a wastewater reuse system, outside of the Evers Reservoir basin, when feasible.

K SOLID WASTE

- K(1) As stated in the ADA, it is not anticipated that hazardous or toxic waste will be generated by the project's office or commercial tenants. Within one year of the effective date of the Development Order, or prior to issuance of subsequent Development Approvals for any nonresidential 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 and approved by the County, EMD, and TBRPC, and then distributed by the Developer to nonresidential land users within the project.
 - 1. 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. Indicate 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. Describe generally improper disposal methods;
 - d. Describe generally appropriate disposal methods;
 - e. Provide a list of agencies which can be consulted regarding the proper handling and disposal of hazardous substances;
 - f. Describe a program to inform owners and tenants of the information contained in the plan;
 - g. Describe construction requirements for hazardous waste holding areas;
 - h. Describe typical spill clean up methods; and
 - i. Be updated and distributed to each non-residential land user biennially.
- K(2). All project tenants that generate hazardous waste shall be encouraged to utilize waste exchanges to the extent feasible. A report of such use, if any, shall be included in each Biennial Report.
- K(3). The Developer shall participate, as required by Manatee County ordinances, 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.

L. RECREATION AND OPEN SPACE

(Staff and the applicant are still working on final requirements for recreation. The following stipulations are subject to change)

- L(1). The project shall contain a minimum of 260 acres of open space (including approximately 137 acres of wetlands; 51 acres of lakes; 37 acres of upland preservation areas and 50 acres of preserved uplands.
- L(2). The project shall contain a minimum of 45 acres of usable recreation open space. The Developer shall allocate this area as follows:

Parcel	Area
Parcel A-2	1.2 acres
Parcels C-1 – C-4	9.2 acres
Parcels G-1 – G-7	24 acres
Parcels G-8 – G-9	5.8 acres
Parcel I	2.4 acres
Parcel J	2.3 acres

The specific size of each park shall be determined at time of Preliminary Site Plan approval based on the lot size(s) or unit types in the area being served. In general,

parks shall be at least 1 acre in size and there shall be provided at least one 5-acre park for each set of 500 lots/units. All parks shall be distributed accordingly so residents can safely walk/bike from their home to the park (generally not more than ½ mile). Trail acreage may count as a portion, not to exceed 20%, of this acreage.

The required park area in each parcel(s) may be reduced, at a ratio of 1 acre/100 units, if the parcel(s) are not built out to the number of units identified on the General Development Plan.

- L(3). Any park in an “age-targeted” or “age-restricted” neighborhood shall have facilities appropriate for that age group. Parks not in a non-targeted or age restricted neighborhood these parks shall have facilities appropriate for all ages, including a playground with outdoor play equipment.
- L(4). Each “full-size” park shall include passive as well as active recreation facilities. Each park shall include, at minimum, one formal or informal “ball field” suitable for team sports (baseball, football, soccer, etc.) and one facility for individual or small group sports (tennis, racquetball, shuffleboard, etc). Passive facilities shall include benches and tables.
- L(5). Typical pocket parks shall include shade trees and a playground, but may also include trails or pathways, passive observation areas, gazebos, picnic tables, sports courts, or other amenities, as determined by Manatee County staff, in conjunction with the Developer* at time of Preliminary Site Plan approval.
- L(6). Multi-family parcels shall include their own recreational facilities.
- L(7). A master plan for trails shall be approved by the County prior to the first Preliminary Site Plan for residential parcels east of Pope Road. A trail system shall be located adjacent or proximate to the wetlands and preserved uplands on the project's eastern side. The trails shall be of an appropriate width and shall be made of a suitable material. Improvements shall be completed concurrent with adjacent plat approvals.
- L(8). All recreation and open space areas not deeded to the County or other state agencies shall be owned and maintained as common open space through a property owners association, or other similar entity, for the project.
- L(9). All recreation, park, and wetland sites shown on the General Development Plan (Exhibit 1) shall not be utilized for other uses inconsistent with their designation on this map. Any proposal to change these uses shall be subject to a Substantial Deviation Determination if required by Subsection 380.06, Florida Statutes.
- L(10). All nature trails and board walks that may be permitted by the Planning Department in wetlands, wetland buffers, and upland preservation areas shall be designed to minimize impacts to trees or areas of significant vegetation and in accordance with Section 719 of the Manatee County Land Development Code.

M. EDUCATION

- M(1). To mitigate the project's impacts, the Developer provided the Manatee County School Board sufficient land for elementary and middle school sites.

N. HEALTH CARE, POLICE, AND FIRE

- N(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 the schedule for payment of the Developer's pro-rata share, mutually acceptable to the County and the Developer, shall be submitted prior to the approval of the first Final Site Plan or Final Plat for Vertical Development for Phase I or any subphase thereof. The pro-rata share shall not exceed the total sum of impact fees anticipated from the project and any pro-rata lump sum payment shall be creditable against the payment of impact fees at the rate in effect at the time payment was made.
- N(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. The pro-rata share shall not exceed the total sum of impact fees anticipated from the project and any pro-rata lump sum payment shall be creditable against the payment of impact fees, in accordance with applicable law.
- N(3). The project shall be designed and constructed to meet or exceed specifications of the State Fire Code, Rule 4A-3.012., Florida Administrative Code. The project shall use, as applicable, Fire Wise principles, such as clearing around houses, carefully spacing trees, and maintaining irrigation systems.
- N(4). The maximum height of buildings 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.
- N(5). Prior to approval of all Preliminary Site Plans, 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 District that the proposed locations of all fire hydrants and appurtenances are adequate prior to the issuance of any Final Plat or Certificate of Occupancy in the project.

O. ECONOMICS

- O(1). Excess infrastructure capacity constructed by the developer shall be at the developer's risk and shall not vest later development rights not addressed in this approval.
- O(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, FCRPP, respectively.
- O(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.

P. ENERGY

- P(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.
- P(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 co-generation, 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 nonbusiness 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.

Q. AFFORDABLE HOUSING

- Q(1). An assessment of the potential affordable housing impacts of the project was performed as part of the DRI review. This analysis was accepted by the reviewing agencies and indicated that there was no unmet need for affordable housing in the project area. No mitigation for affordable housing impact is required.
- Q(2). Any affordable housing analysis required in the event this Ordinance is amended to allow non-residential development in Phase II beyond that approved in Phase II shall be based on statutes, ordinances and rules in effect at the time this ordinance is amended is amended.

R. HURRICANE PREPAREDNESS

- R(1). The Developer shall coordinate with the Institute for Business and Home Safety (IBHS) and the Manatee County Emergency Management Department to determine the feasibility of incorporating wind resistant “fortified” design criteria into the commercial and office facilities.

S. DESIGN STANDARDS

- S(1). Regardless of information contained in the General Development Plan or development stipulations contained within this ordinance, this project shall comply with all regulations of the Land Development Code and the Comprehensive Plan.

S(2). Non Residential

- a. The maximum square footage for each commercial and office parcels shall not exceed what is identified on the General Development Plan.
- b. Building heights and setbacks in Parcels A-1 and E shall be determined at time of Preliminary Site Plan approval to sufficiently address design quality and compatibility.
- c. Building Appearance

All building facades shall exhibit an aesthetically attractive appearance. Design shall be subject to the following criteria and reviewed for compliance by the Planning Department with future Final Site Plan and Building Permit submittals.

- 1) The sides of all buildings shall have minimal blank walls no longer than 30 feet in length or 20' in height. In order to insure that the buildings do not project a massive blank wall, design elements with distinctive color variation shall include prominently visible architectural details [e.g., bump-outs, reveals and projecting ribs, cornice, offset building planes, windows, shutters, areas of contrasting or different

finish building materials, etc.] or other methods, as approved by the Planning Director. Facades greater than 75 feet in length shall have varying roof lines through varying the height of the cornice, or the use of 2 or more roof types (parapet, dormers, and sloped, etc.).

- 2) Exterior building materials shall consist of brick, architectural precast concrete panels, architectural masonry units, split face block, glass, stucco, ceramic tile, stone, wood, or similar materials. Painted or exposed concrete block, or corrugated metal shall not be permitted. Architectural metals in conjunction with other permitted building materials shall be allowed, provided that at least seventy five percent (75%) of the building face is constructed from other permitted materials.
- 3) All rooftop mechanical equipment shall be screened from view from abutting roadways or adjacent residential properties. Screening shall be provided by materials consistent with the building. Details shall be shown prior to Final Site Plan approval.

d. Service Areas

- 1) All truck loading, service areas, and outside storage shall not be adjacent to or visible from adjacent roads or visible from residential properties.
- 2) Trash and garbage receptacles shall be screened with materials similar to the adjacent building facade.
- 3) Tractor trailer or semi-trucks involved in deliveries to the rear of the buildings (or sides if facing residential) shall be restricted to the hours between 7:00 a.m. and 10:00 p.m. During the period of time between 10:00 p.m. and 7:00 a.m., there shall be no:
 - delivery, loading, or unloading of tractor trailer or semi-trucks;
 - use of forklifts or other loading or unloading devices; and
 - running of truck or trailer motors, or other refrigeration devices installed thereon.

e. Exhaust and other filtering systems in Food Service Establishments or uses shall adhere to the Best Available Control Technology to eliminate or reduce the emission of smoke, grease, and odor from cooking facilities. This system shall be approved by the Environmental Management Department with each Final Site Plan containing a food service establishment or use.

f. Exterior loud speakers, bells, or similar audio-communication shall not be permitted; however, directed (non broadcast) communication devices and intercoms shall not be restricted. "Directed (non broadcast)" shall mean not plainly audible to a person greater than 10 feet from the source.

- g. Signs shall meet the requirements of Section 724 of the Land Development Code. Each non-residential parcel, as identified on the GDP, have one pole signs. All other permitted signs shall be ground signs.
- h. Each non-residential parcel shall include a pedestrian connection, where applicable, to abutting residential parcels, to be determined at time of Preliminary Site Plan approval.
- i. A maximum of six (6) gasoline pumps per parcel may be located on Parcels B, D, and E. Any gasoline pumps on Parcels B, D, and E shall be a minimum of 120 feet from any residential lots.
- j. Parcel A-1
 - 1) Parcel A-1 may not be developed with commercial uses unless the GDP is amended to reallocate existing commercial entitlements in the project to this parcel or the commercial entitlements in the project are increased.
 - 2) A vertical mix of land uses is permitted on Parcel A-1. If a vertical mix is designed on this parcel, it will include commercial (if permitted in the future) and office uses on the first floor and residential or office land uses on the upper floors.
 - 3) The wetland at the southwest corner of Lakewood Ranch Boulevard and 44th Avenue shall be included in Parcel A-1 in order to take advantage of the 75% Rule pursuant to Land Use Operative Provision E(5)(a) of the Comprehensive Plan.
- k. Parcels B and D
 - 1) The eastern-most outparcel on Parcel B shall be limited to a bank, personal service establishment, business services, post office, or office. If a bank, the drive thru shall be on the west side of the building.
 - 2) The minimum building setbacks shall be as indicated on Sheets 4 and 12 of Preliminary Site Plan (PDMU-05-09(Z)(P)). Setback reduction modifications, pursuant to Section 603.6 of the Land Development Code, shall not be granted to the buildings adjacent to the residential component.
 - 3) The footprint for the two anchor stores on Parcel B shall maintain the angle with the eastern property line as shown on Preliminary Site Plan (PDMU-05-09(Z)(P)), unless increased building setbacks are provided to mitigate for the increased impacts.
 - 4) The maximum height of non-residential buildings within 175 feet of

any residential lot shall be 24 feet.

- 5) At time of Final Site Plan submittal, a fifteen foot buffer shall be provided along the boundary of each parcels where it abuts the residential component.
- 6) At least one year prior to the first Final Site Plan approval for each commercial parcel, the abutting landscape buffer on the residential parcel shall be completed and certified to the Planning Department by a Florida Registered Landscape Architect. The Landscape Architect shall certify that all the trees have survived and sustained normal growth patterns. Trees which have not shall be replaced with enhanced tree sizes to make up the loss in growth time.

Prior to Certificate of Occupancy for the main commercial buildings, a Florida Registered Landscape Architect shall re-certify that all the trees have survived and sustained normal growth patterns. Trees which have not shall be replaced with enhanced tree sizes to make up the loss in growth time.

- 7) The developer shall construct vehicular access to the Parcel B from Parcel C-3. Such access may, at the developers option be gated. Modifications to the site plan to accommodate this connection may be administratively approved.
- 8) The applicant has the option of administratively relocating up to 3,000 square feet of commercial entitlements in Parcels B or D to lots adjacent to the central park, consistent with the Comprehensive Plan.

I. Parcel E

- 1) The building design and site layout shall promote a pedestrian and neighborhood scale, to be determined at time of Preliminary Site Plan approval.
- 2) Parcel E shall be designed in such a way as to maintain connectivity between adjacent neighborhoods and ensure compatibility of between non-residential and residential uses within the parcel, to be determined at time of Preliminary Site Plan approval.
- 3) The building and layout shall be substantially consistent in theme with the photos and plan submitted and attached as Exhibit (???).
- 4) To promote a neo traditional design theme, limited parking shall be allowed in front of the building(s).
- 5) Building height shall be limited to 30 feet, except for architectural features which may be up to 45 feet in height.

- 6) No building shall be constructed within 50 feet of a residential subphase or lot, if platted.
- 7) Building layout and design shall avoid the look of a “Big Box” building; and
- 8) Any structures (residential, non-residential, ancillary, etc.) constructed within the “Coordination Zone”, as indicated on the GDP, shall be designed in a style compatible with the style of the main buildings or buildings within Parcel E.

S(3). Residential

- a. The setbacks, heights, and lot sizes for residential land uses shall be as follows:

Type	Min. Lot Size (Sq. Ft.)	Minimum Lot Width ⁴ (Ft.)	Front Setback (Ft.) ¹	Side Setback (Ft.)	Rear Setback (Ft.)	Maximum Height (Ft.)
Single-Family Detached ³	4,950	45	25/20	6 ⁵	15	35
Single-Family Detached ³	9,000	76	25/20	6 ⁵	15	35
Single-Family Detached ³	9,000	80	25/20	7.5	15	35
Single-Family Attached	2,500	25	25/20	0/10	15	35
Single-Family Semi-Detached	4,950	45	25/20	0/10	15	35
Multi-Family	NA	NA	25	15/25 ²	15	35
Park	NA	NA	25	15	15	35

1. The front yard setback for all single-family residences shall be 25' to the garage portion of the structure. The remaining habitable portion of the structure may be setback 20'. The front yard setback for structures with side-loaded garages shall be 20'.
2. This distance is not a side yard setback but the minimum distance between buildings. A 15' separation is required between one-story buildings. A 25' separation is required between two and three story buildings.
3. Required setbacks are based on the dominant lot width for each subphase of development.
4. No more than 50% of the residential lots in the DRI shall be less than 76 feet in width.
5. Sideyard setback of 6' permitted only if HVAC equipment is in the rear of the building.

- b. The minimum size for single-family residences shall be twelve hundred (1,200) square feet.
- c. The Notice to Buyers or Tenants shall be included in the Declaration of Covenants and Restrictions, and in a separate addendum to the sales contract, and in the Final Site Plan shall include language informing prospective homeowners of the following:
 - 1) The location and size of future commercial and office developments in the project.
 - 2) The future extensions of 44th Avenue, Pope Road, and Center Ice Parkway as collector roadways through the project, and Malachite Drive as a major local street through the project.
 - 3) Inter-neighborhood ties, where applicable.
- d. Any Preliminary Site Plan for residential development next to a previously approved residential plan containing a less intense residential product (i.e. single family attached adjacent to single family detached) shall provide enhanced separation and buffering between the two types of housing products, as approved by the Planning Director.
- e. A Group Care Home (small and large) is permitted on Parcels A-1, A-2, G-5, G-8, G-9, I or J. The height of any Group Care Home on a residential parcels may not exceed 3 stories and 35 feet. All large group care homes shall maintain a minimum setback of 75 feet from adjacent single family property and shall be on a roadway shown on the GDP.
- f. Parcel A-2:
 - 1) The multi-family buildings located on Parcel A-2 shall be setback a minimum of 75' from Lakewood Ranch Boulevard and 30 feet from Rosedale to the west. This shall be approved by the Planning Department with the Preliminary and Final Site Plans.
 - 2) The multi-family buildings on Parcel A-2 shall be separated from Parcel A-1 by a 20' screening buffer.
- g. Parcels C-1 – C-4
 - 1) Prior to Final Plat approval for the sections of Parcels C-2 and C-3 abutting Parcels B and D, the wall, berm, and landscaping depicted in Attachment "B" as shown on Preliminary Site Plan (PDMU-05-09(Z)(P)) shall be installed.
 - 2) To provide adequate area for tree canopy growth for screening purposes, the landscape buffer, where abutting the commercial component in Parcel B, shall be increased to a minimum width of

40 feet in Parcel C-3. Lots shown on the Preliminary Site Plan as being within this stipulated buffer shall be redesigned and relocated out on the Final Site Plan.

- 3) Lots in Parcels C-2 and C-3, within 200 feet of Parcels B and D, shall be limited to one story houses.
- 4) The developer shall construct vehicular access from Parcel B to Parcel C-3. Modifications to the site plan to accommodate this connection may be administratively approved.

h. Parcel G-7

An upland buffer at least 35 feet wide shall be provided along the eastern boundary where this parcel abuts parcels adjacent to Lorraine Road.

i. Parcel H

A maximum of 2 single-family detached residences, one on the north and south sides of the wetland system, shall be permitted.

j. Parcel J

All multi-family buildings shall be setback a minimum of 75' from SR 70. This shall be approved by the Planning Department with the Preliminary and Final Site Plan.

T. DEFINITIONS

- A. "Acceptable Level of Service" shall, for links and intersections in Manatee County, Florida, mean Level of Service "C" on an average daily basis, or "D" on a peak hour basis, as provided in the Land Development Code. Level of Service "D" shall be measured on a peak hour basis as determined by the Highway Capacity Manual (1994), TRB Special Report 209 or the most current manual and computer software version in accordance with guidelines acceptable to Manatee County. Level of Service "C" capacity on an average daily basis shall be calculated either as 10 times the peak hour Level of Service "D" capacity, or if actual data is available to determine the "K" factor (please refer to the Florida Department of Transportation Planning and Statistics Department), then on the basis of the "K" factor.
- B. "Application for Development Approval" (or ADA) shall mean the Northwest Sector Development of Regional Impact Application for Development Approval (Submitted on May 2, 2005); the First Sufficiency Response submitted by the Developer on July 14, 2005; the Second Sufficiency Response submitted on October 28, 2005; the Third Sufficiency Response submitted on January 26, 2006.

- C. "County" shall mean the Board of County Commissioners for Manatee County, or their designee(s).
- D. "Development Plans" shall mean any Preliminary or Final Site Plan issued by Manatee County.
- E. "Developer" shall mean SMR North 70, LLC, its heirs, assigns, designees, and successors in interest as to the Project.
- F. "Development Approval" shall mean any approval for development granted through the Preliminary Site Plan, Preliminary Plat, Final Site Plan, Final Plat, or Construction Drawing approval where site plans or subdivision plats are not required.
- G. "Funding Commitments" shall mean any combination of the following to assure the completion of any improvements required by this Development Order: 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 of the improvements required as referenced in Tables 2 and 3 of this Ordinance; 2) actual construction; 3) the placement of the improvements in the current year plus one 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 Local Development agreement entered into between the Developer and the County. This Agreement shall include a construction timetable which will set forth the completion of the required improvements consistent with the time frames specified in Tables 2 and 3.
- H. "General Development Plan" shall be defined as the site plan for PDMU-05-19 (G), last revised on ____2006, and attached as Exhibit 1. Development on the General Development Plan shall be limited to the total number of dwelling units and non-residential development in Table 1.
- I. "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 of this project.
- J. "Preliminary Site Plan" (PSP) shall mean a Master Preliminary Plan or a Preliminary Site Plan for a Phase or Subphase, as defined in The Manatee County Land Development Code.
- K. "Project" shall mean the land uses, phasing, and improvements described in Table 1 which are attributable to development on that property described in

Section 4 herein and set forth on the General Development Plan attached hereto as Exhibit 1.

- L. "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 project 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 of such greater percentage shall be used) or more of the applicable Peak Hour Level of Service volumes. This area is generally depicted on Map J of the Development Order, dated February, 2005.
- M. "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.
- N. "Warranted" shall mean a determination by the County, or FDOT for state roads (unless the improvement is identified as a "local improvement", based on generally accepted transportation engineering practices that the Acceptable Level of Service cannot be maintained on a roadway segment or intersection without the construction of a transportation improvement required by this Development Order. All reserved vehicle trips on the roadway segment or intersection shall be counted regardless of their source in making this determination.
- O. "Wetland" shall mean any wetland under the jurisdictional limits defined by Chapter 62-340, Florida Administrative Code, and implemented by the Florida Department of Environmental Protection, or as defined by Chapter 40D-4, FAC, and implemented by the Southwest Florida Water Management District.

SECTION 4. LEGAL DESCRIPTION.

Legal description and sketch of the Project is attached as Exhibit 2.

SECTION 5. EFFECTIVE DATE. This ordinance shall take effect upon filing with the Department of State, State of Florida.

PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida this the _____, 2007.

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

BY: _____
Chairman

PDMU-05-19(Z)(G) – Northwest Sector

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

Deputy Clerk

PDMU-05-19(Z)(G) – Northwest Sector

EXHIBITS

Exhibit 1 – Revised Map H

Exhibit 2– Legal Description and Sketch

THE HERALD

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P.O. Box 921
Bradenton, FL 34206-0921
102 Manatee Avenue West
Bradenton, FL 34205-8894
941/748-0411 ext. 7065

The Herald
Published Daily
Bradenton, Manatee,

STATE OF FLORIDA COUNTY OF MANATEE;

Before the undersigned authority pe...
Riley, who on oath says that she is a Legal Advertising Representative of The 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 CHANGES** in the Court, was published in said newspaper in the issues of, 9/1,'06 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.

Sandy Riley
(Signature of Affiant)

Sworn to and subscribed before me this
5th Day of September, 2006

DIANE S. BACRO
Notary Public
State of Florida
My comm. exp. 08-15-2007
Comm. No. DD 206531

Diane S. Bacro
SEAL & Notary Public

Personally Known X OR Produced Identification _____
Type of Identification Produced _____

NOTICE OF ZONING CHANGES IN UNIN- CORPORATED MANA- TEE COUNTY

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, September 14, 2006 at 9:00 A.M. at the Manatee County Government Administrative Center, 100 Chambers, Manatee Avenue Bradenton, to consider, act, and forward a recommendation to Board of County Commissioners on the following matters:

U-05-19(Z)(G) - NORTH 70, LLC, TABLE NATION-PROPERTY COMPANY, LLC, PARK VISTA APARTMENTS INC., FC, LLC, AND PRESIDENTIAL APARTMENTS AND HOUSING, INC. (NORTHWEST SECTOR)

Request: (1) Approval of a Zoning Ordinance of Manatee County, Florida, amending the Official Zoning Atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for the rezoning of certain land from A (General Agriculture) to PDMU (Planned Development Mixed Use), retaining the WP-E (Watershed Protection-Evers) and ST (Special Treatment) Overlay Districts where appropriate; providing an effective date; and (2) Approval of a General Development Plan for 4,096 lots for single-family residences (including detached, attached, and semi-detached), 350 multi-family units, 200,000 sq. ft. of commercial space, 105,000 sq. ft. of office space, an option to exchange other land uses for a 120 bed group care facility; providing for severability; providing a legal description; and setting forth findings. The site is generally east of Lakewood Ranch Boulevard, south of the future extension of 44th Avenue East, west of Lorraine Road, and north of S.R. 70. A 39.3 acre parcel is west of Lakewood Ranch Boulevard (Total project: ±1,518.9 acres).

ORDINANCE 06-44 NORTHWEST SECTOR DRI (DRI #26)

Request: Approval of a new Development of Regional Impact to allow:
a. 4,446 residential units;

u. 200,000 square feet of retail;
c. 105,000 square feet of office;
d. a ±10 acre neighbor-hood park; and
e. a 120 bed group care home (aka: assisted living facility)

The applicant also requests approval of a Land Use Equivalency Matrix (LUEM) to allow conversion between various approved uses, within specific ranges; providing an effective date; providing for severability; providing a legal description; and setting forth findings.

This DRI is proposed in two phases; Phase I with a buildout date of 2011, and Phase II with a buildout date of 2019. Specific approval is requested for Phase I for 3,000 residential units, 200,000 square feet of retail, 105,000 square feet of office, and a ±10 acre park. Conceptual approval is requested for Phase II. In the future specific approval of Phase II will be contingent upon submittal of further transportation and air quality analysis in accordance with Section 380.06, F.S.

The Northwest Sector DRI is generally north of SR 70 between Lakewood Ranch Boulevard (to the west) and Lorraine Road (to the east), and slightly more than 1.5 miles south of SR 64. Present zoning: A (General Agriculture), A/WP-E (General Agriculture/Evers Reservoir Watershed Protection Overlay District), and A/WP-E/ST (General Agriculture/Evers Reservoir Watershed Protection Overlay District/Special Treatment Overlay District) (±1,518.9 acres).

Z-89-46 (G)(R10) - UNIVERSITY COMMONS / KAMCO PROPERTIES, LLC

Request: (1) Approval of an amended Zoning Ordinance of Manatee County, Florida for the University Commons DRI, to amend condition U.1(e) to delete the office and bank restriction on the westernmost lot that is west of Access Road "P". University Commons is at the northeast and northwest intersections of University Parkway and Tuttle Avenue. Present zoning is PDMU (Planned Development-Mixed Use (±257 acres) and PDMU/WP-E (Planned

Development-Mixed Use/Evers Watershed Protection Overlay District); providing an effective date; providing for severability; providing a legal description; and setting forth findings. The westernmost parcel is at 3604 84th Avenue Circle East (±1.10 acres).

Z-06-03 - JONES

Request: Approval of a Zoning Ordinance of Manatee County, Florida, amending the Official Zoning Atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for the rezoning of certain land from A-1/WP-E (Suburban Agriculture, Watershed Protection Evers Overlay) and R S F - 2 / W P - E (Residential Single-family, 2 dwelling units per acre, Watershed Protection Evers Overlay) zoning districts to RSF-4.5/WP-E (Residential Single-family, 4.5 dwelling units per acre, retaining the Watershed Protection Evers Overlay) zoning district; providing an effective date; providing for severability; providing a legal description; and setting forth findings. The site is at 4060 and 4070 Tallevast Road in Bradenton (± 1.42 acres).

PDMU-05-46(Z)(P) - JUNG S. LUCK/PARK PLAZA/THE LANDINGS AT PARKVIEW

Request: Approval of: (1) A Zoning Ordinance of Manatee County, Florida, amending the Official Zoning Atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for the rezoning of certain land from A-1 and A-1/CH (Suburban Agriculture - one dwelling unit per acre, Coastal High Hazard Overlay District) to PDMU and PDMU/CH (Planned Development Mixed Use, retaining the Overlay District); providing an effective date; and (2) A Preliminary Site Plan for 372 lots for single-family attached residences and a 105,660 square foot car dealership (motor vehicle sales, rental, leasing, and repair establishment) providing for severability; providing a legal description; and setting forth findings. The site is at the northwest corner of S.R. 64 and Cypress Creek Boulevard (a.k.a. The Kay Rd realignment) at 6219 S.R. 64 East, Bradenton (± 95.5 acres).

PDMU-05-70(Z)(P) MARONDA HOMES, INC. OF FLORIDA/OAKWOOD APARTMENTS, LLC

Request: (1) Approval of a Zoning Ordinance of Manatee County, Florida, amending the Official Zoning Atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for the rezoning of: *1.26 acres from LM (Light Manufacturing); *0.18 acres from GC (General Commercial); *5.56 acres from PDR (Planned Development Residential); *6.05 acres from RMF-9 (Residential Multi-Family, 9 dwellings per acre); *1.12 acres from RSF-3 (Residential Single-Family, 3 dwelling units per acre); and *1.29 acres from RSF-4.5 (Residential Single-Family, 4.5 dwelling units per acre)

all to PDMU (Planned Development Mixed Use); providing an effective date; and

(2) Preliminary Site Plan for 91 lots for single-family attached residences with at least 10% of the units designated as workforce housing, providing for severability; providing a legal description; and setting forth findings. The site is approximately 1/2 mile north of Whitfield Avenue on the west side of 15th Street East, at 6720 15th Street East, Bradenton (± 15.46 acres).

PDC-05-40(P) - EAST ELLENTON ENTERPRISES INC./HUNGRY HOWIE'S

Request: Approval of a Preliminary Site Plan for a 120 seat 3,500 sq. ft. restaurant, providing an effective date; providing for severability; providing a legal description; and setting forth findings. The site is on the south side of US 301 at 5912 28th Street East & 1812 60th Ave. E., Ellenton (±1.265 acres).

PDR-04-44(Z)(P) - CZEISLER/PROSPECT POINT

Request: (1) Approval of a Zoning Ordinance of Manatee County, Florida, amending the Official Zoning Atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for the rezoning of certain land from A-1 (Suburban Agriculture) to PDR (Planned Development Residential); providing an effective date; and

(2) Approval of a Preliminary Site Plan 38 lots for single-family detached residences, providing for severability; providing a legal description; and setting forth findings. The site is on the north side of 63rd Avenue East, west of Regal Oaks subdivision and east of the Pearce Canal at 3515 63rd Ave. E (± 14.9 acres).

PDR-06-23(Z)(P) - AVIGNON HOLDINGS, LLC / MONTEUX AT VILLAGES OF AVIGNON

Request: Approval of: (1) A Zoning Ordinance of Manatee County, Florida, amending the Official Zoning Atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for the rezoning of certain land from A-1 (Suburban Agriculture - one dwelling unit per acre) to PDR (Planned Development Residential); providing an effective date; and (2) A Preliminary Site Plan for 124 lots for single-family attached residences and 104 lots for single-family detached residences, with at least 25% of the units designated as affordable housing, providing for severability; providing a legal description; and setting forth findings. The site is at the northeast corner of 29th St. E and 24th Ave. E. approximately 1/2 mile west of Ellenton Gillette Road, 1/2 mile east of 16th Ave. E. (Canal Road), and 600 ft. south of Mendoza Road at 3002, 3120, and 3318, 24th Avenue East and 2514 29th Street East in Palmetto (± 56.4 acres).

PDO-05-08(Z)(P) - GADAH ENTERPRISES, INC./SAMMY'S SMALL WORLD

Request: (1) Approval of a Zoning Ordinance of Manatee County, Florida, amending the Official Zoning Atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for the rezoning of certain land from RSF-4.5 (Residential Single Family, 4.5 dwelling units per acre) to PDO (Planned Development Office); providing an effective date; and (2) Approval of a Preliminary Site Plan for a new 4,441 sq. ft. day care center and two 2,800 sq. ft. office buildings, providing for severability; providing a legal description; and setting forth findings. The existing Sammy's Small World is at 3631 Tallevast Road, Sarasota (± 1.1 acres).

Z-05-01 - COVERED BRIDGE HOLDINGS II, LLC. REZONE/THE FORUM

Request: Approval of a Zoning Ordinance of Manatee County, Florida, amending the Official Zoning Atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for the rezoning of certain land from A-1 (Suburban Agriculture) to LM (Light Manufacturing); and providing an effective date; providing for severability; providing a legal description; and setting forth findings. The site is at 2411 Tallevast Road, Bradenton (± 28.89 acres).

PDC-04-16(Z)(P) - COVERED BRIDGE HOLDINGS II, LLC / THE FORUM

Request: (1) Approval of a Zoning Ordinance of Manatee County, Florida, amending the Official Zoning Atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for the rezoning of certain land from A-1 (Suburban Agriculture, 1 dwelling unit per acre) and LM (Light Manufacturing) to PDC (Planned Development Commercial); providing an effective date; and (2) Approval of a Preliminary Site Plan for 16,808 square feet of neighborhood retail uses, providing for severability; providing a legal description; and setting forth findings. The site is at the northwest corner of Tallevast Road and US 301, Bradenton (± 3.05 acres).

Rules of Procedure for this public hearing are in effect pursuant to Resolution R-05-239(PC). Copies of this Resolution are available for review or purchase at cost, from the Planning Department.

All interested parties are invited to appear at this public hearing 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 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 Manatee County Commissioners. Interested parties may examine the Official Zoning Atlas, the applications, 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; e-mail to: planning.agenda@co.manatee.fl.us

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, he or she will need a record of the proceedings, and for such purpose, he or she 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 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.

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

MANATEE COUNTY PLANNING COMMISSION
Manatee County Planning Department
Manatee County, Florida
9/1/06

BRADENTON HERALD

WWW.HERALDTODAY.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 County, 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** in the Court, was published in said newspaper in the issues of, **10/27,'06**

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.

Sandy Riley
(Signature of Affiant)

Sworn to and subscribed before me this
30th Day of Oct., 2006

DIANE S. BACRO
Notary Public
State of Florida
My comm. exp. 08-15-2007
Comm. No. DD 206531

Diane S. Bacro

SEAL & Notary Public

Personally Known X OR Produced Identification _____
Type of Identification Produced _____

NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, November 4, 2006 at 9:00 A.M. at the Manatee County Government Administrative Center, 1st Floor Chambers, 1112 Manatee Avenue West, Bradenton, Florida to consider, act upon, and forward a recommendation to the Board of County Commissioners on the following matters:

PDR-04-19(P) - MONTLEA DUNNE, LLC / HOLIDAY HEIGHTS CONDOMINIUMS

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 28 multi-family units on approximately 3.79 acres, generally on the south side of 51st Avenue West, approximately 470 feet west of 20th Street West, at 2108 51st Avenue West, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDMU-05-19(Z)(G) - SCHROEDER-MANATEE RANCH/NORTHWEST SECTOR DRI
(Continued from 09/14/06 and 10/12/06)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for the rezoning of certain

land from A (General Agriculture) to PDMU (Planned Development Mixed Use), retaining the WP-E (Watershed Protection-Evers) and ST (Special Treatment) Overlay Districts where appropriate; providing an effective date; approval of a General Development Plan for 4,096 lots for single-family residences (including detached, attached and semi-detached), 360 multi-family units, 200,000 square feet of commercial space, 105,000 square feet of office

space, and an option to exchange other land uses for a 120 bed group care facility; providing for severability; providing a legal description; and setting forth findings. The site is generally east of Lakewood Ranch Boulevard, south of the future extension of 44th Avenue East, west of Lomaine Road, and north of S.R. 70. A 39.3 acre parcel is west of Lakewood Ranch Boulevard. (Total project: ±1,518.9 acres).

PDC-05-40(P) - EAST ELLENTON ENTERPRISES INC. / HUNGRY HOWIES
(Continued from 09/14/06 and 10/12/06)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development; approving a Preliminary Site Plan for a 120 seat, 3,500 square foot restaurant on approximately 1.265 acres; generally on the south side of U. S. 301 at 5912 28th Street East and 1812 60th Avenue East, Ellenton; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDR-06-17(P) - PALMETTO RETIREMENT VILLAGE, PHASE II
(Continued from 10/12/06)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 14 attached and semi-attached residential units with associated recreational area on approximately 9.95 acres; generally at 5104 2nd Avenue East, Palmetto; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDMU-05-70(Z)(P) - MARONDA HOMES, INC. OF FLORIDA / OAKWOOD APARTMENTS, LLC
(Continued from 09/14/06 and 10/12/06)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas. Ordinance No.

90-01 (the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 15.46 acres generally 0.25 miles north of Whitfield Avenue on the west side of 15th Street East, at 6720 16th Street East, Bradenton, with 1.26 acres from LM (Light Manufacturing) zoning district; 0.18 acres from GC (General Commercial) zoning district; 5.56 acres from PDR (Planned Development Residential) zoning district; 6.05 acres from RMF-9 (Residential Multi-Family, 9 dwelling units per acre) zoning district; 1.12 acres from RSF-3 (Residential Single-Family, 3 dwelling units per acre) zoning district; and 1.29 acres from RSF-4.5 (Residential Single-Family, 4.5 dwelling units per acre) zoning district; all to be rezoned to the PDMU (Planned Development Mixed Use) zoning district; approving a Preliminary Site Plan for 91 lots for single-family attached residences with at least 10% of the units designated as workforce housing subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

Rules of Procedure for this public hearing are in effect pursuant to Resolution R-05-239(PC). Copies of this Resolution are available for review or purchase at cost, from the Planning Department.

All interested parties are invited to appear at this public hearing 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 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.

Interested parties may examine the Official Zoning Atlas, the applications, 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; e-mail to: planning.agenda@co.manatee.fl.us.

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, he or she will need a record of the proceedings, and for such purpose, he or she 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.

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

MANATEE COUNTY PLANNING COMMISSION
Manatee County Planning Department
Manatee County, Florida
10/27/06

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

STATE OF FLORIDA

COUNTY OF SARASOTA

342-SARASOTA HERALD TRIBUNE

MANATEE CO. PLANNING DEPT/LG *
ATTN: BOBBI ROY
1112 MANATEE AVE W FL 4TH
BRADENTON FL 34205-7804

REFERENCE: 27042400 PDR04-19
SC44G061S7 NOTICE OF ZONING CHA

Before the undersigned authority, personally appeared Shari Brickley, who on oath says she is the Advertising Manager of the Herald-Tribune, a daily newspaper published at Sarasota, in Sarasota County, Florida; that the attached copy of advertisement, was published in said newspaper on the dates listed.

Affiant further says that the said Herald Tribune is a newspaper published at Sarasota, in said Sarasota County, Florida, and that the said newspaper has heretofore been continuously published in said Sarasota County, Florida, each day and has been entered as periodicals matter at the post office in Sarasota, in said Sarasota 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.

PUBLISHED ON: 10/27

TOTAL COST: 186.56 AD SPACE: 176 LINE
FILED ON: 10/31/06

SWORN TO AND SUBSCRIBED BEFORE ME THIS 27 DAY OF Oct A.D., 2006 BY
SHARI BRICKLEY WHO IS PERSONALLY KNOWN TO ME.

SEAL



Mariann Gusbar
My Commission DD355235
Expires November 6, 2008

NOTARY PUBLIC

NOTICE OF ZONING CHANGES IN
UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, November 9, 2006 at 9:00 A.M. at the Manatee County Government Administrative Center, 1st Floor Chambers, 1112 Manatee Avenue West, Bradenton, Florida to consider, act upon, and forward a recommendation to the Board of County Commissioners on the following matters:

PDR-04-19(P) - MONTLEA DUNNE, LLC/HOLIDAY HEIGHTS CONDOMINIUMS
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 28 multi-family units on approximately 3.79 acres; generally on the south side of 51st Avenue West, approximately 470 feet west of 20th Street West, at 210:

West, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDMU-05-19CZ(X) - SCHROEDER-MANATEE RANCH/NORTHWEST SECTOR DRI

(Continued from 09/14/06 and 10/12/06)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area, providing for the rezoning of certain land from A (General Agriculture) to PDEU (Planned Development Mixed Use), retaining the WP-E (Watershed Protection-Evers) and ST (Special Treatment) Overlay Districts where appropriate; providing an effective date; approval of a General Development Plan for 4,096 lots for single-family residences (including detached, attached, and semi-detached), 350 multi-family units, 200,000 square feet of commercial space, 105,000 square feet of office space, and an option to exchange other land uses for a 120 bed group care facility; providing for severability; providing a legal description; and setting forth findings. The site is generally east of Lakewood Ranch Boulevard, south of the future extension of 44th Avenue East, west of Lorraine Road, and north of S.R. 70. A 39.3 acre parcel is west of Lakewood Ranch Boulevard. (Total project: +/-1,518.9 acres).

PDC-05-40(P) - EAST ELLENTON ENTERPRISES INC. / HUNGRY HOWIE'S

(Continued from 09/14/06 and 10/12/06)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for a 120 seat, 3,500 square foot restaurant on approximately 1.265 acres; generally on the south side of U.S. 301 at 5912 28th Street East and 1812 60th Avenue East, Ellenton; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-06-17(P) - PALMETTO RETIREMENT VILLAGE, PHASE II

(Continued from 10/12/06)
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PDMU-05-70CZ(X) - MARONDA HOMES, INC. OF FLORIDA / OAKWOOD APARTMENTS, LLC

(Continued from 09/14/06 and 10/12/06)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas, Ordinance No. 90-01, the Manatee County Land Development Code, relating to zoning within the unincorporated area; providing for the rezoning of approximately 15.48 acres generally 0.25 miles north of Whitfield Avenue on the west side of 15th Street East, at 8720 15th Street East, Bradenton, with 1.26 acres from LM (Light Manufacturing) zoning district; 0.18 acres from GC (General Commercial) zoning district; 5.56 acres from PDR (Planned Development Residential) zoning district; 6.05 acres from RMF-9 (Residential Multi-Family, 9 dwelling units per acre) zoning district; 1.12 acres from RSF-3 (Residential Single-Family, 3 dwelling units per acre) zoning district, and 1.29 acres from RSF-4.5 (Residential Single-Family, 4.5 dwelling units per acre) zoning district; all to be rezoned to the PDMU (Planned Development Mixed Use) zoning district; approving a Preliminary Site Plan for 91 lots for single-family attached residences with at least 10% of the units designated as workforce housing subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability and providing an effective date.

Rules of Procedure for this public hearing are in effect pursuant to Resolution R-05-239(PC). Copies of this Resolution are available for review or purchase at cost, from the Planning Department.

All interested parties are invited to appear at this public hearing 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 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. Interested parties may examine the Official Zoning Atlas, the applications, 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 (841) 749-3070; e-mail to: planning.agenda@co.manatee.fl.us

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

MANATEE COUNTY PLANNING COMMISSION
Manatee County Planning Department
Manatee County, Florida

Pub: October 27, 2006

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

STATE OF

COUNTY OF

BEFORE ME, the undersigned authority, personally appeared Tim Butts, 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 **SMR NORTH 70, LLC, EQUITABLE NATIONAL PROPERTY COMPANY, LLC, PARK VISTA APARTMENTS INC., FC, LLC. AND PRESIDENTIAL APARTMENTS AND HOUSING, INC. (NORTHWEST SECTOR) / PDMU- 05-19(Z)** **(G)** to be heard before the Manatee County Planning Commission at a public hearing to be held on September 14, 2006 and to be heard before the Manatee County Board of County Commissioners at a public hearing to be held on October 3, 2006 and as such, is authorized to execute and make this Affidavit and is familiar with the matters set forth herein, and they are true to the best of his/her knowledge, information, and belief.

2. That the Affiant has caused the required public notice sign to be posted pursuant to Manatee County Ordinance No. 90-01, on the property identified in the application, and the sign(s) was conspicuously posted 5 feet from the front property line on the 31st day of August, 2006

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 31st day of August, 2006, 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.

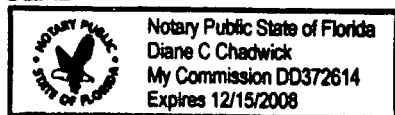
FURTHER YOUR AFFIANT SAITH NOT.


Property Owner/Agent Signature

SIGNED AND SWORN TO before me on Sept 6 2006 (date) by Tim Butts
(name of affiant). He/she is personally known to me or Has produced N/A
(type of identification) as identification and who did take an oath.


Signature of Person Taking Acknowledgment

SEAL



Type Name

Title or Rank

My Commission Expires:

Serial Number, if any

Commission No.:

ABDUL, GEORGE
ABDUL, REGINA
12918 NIGHTSHADE PL
BRADENTON, FL 34202

ADAMO, ANTHONY ALEXANDER JR
ADAMO, NICHOLE MARIE
13803 NIGHTHAWK TER
BRADENTON, FL 34202

ADELMAN, SHERWIN M
13530 GLOSSY IBIS PL
BRADENTON, FL 34202

AGRAWAL, LALIT S
AGRAWAL, SHARDA
14041 NIGHTHAWK TER
BRADENTON, FL 34202

ALONSO, JORGE C
2210 70TH STREET CT E
BRADENTON, FL 34208

ALTMAN, JOHN G
ALTMAN, YVETTE L
2625 47TH ST
BRADENTON, FL 34209

ALVARADO, MARTHA G
12715 ROCKROSE GLN
BRADENTON, FL 34202

BAVARO, ANTHONY J
BAVARO, SARAH PATRICIA
6615 CHICKADEE LN
BRADENTON, FL 34202

BEALL, ROBERT MATTHEWS III
AIPPERSBACH, MARIA ANN
13518 GLOSSY IBIS PL
BRADENTON, FL 34202

BECKEL, PAUL J
BECKEL, CHRYSTAL L
13543 GLOSSY IBIS PL
BRADENTON, FL 34202

BEESON, SANDRA S
BEESON, DANIEL P
13526 GLOSSY IBIS
BRADENTON, FL 34202

BENGE, MADELEINE M
14007 NIGHTHAWK TER
BRADENTON, FL 34202

BERGERON, MARC S
BERGERON, BRENDA Y
14038 NIGHTHAWK TER
BRADENTON, FL 34202

BIEGEL, MARIA K
12921 NIGHTSHADE PL
BRADENTON, FL 34202

BOCCIO, SALVATORE
13539 GLOSSY IBIS PL
BRADENTON, FL 34202

BOHLMANN, TODD C
BOHLMANN, TRACY L
12711 ROCKROSE GLN
BRADENTON, FL 34202

BONNER, GARY
BONNER, FELICIA N
6201 WILLET CT
BRADENTON, FL 34202

BOSCIA, GREGORY
BOSCIA, DOMINIQUE L
MORISCO, ANTOINETTA I
2 EAST CT
BETHPAGE, NY 11714

BRANCH, BRIAN
BRANCH, NICOLE
13503 GLOSSY IBIS PL
BRADENTON, FL 34202

BROWNING, KEVIN T
13527 GLOSSY IBIS PL
BRADENTON, FL 34202

BRUN WIBAUX, FRANCOIS X
BRUN WIBAUX, RONDELL M
4970 LORRAINE RD
BRADENTON, FL 34211

BRUN WIBAUX, RONDELL
BRUN WIBAUX, FRANCOIS
4970 LORRAINE RD
BRADENTON, FL 34211-5302

BRZOSTOWSKI, ARTHUR H
BRZOSTOWSKI, CAROL E
13611 GLOSSY IBIS PLACE
BRADENTON, FL 34202

BUSBY, MICHAEL L
12732 ROCKROSE GLN
BRADENTON, FL 34202

BUSCH, JOHN
KAYAL, GEORGE
KAYAL, DEBORAH
22 LONG AVE
MAHWAH, NJ 07430

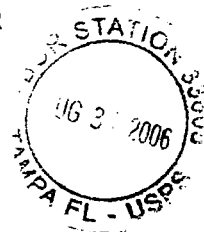
BYRNE, JILL E
14028 NIGHTHAWK TER
BRADENTON, FL 34202

CALDERARO, ANTHONY
CALDERARO, JULIE L
13827 NIGHTHAWK TER
BRADENTON, FL 34202

CARNEY, RITA M
13535 GLOSSY IBIS PL
BRADENTON, FL 34202

CHONG, JOSEPH
13718 GLOSSY IBIS PL
BRADENTON, FL 34202

CHRISTENSEN, JASON CHARLES
CHRISTENSEN, SANDRA L
14104 NIGHTHAWK TER
BRADENTON, FL 34202



30 RR

CICHOCKI, JAMES J
CICHOCKI, KAREN F
13802 NIGHTHAWK TER
BRADENTON, FL 34202

COODY, RICKY J
COODY, KIM T
4908 LORRAINE RD
BRADENTON, FL 34211-9263

CORBIN, DAVID
CORBIN, GAY
14016 NIGHTHAWK TER
BRADENTON, FL 34202

COVERED BRIDGE HOLDINGS III LL
PO BOX 1125
TALLEVAST, FL 34270-1125

CURRAN, BRIAN
12945 NIGHTSHADE PL
BRADENTON, FL 34202

DANNA, SHARON L
14033 NIGHTHAWK TER
BRADENTON, FL 34202

DAVIS, GUY S
DAVIS, PATRICIA NOOK
4203 100TH ST W
BRADENTON, FL 34210

DAVIS, MARK E
DAVIS, CATHERINE A
14111 NIGHTHAWK TER
BRADENTON, FL 34202

DEFOUW, PHYLLIS A
DEFOUW, PHYLLIS A LIVING TRUST
6212 MACAW GLEN
BRADENTON, FL 34202

DELFABRO PROPERTIES LLC
7511 ABBEY GLEN
BRADENTON, FL 34202

DENICK, SCOTT
12 COASTAL CANYON DR
NEWPORT BEACH, CA 92657

DIAZ, WILFREDO
RODRIGUEZ, SONDR A M
BROWNE, NORAH J
14003 NIGHTHAWK TER
BRADENTON, FL 34202

DICKERSON, SCOTT W
DICKERSON, KAREN L
13519 GLOSSY IBIS PL
BRADENTON, FL 34202

DINKEL, WILLIAM A
DINKEL, CONNIE E
12938 NIGHTSHADE PL
BRADENTON, FL 34202

DIOCESE OF VENICE
NEVINS, JOHN J AS BISHOP
1000 PINEBROOK RD
VENICE, FL 34292

DUNCAN, MARCIA ANN
DUNCAN, MARCIA ANN REVOCABLE T
13507 GLOSSY IBIS PL
BRADENTON, FL 34202

ERBELLA, JOSE
ERBELLA, KARLA L
13919 NIGHTHAWK TER
BRADENTON, FL 34202

FANN, VIRGINIA A
PROBUS, DAVID A
PROBUS, DOROTHEA D
5818 LORRAINE RD
BRADENTON, FL 34211-9273

FERDA, JOSEPH J III
FERDA, CYNTHIA A
14045 NIGHTHAWK TER
BRADENTON, FL 34202

FISHER, ARMAND J
FISHER, LOUISE M
50 LEE DR
SOUTHINGTON, CT 06489

FREY, BRIAN M
FREY, JENNIFER M
6446 BLUE GROSBEAK CIR
BRADENTON, FL 34202

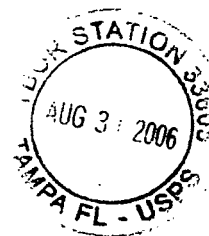
FRUCHEY, DANIEL D
FRUCHEY, DEBORAH H
5706 LORRAINE RD
BRADENTON, FL 34211-6709

GARRARD, RICHARD F
GARRARD, RICHARD F REVOCABLE T
6205 MACAW GLEN
BRADENTON, FL 34202

GATMAYTAN, CHRISTINA
13502 GLOSSY IBIS PL
BRADENTON, FL 34202

GEIS, JEFFREY M
GEIS, MARIA E
13911 NIGHTHAWK TER
BRADENTON, FL 34202

GOETZ, LYDIA E
6133 44TH CT E
BRADENTON, FL 34203



GOODSON, MICHAEL P
GOODSON, LESLIE R
13511 GLOSSY IBIS PL
BRADENTON, FL 34202

GOTTSCHKE, LINDA
13522 GLOSSY IBIS PL
BRADENTON, FL 34202

GONZALEZ, KELSEY
ROJAS-GONZALEZ, FATIMA
200 W STUART ROOSA DR
CLAREMORE, OK 74017

GREENFIELD, DAVID H
GREENFIELD, DEE ANNA
14011 NIGHTHAWK TER
BRADENTON, FL 34202

30 RL

GROSS, JEFFREY R
STILLO-GROSS, VICTORIA R
13603 GLOSSY IBIS PL
BRADENTON, FL 34202

HALE, JOHN P IV
HALE, ANGELA J
13714 GLOSSY IBIS PL
BRADENTON, FL 34202

HALEY, JONATHAN R
13356 PURPLE FINCH CIR
BRADENTON, FL 34202

HANSON, MARC A
HANSON, CARRIE A
13710 GLOSSY IBIS PL
BRADENTON, FL 34202

HOWARD, BARRY D
HOWARD, DIANA J
5712 LORRAINE RD
BRADENTON, FL 34211-6709

HUNSAKER, JEFFREY B
HUNSAKER, SHANNON B
13364 PURPLE FINCH CIR
BRADENTON, FL 34202

HUTCHINS, ANDREW
HUTCHINS, KELLY
14015 NIGHTHAWK TER
BRADENTON, FL 34202

HYMA, DENNIS G
HYMA, JANICE L
5418 LORRAINE RD
BRADENTON, FL 34211

JACKSON, FREDERICK E JR
5427 LORRAINE RD
BRADENTON, FL 34211-9271

JORDAN, NANCY R
GERBERDING, RON
6012 LORRAINE RD
BRADENTON, FL 34211-9168

JOSHPE, GLEN
JOSHPE, VICKI
361 TAYLOR RD, POB 57
STAMFORD, NY 12167

KAS, ANDREA
12930 NIGHTSHADE PL
BRADENTON, FL 34202

KHREIS, OSAMA HUSEIN
6209 WILLET CT
BRADENTON, FL 34202

KORN, THOMAS
VAN DUSEN, JUDY
125 CHARRINGTON CT
BEVERLY HILLS, MI 48025

LAKE ERIE COLLEGE OF OSTEOPATH
MEDICINE INC
1858 W GRANDVIEW BLVD
ERIE, PA 16509

LAKEWOOD RANCH COMMUNITY
DEVELOPMENT DISTRICT 1
14400 COVENANT WAY
BRADENTON, FL 34202

LAKEWOOD RANCH COMMUNITY DEVEL
DISTRICT 1
14400 COVENANT WAY
BRADENTON, FL 34202

LEONARD, ANGEL M
13352 PURPLE FINCH CIR
BRADENTON, FL 34202

LEWIS, LINWOOD H
12913 NIGHTSHADE PL
BRADENTON, FL 34202

LOISELLE, CHARLES E
LOISELLE, M THERESE A
LOISELLE REVOC TRUST U/A/D 11-
13531 GLOSSY IBIS PL
BRADENTON, FL 34202

LORMAN, DAVID B
BOWMAN, ROBIN L
12934 NIGHTSHADE PL
BRADENTON, FL 34202

MADIGAN, DANIEL P
MADIGAN, CYNTHIA M
12941 NIGHTSHADE PL
BRADENTON, FL 34202

MAKEEVER, DONALD S
MAKEEVER, DONALD S REVOCABLE T
5340 LORRAINE RD
BRADENTON, FL 34211-9266

MALTESE, PHILIP P
MALTESE, PAULETTE D
13807 NIGHTHAWK TER
BRADENTON, FL 34202

MANATEE COUNTY
P O BOX 1000
BRADENTON, FL 34206

MANATEE COUNTY FAMILY YOUNG ME
CHRISTIAN ASSOCIATION
3805 59TH ST W
BRADENTON, FL 34209

MANATEE COUNTY OF
P O BOX 1000
BRADENTON, FL 34206

MANOBIANCO, THOMAS S
MANOBIANCO, DONNA M
6204 PINE SISKIN GLN
BRADENTON, FL 34202

MARINOFF, GEORGE P
MARINOFF, KAREN K
MARINOFF FAMILY TRUST DTD 09/1
13360 PURPLE FINCH CIR
BRADENTON, FL 34202

MARTIN, EDWARD C
MARTIN, JEANNE E
4950 LORRAINE RD
BRADENTON, FL 34211-9265



30 RR

MAYES, ELIZABETH C
12922 NIGHTSHADE PL
BRADENTON, FL 34202

MCCULLAGH, MICHAEL
MCCULLAGH, ELIZABETH B
13814 NIGHTHAWK TER
BRADENTON, FL 34202

MIDDLEBROOKS, JEFFREY HUGH
MIDDLEBROOKS, JEAN MARGARET
14107 NIGHTHAWK TER
BRADENTON, FL 34202

MILKS, BARRY K
MILKS, BARBARA E
5557 LORRAINE RD
BRADENTON, FL 34211-9271

MILLER, EUGENE E
MILLER, CHRISTINA H
5108 LORRAINE RD
BRADENTON, FL 34211-5302

MILLER, JASON T
MILLER, KARISSA E
12719 ROCKROSE GLN
BRADENTON, FL 34202

MILLER, MARC C
MILLER, DAWN
13607 GLOSSY IBIS PL
BRADENTON, FL 34202

MILLER, THOMAS JOHN
MILLER, FLOREEN JODY
12723 ROCKROSE GLEN
BRADENTON, FL 34202

MITTEN, TIMOTHY H
MEALER, RENEE
13811 NIGHTHAWK TER
BRADENTON, FL 34202

MOREAU, MICHAEL
MOREAU, KRISTI
6210 WILLET CT
BRADENTON, FL 34202

MUNOZ, JOSE L
ALEJANDRE, MARIA DEL ROSARIO
SANCHEZ, NEYLA
12929 NIGHTSHADE PL
BRADENTON, FL 34202

MYERS, DEREK C
WALKER, CHERYLANNE M
12727 ROCKROSE GLN
BRADENTON, FL 34202

NALLURI, RAJA
NALLURI, CHIPPY
13515 GLOSSY IBIS PL
BRADENTON, FL 34202

NORDHAUSEN, WILLIAM J
12926 NIGHTSHADE PL
BRADENTON, FL 34202

NORWICH, WALTER T
HE DONG DISTRICT DONG HE XI RD
MEI FENG SUBD B 1 SANYA
572000
HAINAN PRC

NYE, BRUCE R
NYE, SONJA L
1501 BERN CREEK LOOP
SARASOTA, FL 34240

OSWALD, DARRYL W
MARTINEZ, MELIA
132 LOST BEACH LN
PONTE VEDRA BEACH, FL 32082

PANZARINO, STEPHEN
PANZARINO, TRACY
13368 PURPLE FINCH CIR
BRADENTON, FL 34202

PARKS, PENNY LEE
6213 WILLET CT
BRADENTON, FL 34202

PATTERSON, JOSEPH V
PATTERSON, JEAN H
12735 ROCKROSE GLEN
BRADENTON, FL 34202

PEELLE, WALTER J
PEELLE, DOLLIE S
201 LOVING LN
WILMINGTON, OH 45177

PEKRUL, RICHARD A
PEKRUL, PATRICIA JO
5517 LORRAINE RD
BRADENTON, FL 34211-9272

PENKSA, DOLORES
12925 NIGHTSHADE PLACE
BRADENTON, FL 34202

PHILLIPS, MARIE E
6518 BLUE GROSBEAK CIR
BRADENTON, FL 34202

PICCHIETTI, MICHAEL JOSEPH
PICCHIETTI, BRENDA L
4925 LORRAINE RD
BRADENTON, FL 34211-9269

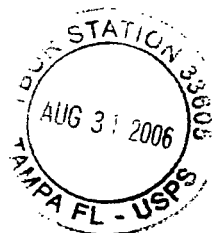
POWERS, EILEEN M
12946 NIGHTSHADE PL
BRADENTON, FL 34202

PRESTON, LEWIS
PRESTON, DORINE
13915 NIGHTHAWK TER
BRADENTON, FL 34202

PROBUS, DAVID A
PROBUS, DOROTHEA D
5808 LORRAINE RD
BRADENTON, FL 34211-9273

RENDEIRO, JOHN F
14019 NIGHTHAWK TER
BRADENTON, FL 34202

REPETTO, JOHN A
REPETTO, CANDACE
13903 NIGHTHAWK TER
BRADENTON, FL 34202



30 RL

RIKER, LORAIN B
RIKER, LORAIN B REVOC LIVING
6607 28TH AVE E
PALMETTO, FL 34221

RISEN SAVIOR EV LUTHERAN CHURC
6150 SR 70 E
BRADENTON, FL 34203

RODRIGUEZ, HUGO
RODRIGUEZ, MERCEDES
6748 SW 192ND AVE
PEMBROKE PINES, FL 33332

RYAN, RICHELLE L
14103 NIGHTHAWK TER
BRADENTON, FL 34202

SANTORA, JAMES H
SANTORA, GLORIA G
6215 MACAW GLN
BRADENTON, FL 34202

SCHERER, JOHN L
SCHERER, JULIA B
SCHERER FAMILY TRUST
11900 TILBURY WAY
BAKERSFIELD, CA 93312

SCHOOL BOARD OF MANATEE COUNTY
215 MANATEE AVE W
BRADENTON, FL 34205

SCHROEDER-MANATEE RANCH INC
14400 COVENANT WAY
BRADENTON, FL 34202

SCHROEDER-MANATEE RANCH INC
7550 LORRAINE RD
BRADENTON, FL 34202

SEAY, STEPHEN F
SEAY, CAROL L
14037 NIGHTHAWK TER
BRADENTON, FL 34202

SEBEST, PAUL R JR
SEBEST, CAROL J
SEBEST REVOCABLE LIVING TR DTD
4000 DOBBINS RD
YOUNGSTOWN, OH 44514

SELL, LARRY J
SELL, NANCY L
13907 NIGHTHAWK TER
BRADENTON, FL 34202

SHANK, KEVIN C
14023 NIGHTHAWK TER
BRADENTON, FL 34202

SHEARD, IAN
AM KIEKEBERG 12
HAMBURG
22587
GERMANY

SHERRY, EUGENE J
SHERRY, LARA PRAIRIE
13719 GLOSSY IBIS PL
BRADENTON, FL 34202

SIERACKI, MICHAEL A
SIERACKI, KIMBERLY
12707 ROCKROSE GLN
BRADENTON, FL 34202

SINN, MICHAEL
MOVILLA, MERCEDES
12909 NIGHTSHADE PL
BRADENTON, FL 34202

SOMPOLSKI, JAMES P
SOMPOLSKI, TANI L
13818 NIGHTHAWK TER
BRADENTON, FL 34202

SOUZA, MARISSA ANNE SALLE
12937 NIGHTSHADE PL
BRADENTON, FL 34202

STATE OF FLORIDA DEPARTMENT
OF TRANSPORTATION
PO BOX 1249
BARTOW, FL 33831-1249

SUAREZ, ALBERTO
SUAREZ, ANDREA K
6204 MACAW GLN
BRADENTON, FL 34202

SZABO, LISA MICHELE
12942 NIGHTSHADE PL
BRADENTON, FL 34202

TATE, KATHERINE
6209 MACAW GLN
BRADENTON, FL 34202

TAYLOR, GARY G
TAYLOR, GARY GORDON REVOC LIV
14207 SR 70 E
BRADENTON, FL 34202

THOMPSON, JOEL B
THOMPSON, TERRY L
5040 LORRAINE RD
BRADENTON, FL 34211-5302

VELASCO, RAMIRO
VELASCO, GLORIA
22236 PANTHER LOOP
BRADENTON, FL 34211

VERVILLE, MICHAEL
VERVILLE, KATHLYNNE
14027 NIGHTHAWK TER
BRADENTON, FL 34202

VIEIRA, ALCIDES
VIEIRA, MIRIAM R
13709 GLOSSY IBIS PL
BRADENTON, FL 34202

WALBERER, THOMAS J SR
WALBERER, SUE A
13822 NIGHTHAWK TER
BRADENTON, FL 34202

WAYS, DIANA R
13510 GLOSSY IBIS PL
BRADENTON, FL 34202



30 RL

WEST COAST OIL INC
P O BOX 4235
SARASOTA, FL 34230

WISH, STANLEY J
WISH, NADENE J
5308 LORRAINE RD
BRADENTON, FL 34211-9266

WOLFSON, STEPHEN L
WOLFSON, BARBARA A
8141 REGENTS CT
UNIVERSITY PARK, FL 34201

WOOD, RUSSELL E JR
5916 LORRAINE RD
BRADENTON, FL 34211-9692

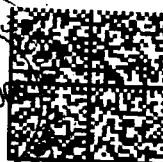
WROBLEWSKI, JOHN J
WROBLEWSKI, JANET K
4250 MARLOWE DR
SARASOTA, FL 34241

WROBLEWSKI, JOHN J
WROBLEWSKI, JOHN J
WROBLEWSKI, JANET K
4250 MARLOWE DR
SARASOTA, FL 34241

X186
X186
6202 WARBLER LN
BRADENTON, FL 34202

ZABEL, RYAN A
ZABEL, BRAD
13348 PURPLE FINCH CIR
BRADENTON, FL 34202

8 Rk



UNITED STATES POSTAGE
PITNEY BOWES
02 1P \$47.40⁰⁰
0002334736 AUG 31 2006
MAILED FROM ZIP CODE 33605

August 31, 2006

Dear Property Owner:

You are receiving the attached notice as a property owner either immediately adjacent to or near a proposed project called Northwest Sector DRI. The proposed site of the Northwest Sector DRI project is outlined on the map on the reverse side of this letter.

Schroeder-Manatee Ranch (or SMR North 70, LLC) is requesting that Manatee County approve the proposed Northwest Sector project through approval of a Development of Regional Impact (DRI) Development Order and rezone the project to Planned Development Mixed Use (PDMU).

The 1,519-acre Northwest Sector project is proposed to contain 4,446 dwelling units (4,096 single-family units and 350 multi-family units), 200,000 square feet of commercial space, 105,000 square feet of office space, and, potentially, an Assisted Living Facility (or group care home) of up to 120 units. The project will include parks and other recreational amenities.

This DRI is proposed in two phases; Phase I with a buildout date of 2011, and Phase II with a buildout date of 2019. Phase I will contain 3,000 residential units, 200,000 square feet of retail, 105,000 square feet of office, and a ± 10 acre park. Phase II will contain 1,446 residential units.

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

Sincerely,

WilsonMiller, Inc.



Tim Butts, AICP
Project Planner

Offices strategically located to serve our clients 800.649.4336

Tampa Office 2205 North 20th Street • Tampa, Florida 33605 • 813.223.9500 • Fax 813.223.0009

wilsonmiller.com

Date: August 31, 2006

Dear Adjacent Property Owner:

Re: **Application #: PDMU-05-19(Z)(G)**

Filed by: SMR NORTH 70, LLC, EQUITABLE NATIONAL PROPERTY COMPANY, LLC, PARK VISTA APARTMENTS INC., FC, LLC., AND PRESIDENTIAL APARTMENTS AND HOUSING, INC. (NORTHWEST SECTOR)

Request: Approval of a Zoning Ordinance of Manatee County, Florida, amending the Official Zoning Atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for the rezoning of certain land from A (General Agriculture) to PDMU (Planned Development Mixed Use), retaining the WP-E (Watershed Protection-Evers) and ST (Special Treatment) Overlay Districts where appropriate; providing an effective date; and (2) Approval of a General Development Plan for 4,096 lots for single-family residences (including detached, attached, and semi-detached), 350 multi-family units, 200,000 sq. ft. of commercial space, 105,000 sq. ft. of office space, an option to exchange other land uses for a 120 bed group care facility . (Total project: ±1,518.9 acres).

Location: The site is generally east of Lakewood Ranch Boulevard, south of the future extension of 44th Avenue East, west of Lorraine Road, and north of S.R. 70. A 39.3 acre parcel is west of Lakewood Ranch Boulevard (Zoning Map Attached)

For more information please call:

CASE PLANNER: Norm Luppino PHONE # 941-749-3070 EXT: 6834

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 14, 2006
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 3, 2006
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 [R-05-239(PC) and Resolution 05-180] are available for review or purchase, at cost, from the Planning Department.

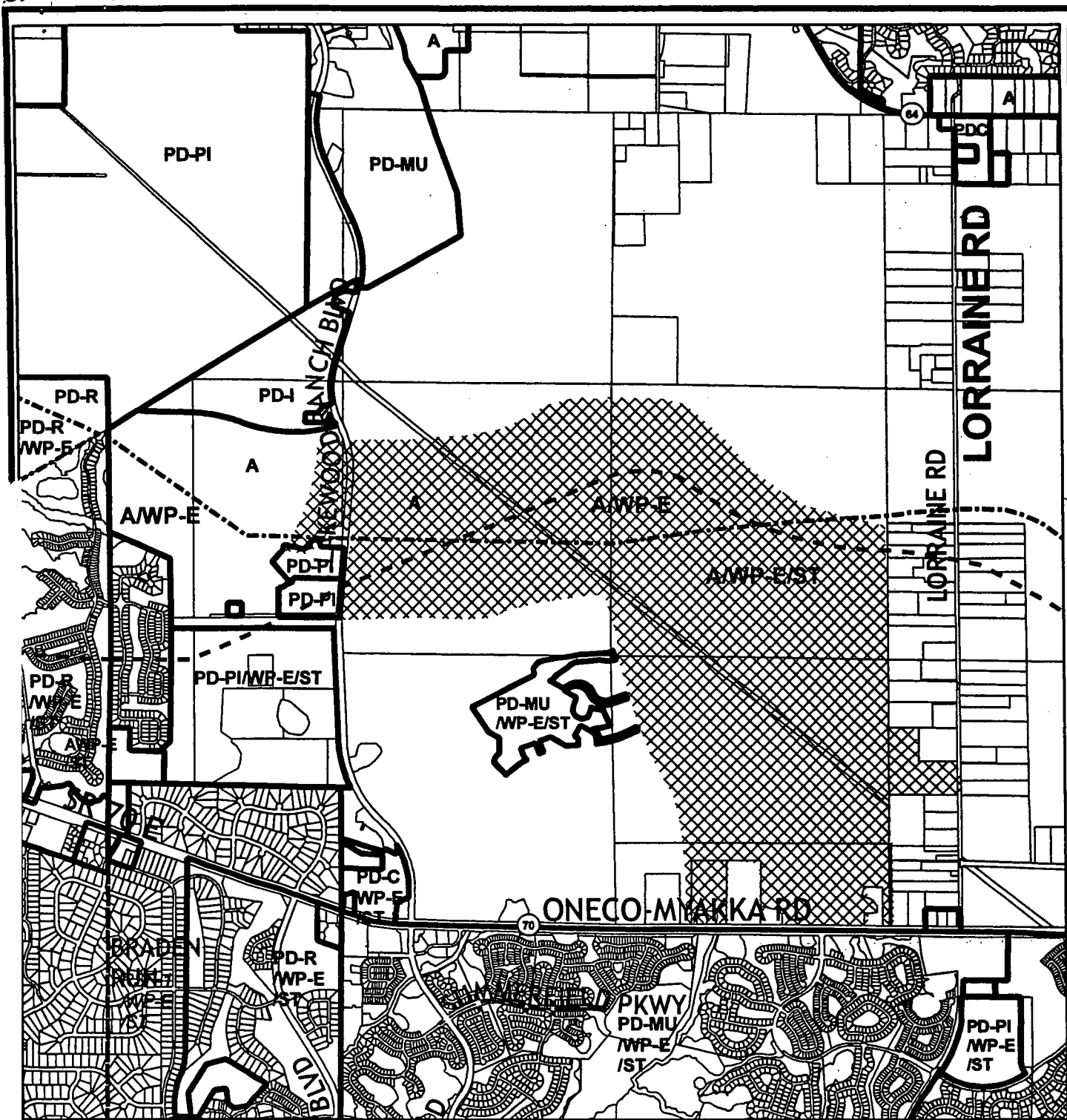
You may examine the Official Zoning Atlas, the application, and related documents and may obtain assistance regarding this matter from the Manatee County Planning Department, 1112 Manatee Avenue West, 4th Floor, Bradenton, Florida; telephone number (941) 749-3070; fax number (941) 708-6157. Questions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

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 the Public Hearing 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.



Tax ID #(s) 579400129(PART OF),579600008(PART OF),579900002(PART OF),582200101,582700050(PART OF),583010004

Project Number: PDMU-05-19(Z)(P)
 Proposed Use: MIXED USE
 Proposed Zoning: PDMU/WP-E/ST,PDMU/WP-E
 Requested by: SCHROEDER-MANATEE RANCH, INC.

Flood Zone: X
 Floodway: N
 FIRM: 360_C,354_C
 Evac Zone: NONE
 Commissioner: Donna Hayes
 Map Prepared: 5/17/2006 11:09:02 AM

Existing Zoning: A, AWP-E,AWP-E/ST
 Existing FLUC: UF-3.RES-1
 Acreage: 1518.88
 Watershed: EversZone
 Overlays: NONE
 Special Areas: NONE
 Impact District: SE-D
 CHH: NONE
 Fire District: East Manatee
 AFHD: RURAL FRINGE-D,SUBURBAN-D
 Sec Twn Rng: Sec 8,7,12 Twn 35 Rng 19,18
 Drain Basin: MIDDLE MANATEE R,WILLIAMS CREEK

Manatee County
 Zoning
 Staff Report Map
 1 inch equals 2,616 feet

-- Special Treatment
 Overlay Boundary Line
 - - - - Evers Watershed
 Protection Overlay
 Boundary Line

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

STATE OF

COUNTY OF

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

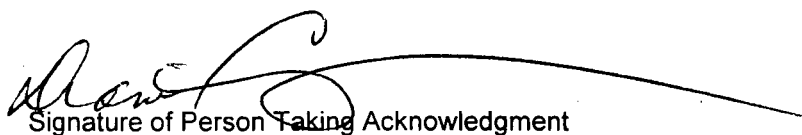
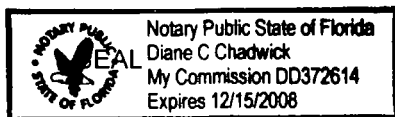
1. That he/she is the Agent for Owner (owner, agent for owner, attorney in fact for owner, etc.) of the property identified in the application for PDMU-05-19(Z)(G)-SMR 70 North 70, LLC, Equitable National Property Company, LLC, Park Vista Apartment Inc., FC, LLC and Presidential Apartments and Housing, Inc. (Northwest Sector) and Ordinance 07-68 Northwest Sector DRI (DRI #26) to be heard before the Manatee County Planning Commission at a public hearing to be held on Thursday, 8/9/07 and to be heard before the Manatee County Board of County Commissioners at a public hearing to be held on Thursday, 9/6/07 and as such, is authorized to execute and make this Affidavit and is familiar with the matters set forth herein, and they are true to the best of his/her knowledge, information, and belief.
2. That the Affiant has caused the required public notice sign to be posted pursuant to Manatee County Ordinance No. 90-01, on the property identified in the application, and the sign(s) was conspicuously posted 15 feet from the front property line on the 26 day of July, 2007
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 27 day of July, 2007, 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 Tim Butts (date) by 8/2/07
(name of affiant). He/she is personally known to me or has produced N/A
(type of identification) as identification and who did take an oath.



Signature of Person Taking Acknowledgment

Type Name

Title or Rank

Serial Number, if any

My Commission Expires:

Commission No.:



584167509
ABDUL, GEORGE
ABDUL, REGINA
12918 NIGHTSHADE PL
BRADENTON, FL 34202

584303959
ADAMO, ANTHONY ALEXANDER JR
ADAMO, NICHOLE MARIE
13803 NIGHTHAWK TER
BRADENTON, FL 34202

584306959
ADELMAN, SHERWIN M
13530 GLOSSY IBIS PL
BRADENTON, FL 34202

584311509
AGRAWAL, LALIT S
AGRAWAL, SHARDA
14041 NIGHTHAWK TER
BRADENTON, FL 34202

582314050
ALONSO, JORGE C
2210 70TH STREET CT E
BRADENTON, FL 34208

581910403
ALTMAN, JOHN G
ALTMAN, YVETTE L
2625 47TH ST
SARASOTA, FL 34234

584170759
ALVARADO, MARTHA G
12715 ROCKROSE GLN
BRADENTON, FL 34202

584305459
BAVARO, ANTHONY J
BAVARO, SARAH PATRICIA
6615 CHICKADEE LN
BRADENTON, FL 34202

584306809
BEALL, ROBERT MATTHEWS III
AIPPERSBACH, MARIA ANN
13518 GLOSSY IBIS PL
BRADENTON, FL 34202

584306059
BECKEL, PAUL J
BECKEL, CHRYSTAL L
14508 21ST AVE E
BRADENTON, FL 34212

584306909
BEESON, SANDRA S
BEESON, DANIEL P
13526 GLOSSY IBIS PL
BRADENTON, FL 34202

584311109
BENGE, MADELEINE M
14007 NIGHTHAWK TER
BRADENTON, FL 34202

584313109
BERGERON, MARC S
BERGERON, BRENDA Y
14038 NIGHTHAWK TER
BRADENTON, FL 34202

584166809
BIEGEL, MARIA K
12921 NIGHTSHADE PL
BRADENTON, FL 34202

584306109
BOCCIO, SALVATORE
1910 67TH ST W
BRADENTON, FL 34209

584170709
BOHLMANN, TODD C
BOHLMANN, TRACY L
12711 ROCKROSE GLN
BRADENTON, FL 34202

584308409
BONNER, GARY
BONNER, FELICIA N
6201 WILLET CT
BRADENTON, FL 34202

584305109
BOSCIA, GREGORY
BOSCIA, DOMINIQUE L
MORISCO, ANTOINETTA I
428 N ROSSETTI DR

584306559
BRANCH, BRIAN
BRANCH, NICOLE
13503 GLOSSY IBIS PL
BRADENTON, FL 34202

584306259
BROWNING, KEVIN T
13527 GLOSSY IBIS PL
BRADENTON, FL 34202

580700259
BRUN WIBAUX, FRANCOIS X
BRUN WIBAUX, RONDELL M
4970 LORRAINE RD
BRADENTON, FL 34211

580700099
BRUN WIBAUX, RONDELL
BRUN WIBAUX, FRANCOIS
4970 LORRAINE RD
BRADENTON, FL 34211-5302

584305309
BRZOSTOWSKI, ARTHUR H
BRZOSTOWSKI, CAROL E
13611 GLOSSY IBIS PLACE
BRADENTON, FL 34202

584168809
BUSBY, MICHAEL L
12732 ROCKROSE GLN
BRADENTON, FL 34202

584306659
BUSCH, JOHN
KAYAL, GEORGE
KAYAL, DEBORAH
22 LONG AVE

584313059
BYRNE, JILL E
14028 NIGHTHAWK TER
BRADENTON, FL 34202

584306159
CARNEY, RITA M
13535 GLOSSY IBIS PL
BRADENTON, FL 34202

584304009
CHONG, JOSEPH
13718 GLOSSY IBIS PL
BRADENTON, FL 34202

584313159
CHRISTENSEN, JASON CHARLES
CHRISTENSEN, SANDRA L
14104 NIGHTHAWK TER
BRADENTON, FL 34202

584302059
CICHOCKI, JAMES J
CICHOCKI, KAREN F
13802 NIGHTHAWK TER
BRADENTON, FL 34202





580210052
COODY, RICKY J
COODY, KIM T
4908 LORRAINE RD
BRADENTON, FL 34211-9263

584312909
CORBIN, DAVID
CORBIN, GAY
14016 NIGHTHAWK TER
BRADENTON, FL 34202

583000005
COVERED BRIDGE HOLDINGS III LL
PO BOX 1125
TALLEVAST, FL 34270-1125

584167109
CURRAN, BRIAN
12945 NIGHTSHADE PL
BRADENTON, FL 34202

584311409
DANNA, SHARON L
14033 NIGHTHAWK TER
BRADENTON, FL 34202

582307005
DAVIS, GUY S
DAVIS, PATRICIA NOOK
4203 100TH ST W
BRADENTON, FL 34210

584311709
DAVIS, MARK E
DAVIS, CATHERINE A
14111 NIGHTHAWK TER
BRADENTON, FL 34202

584305059
DEFOUW, PHYLLIS A
DEFOUW, PHYLLIS A LIVING TRUST
6212 MACAW GLEN
BRADENTON, FL 34202

584306309
DELFABRO PROPERTIES LLC
7511 ABBEY GLEN
BRADENTON, FL 34202

584307009
DENICK, SCOTT
12 COASTAL CANYON DR
NEWPORT BEACH, CA 92657

584311059
DIAZ, WILFREDO
RODRIGUEZ, SONDR A
BROWNE, NORAH J
14003 NIGHTHAWK TER

584306359
DICKERSON, SCOTT W
DICKERSON, KAREN L
13519 GLOSSY IBIS PL
BRADENTON, FL 34202

584166959
DILANDRO, THOMAS
12933 NIGHTSHADE PL
BRADENTON, FL 34202

584167259
DINKEL, WILLIAM A
DINKEL, CONNIE E
12938 NIGHTSHADE PL
BRADENTON, FL 34202

582710059
DIOCESE OF VENICE
NEVINS, JOHN J AS BISHOP
1000 PINEBROOK RD
VENICE, FL 34285-6426

584306509
DUNCAN, MARCIA ANN
DUNCAN, MARCIA ANN REVOCABLE
T
13507 GLOSSY IBIS PL
BRADENTON, FL 34202

584303559
ERBELLA, JOSE
ERBELLA, KARLA L
13919 NIGHTHAWK TER
BRADENTON, FL 34202

582300000
FANN, VIRGINIA A
PROBUS, DAVID A
PROBUS, DOROTHEA D
5818 LORRAINE RD

584311559
FERDA, JOSEPH J III
FERDA, CYNTHIA A
14045 NIGHTHAWK TER
BRADENTON, FL 34202

584306759
FISHER, ARMAND J
FISHER, LOUISE M
13514 GLOSSY IBIS PL
BRADENTON, FL 34202

582305009
FRUCHEY, DANIEL D
FRUCHEY, DEBORAH H
5706 LORRAINE RD
BRADENTON, FL 34211-6709

584304159
GARRARD, RICHARD F
GARRARD, RICHARD F REVOCABLE
T
6205 MACAW GLEN
BRADENTON, FL 34202

584306609
GATMAYTAN, CHRISTINA
13502 GLOSSY IBIS PL
BRADENTON, FL 34202

584303659
GEIS, JEFFREY M
GEIS, MARIA E
12231 LAVENDER LOOP
BRADENTON, FL 34212

584166759
GONZALEZ, KELSEY
ROJAS-GONZALEZ, FATIMA
200 W STUART ROOSA DR
CLAREMORE, OK 74017

584306459
GOODSON, MICHAEL P
GOODSON, LESLIE R
13511 GLOSSY IBIS PL
BRADENTON, FL 34202

584306859
GOTTSCHKE, LINDA
13522 GLOSSY IBIS PL
BRADENTON, FL 34202

584311159
GREENFIELD, DAVID H
GREENFIELD, DEE ANNA
14011 NIGHTHAWK TER
BRADENTON, FL 34202

584305209
GROSS, JEFFREY R
STILLO-GROSS, VICTORIA R
13603 GLOSSY IBIS PL
BRADENTON, FL 34202

584304059
HALE, JOHN P IV
HALE, ANGELA J
13714 GLOSSY IBIS PL
BRADENTON, FL 34202





584324459
HALEY, JONATHAN R
13356 PURPLE FINCH CIR
BRADENTON, FL 34202

584304109
HANSON, MARC A
HANSON, CARRIE A
13710 GLOSSY IBIS PL
BRADENTON, FL 34202

582306007
HOWARD, BARRY D
HOWARD, DIANA J
5712 LORRAINE RD
BRADENTON, FL 34211-6709

584324559
HUNSAKER, JEFFREY B
HUNSAKER, SHANNON B
13364 PURPLE FINCH CIR
BRADENTON, FL 34202

584311209
HUTCHINS, ANDREW
HUTCHINS, KELLY
14015 NIGHTHAWK TER
BRADENTON, FL 34202

582100004
HYMA, DENNIS G
HYMA, JANICE L
5418 LORRAINE RD
BRADENTON, FL 34211

581910452
JACKSON, FREDERICK E JR
5427 LORRAINE RD
BRADENTON, FL 34211-9271

582311007
JORDAN, NANCY R
GERBERDING, RON
6012 LORRAINE RD
BRADENTON, FL 34211-9168

584313009
JOSHPE, GLEN
JOSHPE, VICKI
361 TAYLOR RD, POB 57
STAMFORD, NY 12167

584167359
KAS, ANDREA
12930 NIGHTSHADE PL
BRADENTON, FL 34202

584305359
KHEMRAJ, TARRON
RAM-KEHMRAJ, PRIYA
13615 GLOSSY IBIS PL
BRADENTON, FL 34202

584308309
KHREIS, OSAMA HUSEIN
6209 WILLET CT
BRADENTON, FL 34202

584305559
KORN, THOMAS
VAN DUSEN, JUDY
125 CHARRINGTON CT
BEVERLY HILLS, MI 48025

579400309
LAKE ERIE COLLEGE OF
OSTEOPATH
MEDICINE INC
1858 W GRANDVIEW BLVD
ERIE, PA 16509

584101984
LAKEWOOD RANCH COMMUNITY
DEVELOPMENT DISTRICT 1
14400 COVENANT WAY
BRADENTON, FL 34202

584168609
LAKEWOOD RANCH COMMUNITY
DEVEL
DISTRICT 1
14400 COVENANT WAY
BRADENTON, FL 34202

584305659
LAKEWOOD RANCH COMMUNITY
DEVEL
DISTRICT 4
14400 COVENANT WAY
BRADENTON, FL 34202

584324409
LEONARD, ANGEL M
13352 PURPLE FINCH CIR
BRADENTON, FL 34202

584166709
LEWIS, LINWOOD H
12913 NIGHTSHADE PL
BRADENTON, FL 34202

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LOISELLE, CHARLES E
LOISELLE, M THERESE A
LOISELLE REVOC TRUST U/A/D 11-
13531 GLOSSY IBIS PL

584167309
LORMAN, DAVID B
BOWMAN, ROBIN L
12934 NIGHTSHADE PL
BRADENTON, FL 34202

582315008
LORRAINE PARTNERS LLC
PO BOX 3769
SARASOTA, FL 34230

584167059
MADIGAN, DANIEL P
MADIGAN, CYNTHIA M
12941 NIGHTSHADE PL
BRADENTON, FL 34202

580510055
MAKEEVER, DONALD S
MAKEEVER, DONALD S REVOCABLE
T
5340 LORRAINE RD
BRADENTON, FL 34211-9266

584303909
MALTESE, PHILIP P
MALTESE, PAULETTE D
13807 NIGHTHAWK TER
BRADENTON, FL 34202

579400509
MANATEE COUNTY FAMILY YOUNG
ME
CHRISTIAN ASSOCIATION
3805 59TH ST W
BRADENTON, FL 34209

579400102
MANATEE COUNTY OF
P O BOX 1000
BRADENTON, FL 34206

584302359
MANOBIANCO, THOMAS S
MANOBIANCO, DONNA M
6204 PINE SISKIN GLN
BRADENTON, FL 34202

584324509
MARINOFF, GEORGE P
MARINOFF, KAREN K
MARINOFF FAMILY TRUST DTD 09/1
13360 PURPLE FINCH CIR

580200004
MARIPOSA NURSERY INC
5020 LORRAINE RD
BRADENTON, FL 34211





584167459
MAYES, ELIZABETH C
72922 NIGHTSHADE PL
BRADENTON, FL 34202

584302209
MCCULLAGH, MICHAEL
MCCULLAGH, ELIZABETH B
13814 NIGHTHAWK TER
BRADENTON, FL 34202

584303609
MELDON, JOSEPH
MELDON, JANET
13915 NIGHTHAWK TER
BRADENTON, FL 34202

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MIDDLEBROOKS, JEFFREY HUGH
MIDDLEBROOKS, JEAN MARGARET
14107 NIGHTHAWK TER
BRADENTON, FL 34202

581900008
MILKS, BARRY K
MILKS, BARBARA E
5557 LORRAINE RD
BRADENTON, FL 34211-9271

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MILLER, EUGENE E
MILLER, CHRISTINA H
5108 LORRAINE RD
BRADENTON, FL 34211-5302

584170809
MILLER, JASON T
MILLER, KARISSA E
12719 ROCKROSE GLN
BRADENTON, FL 34202

584305259
MILLER, MARC C
MILLER, DAWN
13607 GLOSSY IBIS PL
BRADENTON, FL 34202

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MILLER, THOMAS JOHN
MILLER, FLOREEN JODY
12723 ROCKROSE GLEN
BRADENTON, FL 34202

584307059
MOREAU, MICHAEL
MOREAU, KRISTI
6210 WILLET CT
BRADENTON, FL 34202

584166909
MUNOZ, JOSE L
ALEJANDRE, MARIA DEL ROSARIO
SANCHEZ, NEYLA
12929 NIGHTSHADE PL

584170909
MYERS, DEREK C
WALKER, CHERYLANNE M
12727 ROCKROSE GLN
BRADENTON, FL 34202

584306409
NALLURI, RAJA
NALLURI, CHIPPY
1954 DATURA ST
SARASOTA, FL 34239

584167409
NORDHAUSEN, WILLIAM J
12926 NIGHTSHADE PL
BRADENTON, FL 34202

582313003
NORWICH, WALTER T
HE DONG DISTRICT DONG HE XI RD
MEI FENG SUBD B 1 SANYA
572000

584308359
NYE, BRUCE R
NYE, SONJA L
1501 BERN CREEK LOOP
SARASOTA, FL 34240

584170959
OSWALD, DARRYL W
MARTINEZ, MELIA
132 LOST BEACH LN
PONTE VEDRA BEACH, FL 32082

584324609
PANZARINO, STEPHEN
PANZARINO, TRACY
13368 PURPLE FINCH CIR
BRADENTON, FL 34202

584308259
PARKS, PENNY LEE
6213 WILLET CT
BRADENTON, FL 34202

584171009
PATTERSON, JOSEPH V
PATTERSON, JEAN H
12735 ROCKROSE GLEN
BRADENTON, FL 34202

584312959
PEELLE, WALTER J
PEELLE, DOLLIE S
201 LOVING LN
WILMINGTON, OH 45177

581910353
PEKRUL, RICHARD A
PEKRUL, PATRICIA JO
5517 LORRAINE RD
BRADENTON, FL 34211-9272

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PENKSA, DOLORES
12925 NIGHTSHADE PLACE
BRADENTON, FL 34202

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PHILLIPS, MARIE E
13806 NIGHTHAWK TER
BRADENTON, FL 34202-6340

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PICCHIETTI, MICHAEL J
PICCHIETTI, BRENDA L
PICCHIETTI FAMILY TRUST DTD 4/
4925 LORRAINE RD

584303809
POVEROMO, LARRY L
POVEROMO, STEPHANIA L
13827 NIGHTHAWK TER
BRADENTON, FL 34202

584167159
POWERS, EILEEN M
12946 NIGHTSHADE PL
BRADENTON, FL 34202

582305751
PROBUS, DAVID A
PROBUS, DOROTHEA D
5808 LORRAINE RD
BRADENTON, FL 34211-9273

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RADIGAN, DOUGLAS J
RADIGAN, ADRIANA M
13811 NIGHTHAWK TER
BRADENTON, FL 34202

580400059
REASONER, ALAN WARD
P O BOX 21881
BRADENTON, FL 34203





580400109
REASONER, WARD
PO BOX 21881
BRADENTON, FL 34204

584303759
REPETTO, JOHN A
REPETTO, CANDACE
13903 NIGHTHAWK TER
BRADENTON, FL 34202

578700007
RIKER, LORAIN B
RIKER, LORAIN B REVOC LIVING
6607 28TH AVE E
PALMETTO, FL 34221

581910106
RISEN SAVIOR EV LUTHERAN
CHURC
6150 SR 70 E
BRADENTON, FL 34203

584168859
RODRIGUEZ, HUGO
12728 ROCKROSE GLN
BRADENTON, FL 34202

584311609
RYAN, RICHELLE L
14103 NIGHTHAWK TER
BRADENTON, FL 34202

584304259
SANTORA, JAMES H
SANTORA, GLORIA G
6215 MACAW GLN
BRADENTON, FL 34202

580210102
SCHERER, JOHN L
SCHERER, JULIA B
SCHERER FAMILY TRUST
11900 TILBURY WAY

583502109
SCHOOL BOARD OF MANATEE
COUNTY
215 MANATEE AVE W
BRADENTON, FL 34205

577700057
SCHROEDER-MANATEE RANCH INC
14400 COVENANT WAY
BRADENTON, FL 34202

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SEAY, STEPHEN F
SEAY, CAROL L
14037 NIGHTHAWK TER
BRADENTON, FL 34202

584302159
SEBEST, PAUL R JR
SEBEST, CAROL J
SEBEST REVOCABLE LIVING TR
DTD
4000 DOBBINS RD

584303709
SELL, LARRY J
SELL, NANCY L
13907 NIGHTHAWK TER
BRADENTON, FL 34202

584311309
SHANK, KEVIN C
14023 NIGHTHAWK TER
BRADENTON, FL 34202

584305409
SHEARD, IAN
AM KIEKEBERG 12
HAMBURG
22587

584305609
SHERRY, EUGENE J
SHERRY, LARA PRAIRIE
13719 GLOSSY IBIS PL
BRADENTON, FL 34202

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SIERACKI, MICHAEL A
SIERACKI, KIMBERLY
12707 ROCKROSE GLN
BRADENTON, FL 34202

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SINN, MICHAEL
MOVILLA, MERCEDES
12909 NIGHTSHADE PL
BRADENTON, FL 34202

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SMR NORTH 70 LLC
6215 LORRAINE RD
BRADENTON, FL 34202-6708

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SOMPOLSKI, JAMES P
SOMPOLSKI, TANI L
13818 NIGHTHAWK TER
BRADENTON, FL 34202

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SOUZA, MARISSA ANNE SALLE
12937 NIGHTSHADE PL
BRADENTON, FL 34202

582700069
STATE OF FLORIDA DEPARTMENT
OF TRANSPORTATION
PO BOX 1249
BARTOW, FL 33831-1249

584305159
SUAREZ, ALBERTO
SUAREZ, ANDREA K
6204 MACAW GLN
BRADENTON, FL 34202

584167209
SZABO, LISA MICHELE
12942 NIGHTSHADE PL
BRADENTON, FL 34202

584304209
TATE, KATHERINE
6209 MACAW GLN
BRADENTON, FL 34202

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TAYLOR, DANIEL
TAYLOR, TANYA
3864 MONICA PKWY
SARASOTA, FL 34235

582312005
TAYLOR, GARY G
TAYLOR, GARY GORDON REVOC
LIV
14207 SR 70 E
BRADENTON, FL 34202

580700179
THOMPSON, JOEL B
THOMPSON, TERRY L
5040 LORRAINE RD
BRADENTON, FL 34211-5302

582110003
VELASCO, RAMIRO
VELASCO, GLORIA
22236 PANTHER LOOP
BRADENTON, FL 34211

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VERVILLE, MICHAEL
VERVILLE, KATHLYNNE
14027 NIGHTHAWK TER
BRADENTON, FL 34202



584305509
VIEIRA, ALCIDES
VIEIRA, MIRIAM R
1621 BAY RD 906
MIAMI, FL 33139

582311559
WEST COAST OIL INC
P O BOX 4235
SARASOTA, FL 34230

582314001
WOOD, RUSSELL E JR
5916 LORRAINE RD
BRADENTON, FL 34211-9692

584324359
ZABEL, RYAN A
ZABEL, BRAD
13348 PURPLE FINCH CIR
BRADENTON, FL 34202

584302309
WALBERER, THOMAS J SR
WALBERER, SUE A
13822 NIGHTHAWK TER
BRADENTON, FL 34202

582011003
WISH, STANLEY J
WISH, NADENE J
5308 LORRAINE RD
BRADENTON, FL 34211-9266

581910262
WROBLEWSKI, JOHN J
WROBLEWSKI, JOHN J
WROBLEWSKI, JANET K
4250 MARLOWE DR

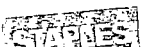
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WAYS, DIANA R
13510 GLOSSY IBIS PL
BRADENTON, FL 34202

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WOLFSON, STEPHEN L
WOLFSON, BARBARA A
8141 REGENTS CT
UNIVERSITY PARK, FL 34201

584312859
X186
X186
6202 WARBLER LN
BRADENTON, FL 34202



label size 1" x 2 5/8" compatible with Avery®5160/5160
Étiquette de format 25 mm x 67 mm compatible avec Avery®5160/5160



label size 1" x 2 5/8" compatible with Avery®5160/5160
Étiquette de format 25 mm x 67 mm compatible avec Avery®5160/5160

July 27, 2007

Dear Property Owner:

You are receiving the attached notice as a property owner either immediately adjacent to or near a proposed project called Northwest Sector DRI. The proposed site of the Northwest Sector DRI project is outlined on the enclosed map.

Schroeder-Manatee Ranch (or SMR North 70, LLC) is requesting that Manatee County approve the proposed Northwest Sector project through approval of a Development of Regional Impact (DRI) Development Order and rezone the project to Planned Development Mixed Use (PDMU).


The 1,519-acre Northwest Sector project is proposed to contain 4,446 dwelling units (4,096 single-family units and 350 multi-family units), 200,000 square feet of commercial space, 105,000 square feet of office space, and, potentially, an Assisted Living Facility (or group care home) of up to 120 units. The project will include parks and other recreational amenities.

This DRI is proposed in two phases; Phase I with a buildout date of 2011, and Phase II with a buildout date of 2019. Phase I will contain 3,000 residential units, 200,000 square feet of retail, 105,000 square feet of office, and a ± 10 acre park. Phase II will contain 1,446 residential units.

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

Sincerely,

WilsonMiller, Inc.



Tim Butts, AICP
Project Planner

Date: July 27, 2007

Dear Adjacent Property Owner:

Re: **Application #:** **PDMU-05-19(Z)(G)**

Filed by: **SMR North 70, LLC, Equitable National Property Company, LLC,
Park Vista Apartment Inc., FC, LLC and Presidential Apartments
and Housing, Inc. (Northwest Sector)**

Request: **(1) Approval of a Zoning Ordinance of Manatee County, Florida,
amending the Official Zoning Atlas (Ordinance 90-01, the
Manatee County Land Development Code), relating to zoning
within the unincorporated area; providing for the rezoning of
certain land from A (General Agriculture) to PDMU (Planned
Development Mixed Use), retaining the WP-E (Watershed
Protection-Evers) and ST (Special Treatment) Overlay Districts
where appropriate; providing an effective date; and (2) Approval
of a General Development Plan for 4,096 lots for single-family
residences (including detached, attached, and semi-detached),
350 multi-family units, 200,000 sq. ft. of commercial space,
105,000 sq. ft. of office space, an option to exchange other land
uses for a 120 bed group care facility; providing for severability;
providing a legal description; and setting forth findings. (Total
project: ±1,518.9 acres).**

Location: **The site is generally east of Lakewood Ranch Boulevard, south of
the future extension of 44th Avenue East, west of Lorraine Road,
and north of S.R. 70. A 39.3 acre parcel is west of Lakewood
Ranch Boulevard (ZONING MAP ATTACHED)**

Application #: **ORDINANCE 07-68**

Filed by: **Northwest Sector (DRI # 26)**

Request: **Approval of a new Development of Regional Impact to allow:**
 a. 4,446 residential units;
 b. 200,000 square feet of retail;
 c. 105,000 square feet of office;
 d. neighborhood parks; and
 e. a 120 bed group care home (aka: assisted living facility)

**The applicant also requests approval of a Land Use Equivalency
Matrix (LUEM) to allow conversion between various approved
uses, within specific ranges; providing an effective date;
providing for severability; providing a legal description; and
setting forth findings.**

**This DRI is proposed in two phases; Phase I with a buildout date
of 2011, and Phase II with a buildout date of 2019. Specific
approval is requested for Phase I for 3,000 residential units,
200,000 square feet of retail, 105,000 square feet of office, and
neighborhood parks. Conceptual approval is requested for Phase**

II. In the future specific approval of Phase II will be contingent upon submittal of further transportation and air quality analysis in accordance with Section 380.06, F.S.

Present zoning: A (General Agriculture), A/WP-E (General Agriculture/Evers Reservoir Watershed Protection Overlay District), and A/WP-E/ST (General Agriculture/Evers Reservoir Watershed Protection Overlay District/Special Treatment Overlay District) (±1,518.9 acres).

Location:

The Northwest Sector DRI is generally north of SR 70 between Lakewood Ranch Boulevard (to the west) and Lorraine Road (to the east), and slightly more than 1.5 miles south of SR 64.
(ZONING MAP ATTACHED)

For more information please call:

CASE PLANNERS: Norman Luppino, ext. 6834 or Lisa Barrett, ext. 6884 **PHONE # (941)749-3070**

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: Thursday, August 9, 2007
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: Thursday, September 6, 2007
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 [R-05-239(PC) and Resolution 05-180] are available for review or purchase, at cost, from the Planning Department.

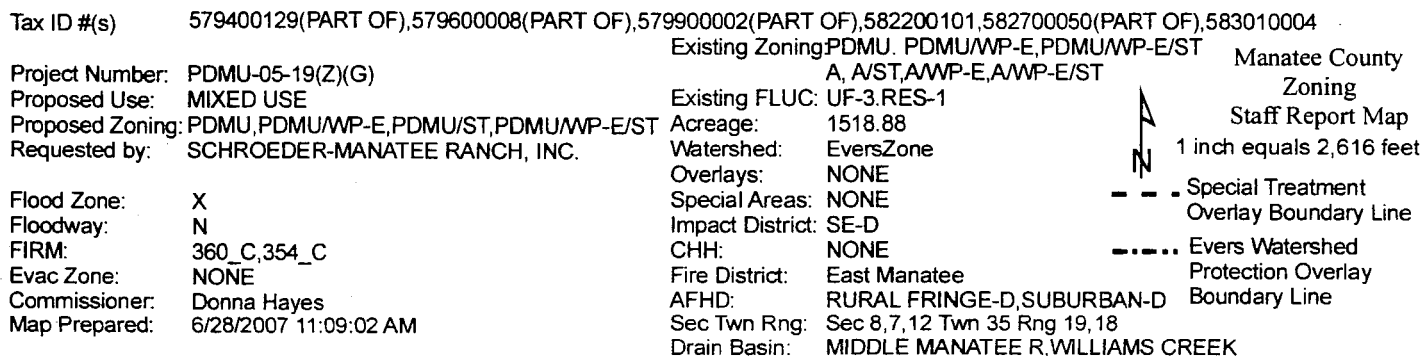
You may examine the Official Zoning Atlas, the application, and related documents and may obtain assistance regarding this matter from the Manatee County Planning Department, 1112 Manatee Avenue West, 4th Floor, Bradenton, Florida; telephone number (941) 749-3070; fax number (941) 708-6157. Questions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

According to Florida Statutes, Section 286.0105, any person desiring to appeal any decision made by the Board of County Commissioners with respect to any matter considered at the Public Hearing 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.



Check In Date: March 2, 2005

Application No.: 20050119

File No.: PDMU-05-19(Z) (P)

Name: Schroeder Manatee Ranch/ Northwest Sector

IG DISCLOSURE AFFIDAVIT

Number _____

The Manatee County Land Development Code 90-01 as amended under Ordinance 91-29 requires that all applications for Zoning Atlas Amendments shall include public disclosure of applicants and their percentage of interest.

If the property is owned by a **CORPORATION**, list the principal officers and principal stockholders and the percentage of stock owned by each.

If the property is in the name of a **TRUSTEE**, list the beneficiaries of the trust with percentage of interest.

If the property is in the name of a **PARTNERSHIP or LIMITED PARTNERSHIP**, list the name of the principals below, including general and limited partners.

If there is a **CONTRACT FOR PURCHASE**, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. If any contingency clause or contract terms involve additional parties list all individuals or officers, if a corporation, partnership, or trust. This is in addition to the list of owners.

FOR ANY CHANGES OF OWNERSHIP OR CHANGES IN CONTRACTS FOR PURCHASE SUBSEQUENT TO THE DATE OF THE APPLICATION, BUT PRIOR TO THE DATE OF FINAL PUBLIC HEARING, A SUPPLEMENTAL DISCLOSURE OF INTEREST SHALL BE FILED.

Disclosure shall not be required of any entity whose interests are solely equity interest which are regularly traded on an established securities market in the United State or another country.

NAME, ADDRESS AND OFFICER

PERCENTAGE

STOCK, INTEREST OR OWNERSHIP

Check if owner (X) or contract purchaser ()

FC, LLC

Park Vista Apartments, Inc.

Presidential Apartments and Housing, Inc.

18.0%

28.5%

3.5%

7511 S. Tamiami Trail

Sarasota, FL 34231

Under penalties of perjury, I declare that I have the foregoing affidavit and that the facts stated in it are true.

Signature: _____

(Applicant): _____

STATE OF FLORIDA

COUNTY OF _____

MANATEE

FRANK CASSATA

The foregoing instrument was sworn to (or affirmed and subscribed before me this 6th day of JANUARY 2005 FRANK CASSATA, who is personally known to me or who has produced

_____ as identification.

(type of identification)

Notary Signature

DALE E. WEIDEMILLER

Print or type name of Notary

Title or Rank

My Commission Expires _____

Commission No.: _____



Dale E. Weidemiller

Commission # DD377890

Expires January 14, 2009

BONDED TROY FAIR - INSURANCE, INC. 800-388-7019

ZONING DISCLOSURE AFFIDAVIT

File Number _____

File Number _____

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NAME, ADDRESS AND OFFICER

**PERCENTAGE
STOCK, INTERSET OR OWNERSHIP**

Check if owner (X) or contract purchaser ()

See Exhibit "A" for Officers

See Exhibit "B" for Stockholders

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

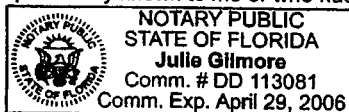
STATE OF FLORIDA
COUTNY OF MANATEE

Signature

(Applicant): Schroeder-Manatee Ranch, Inc.

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 5th day of January 2005,

by Todd Pokrywa who is personally known to me or who had produced VA as identification.



My Commission Expires: _____

Commission Number: _____

Julie Gilmore
Notary Signature
Julie Gilmore
Print or type name of Notary

Title or Rank

Exhibit "A"

The following officers of Schroeder-Manatee Ranch, Inc., a Delaware corporation licensed to transact business in the State of Florida, hold no ownership interesting the property under consideration for the application.

NAME, ADDRESS AND OFFICERS

Name	Address	Title
C. John A. Clarke	6215 Lorraine Road Bradenton, FL 34202	Chief Executive Officer
Rex E. Jensen	6215 Lorraine Road Bradenton, FL 34202	President
Todd Pokrywa	6215 Lorraine Road Bradenton, FL 34202	Vice President Planning
Anthony Chiofalo	6215 Lorraine Road Bradenton, FL 34202	Chief Financial Officer, Vice President, Treasurer, Assistant Secretary
Chuck Calteux	6215 Lorraine Road Bradenton, FL 34202	Secretary

Tuesday, December 10, 2002
Shareholders

<i>Certificate</i>	<i>Qty</i>	<i>Acct</i>	<i>Trust Name</i>	<i>CompanyName</i>	<i>Address1</i>	<i>Address2</i>	<i>City</i>	<i>State</i>	<i>Zip</i>
1	4040	XGEST	Gertrude Elser Schroeder Trust 6 f/b/o Peter Elser Coburn	Elser Enterprises, Inc.	Attn: Lisa Waite	Suite 3080, 777 E. Wisconsin Ave.	Milwaukee	Wisconsin	53202
2	4040	XGEST	Gertrude Elser Schroeder Trust 6 f/b/o Constance Bradstreet Coburn	Elser Enterprises, Inc.	Attn: Lisa Waite	Suite 3080, 777 E. Wisconsin Ave.	Milwaukee	Wisconsin	53202
3	4040	XGEST	Gertrude Elser Schroeder Trust 6 f/b/o Lane Woods Coburn	Elser Enterprises, Inc.	Attn: Lisa Waite	Suite 3080, 777 E. Wisconsin Ave.	Milwaukee	Wisconsin	53202
4	4040	XGEST	Gertrude Elser Schroeder Trust 7 f/b/o Peter Elser Coburn	Elser Enterprises, Inc.	Attn: Lisa Waite	Suite 3080, 777 E. Wisconsin Ave.	Milwaukee	Wisconsin	53202
5	4040	XGEST	Gertrude Elser Schroeder Trust 7 f/b/o Constance Bradstreet Coburn	Elser Enterprises, Inc.	Attn: Lisa Waite	Suite 3080, 777 E. Wisconsin Ave.	Milwaukee	Wisconsin	53202
6	4040	XGEST	Gertrude Elser Schroeder Trust 7 f/b/o Lane Woods Coburn	Elser Enterprises, Inc.	Attn: Lisa Waite	Suite 3080, 777 E. Wisconsin Ave.	Milwaukee	Wisconsin	53202
17	6600	XGAMR	George A. Markham Revocable Trust dated 5/9/72	Elser Enterprises, Inc.	Attn: Lisa Waite	Suite 3080, 777 E. Wisconsin Ave.	Milwaukee	Wisconsin	53202
19	1100	XMEMT	Marianne Elser Markham Trust 615 f/b/o George A. Markham	Elser Enterprises, Inc.	Attn: Lisa Waite	Suite 3080, 777 E. Wisconsin Ave.	Milwaukee	Wisconsin	53202
22	2520	XRUF	Reven U. Fellars	Reven U. Fellars	318 West Willow		Chicago	Illinois	60614
25	15120	XDUST	David V. Uihlein Schlitz Trust	The Glenora Company	Attn: Charles Calteux	735 North Water Street, # 712	Milwaukee	Wisconsin	53202

<i>Certificate</i>	<i>Qty</i>	<i>Acct</i>	<i>Trust Name</i>	<i>Company Name</i>	<i>Address 1</i>	<i>Address 2</i>	<i>City</i>	<i>State</i>	<i>Zip</i>
27		52920 XRAUT	Robert A. Uihlein, Jr. Trust #4	The Glenora Company	Attn: Charles Calteux	735 North Water Street, # 712	Milwaukee	Wisconsin	53202
28		1890 XRAUIII	Robert A. Uihlein III	The Glenora Company	Attn: Charles Calteux	735 North Water Street, #712	Milwaukee	Wisconsin	53202
29		7560 XRAUII	Robert A. Uihlein III Trust No. 1	The Glenora Company	Attn: Charles Calteux	735 North Water Street, # 712	Milwaukee	Wisconsin	53202
30		7560 XRAUII	Robert A. Uihlein III Trust No. 2	The Glenora Company	Attn: Charles Calteux	735 North Water Street, # 712	Milwaukee	Wisconsin	53202
31		3780 XRAUII	Robert A. Uihlein III Trust No. 3	The Glenora Company	Attn: Charles Calteux	735 North Water Street, # 712	Milwaukee	Wisconsin	53202
32		630 XRAUII	Robert A. Uihlein III Trust No. 4	The Glenora Company	Attn: Charles Calteux	735 North Water Street, # 712	Milwaukee	Wisconsin	53202
33		1890 XJIIU	James I. Uihlein	The Glenora Company	Attn: Charles Calteux	735 North Water Street, #712	Milwaukee	Wisconsin	53202
34		7560 XJIIUT1	James I. Uihlein Trust No. 1	The Glenora Company	Attn: Charles Calteux	735 North Water Street, # 712	Milwaukee	Wisconsin	53202
35		7560 XJIIUT2	James I. Uihlein Trust No. 2	The Glenora Company	Attn: Charles Calteux	735 North Water Street, # 712	Milwaukee	Wisconsin	53202
36		3780 XJIIUT3	James I. Uihlein Trust No. 3	The Glenora Company	Attn: Charles Calteux	735 North Water Street, # 712	Milwaukee	Wisconsin	53202
37		630 XJIIUT4	James I. Uihlein Trust No. 4	The Glenora Company	Attn: Charles Calteux	735 North Water Street, # 712	Milwaukee	Wisconsin	53202

<i>Certificate</i>	<i>Qty</i>	<i>Acct</i>	<i>Trust Name</i>	<i>Company Name</i>	<i>Address1</i>	<i>Address2</i>	<i>City</i>	<i>State</i>	<i>Zip</i>
38		7560 XRBT1	Robert B. Trainer Jr. Trust No. 1	The Glenora Company	Attn: Charles Calteux	735 North Water Street, # 712	Milwaukee	Wisconsin	53202
39		420 XRBT3	Robert B. Trainer, Jr. Trust No. 3	The Glenora Company	Attn: Charles Calteux	735 North Water Street, # 712	Milwaukee	Wisconsin	53202
40		11760 XMT4	Mary U. Trainer Trust No. 4 f/b/o Robert B. Trainer, Jr.	The Glenora Company	Attn: Charles Calteux	735 North Water Street, # 712	Milwaukee	Wisconsin	53202
41		7560 XCIT1	Charles I. Trainer Trust No. 1	The Glenora Company	Attn: Charles Calteux	735 North Water Street, # 712	Milwaukee	Wisconsin	53202
42		420 XCIT3	Charles I. Trainer Trust No. 3	The Glenora Company	Attn: Charles Calteux	735 North Water Street, # 712	Milwaukee	Wisconsin	53202
43		11760 XMUT4	Mary U. Trainer Trust No. 4 f/b/o Charles I. Trainer	The Glenora Company	Attn: Charles Calteux	735 North Water Street, # 712	Milwaukee	Wisconsin	53202
44		7560 XSUT1	Stevens U. Trainer Trust No. 1	The Glenora Company	Attn: Charles Calteux	735 North Water Street, # 712	Milwaukee	Wisconsin	53202
45		420 XSUT3	Stevens U. Trainer Trust No. 3	The Glenora Company	Attn: Charles Calteux	735 North Water Street, # 712	Milwaukee	Wisconsin	53202
46		11760 XMUT4	Mary U. Trainer Trust #4 f/b/o Stevens U. Trainer	The Glenora Company	Attn: Charles Calteux	735 North Water Street, # 712	Milwaukee	Wisconsin	53202
47		3780 XMUTB	Marie Z. Uihlein Trust B f/b/o Paula U. Schleicher	The Glenora Company	Attn: Charles Calteux	735 North Water Street, # 712	Milwaukee	Wisconsin	53202
48		3780 XMUTB	Marie Z. Uihlein Family Trust B f/b/o Elena U. Crim	The Glenora Company	Attn: Charles Calteux	735 North Water Street, # 712	Milwaukee	Wisconsin	53202

<i>Certificate</i>	<i>Qty</i>	<i>Acct</i>	<i>Trust Name</i>	<i>CompanyName</i>	<i>Address1</i>	<i>Address2</i>	<i>City</i>	<i>State</i>	<i>Zip</i>
49	1860	XMUT1	Marie Z. Uihlein Trust #1	The Glenora Company	Attn: Charles Calteux	735 North Water Street, # 712	Milwaukee	Wisconsin	53202
50	2520	XMUT2	Marie Z. Uihlein Trust #2	The Glenora Company	Attn: Charles Calteux	735 North Water Street, # 712	Milwaukee	Wisconsin	53202
53	20160	X1959	1959 Bankshares Trust f/b/o Paula U. Schleicher	The Glenora Company	Attn: Charles Calteux	735 North Water Street, # 712	Milwaukee	Wisconsin	53202
54	20160	X1959A	1959 Bankshares Trust f/b/o Elena U. Crim	The Glenora Company	Attn: Charles Calteux	735 North Water Street, # 712	Milwaukee	Wisconsin	53202
55	20160	XERUT	Erwin C. Uihlein Jr. Trust #2 f/b/o Paula U. Schleicher	The Glenora Company	Attn: Charles Calteux	735 North Water Street, # 712	Milwaukee	Wisconsin	53202
56	20160	XEUT2	Erwin C. Uihlein, Jr. Trust #2 f/b/o Elena U. Crim	The Glenora Company	Attn: Charles Calteux	735 North Water Street, # 712	Milwaukee	Wisconsin	53202
57	28980	XPU1	Paula M. Uihlein Trust #1 f/b/o Paula U. Schleicher	The Glenora Company	Attn: Charles Calteux	735 North Water Street, # 712	Milwaukee	Wisconsin	53202
58	28980	XPU1A	Paula M. Uihlein Trust #1 f/b/o Elena U. Crim	The Glenora Company	Attn: Charles Calteux	735 North Water Street, # 712	Milwaukee	Wisconsin	53202
59	20160	XPU2	Paula M. Uihlein #2 f/b/o Paula U. Schleicher	The Glenora Company	Attn: Charles Calteux	735 North Water Street, # 712	Milwaukee	Wisconsin	53202
60	20160	XPU2A	Paula M. Uihlein Trust #2 f/b/o Elena U. Crim	The Glenora Company	Attn: Charles Calteux	735 North Water Street, # 712	Milwaukee	Wisconsin	53202
61	22680	XEUT1	Elena Uihlein Trust #1 f/b/o Elena U. Crim	The Glenora Company	Attn: Charles Calteux	735 North Water Street, # 712	Milwaukee	Wisconsin	53202

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62	22680	XEUT1	Elena Uihlein Trust #1 f/b/o Paula U. Schleicher	The Glenora Company	Attn: Charles Calteux	735 North Water Street, # 712	Milwaukee	Wisconsin	53202
63	2520	XEUT2	Elena Uihlein Trust #2 f/b/o Paula U. Schleicher	The Glenora Company	Attn: Charles Calteux	735 North Water Street, # 712	Milwaukee	Wisconsin	53202
64	2520	XEUT2	Elena Uihlein Trust #2 f/b/o Elena U. Crim	The Glenora Company	Attn: Charles Calteux	735 North Water Street, # 712	Milwaukee	Wisconsin	53202
65	1260	XFWU	Fred W. Uihlein Jr.	The Glenora Company	Attn: Charles Calteux	735 North Water Street, #712	Milwaukee	Wisconsin	53202
66	1260	XUDU	Virginia Diane Uihlein	The Glenora Co.	Attn: Charles Calteux	735 North Water Street, #712	Milwaukee	Wisconsin	53202
74	1680	XMU	Michael A. Uihlein	Michael A. Uihlein	760 Green Bay Road		Cedarburg	Wisconsin	53012
76	1680	XJUB	Joanna U. Bratt	Joanna U. Bratt	2431 Laguna Drive		Fl. Lauderdale	Florida	33316
77	1680	XEUU	Elizabeth U. Ulbrick	Elizabeth U. Ulbrick	1081 North 900 Road		Lawrence	Kansas	66047
79	1680	XRUF	Reven U. Fellars	Reven U. Fellars	318 West Willow		Chicago	Illinois	60614
80	3300	XGAMR	George A. Markham Revocable Trust dated 5/9/72	Elsar Enterprises, Inc.	Attn: Lisa Waite	Suite 3080, 777 E. Wisconsin Ave.	Milwaukee	Wisconsin	53202
81	1100	XVSNIM	Virginia Skye Nicholson Investment Management Trust	Elsar Enterprises, Inc.	Attn: Lisa Waite	Suite 3080, 777 East Wisconsin Ave.	Milwaukee	Wisconsin	53202
82	370	XVSNIM	Virginia Skye Nicholson Investment Management Trust	Elsar Enterprises, Inc.	Attn: Lisa Waite	Suite 3080, 777 East Wisconsin Ave.	Milwaukee	Wisconsin	53202

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85		7680 XEMN	Elizabeth Markham Nicholson 1996 Descendants' Trust	Elser Enterprises, Inc.	Attn: Lisa Waite	Suite 3080, 777 E. Wisconsin Ave.	Milwaukee	Wisconsin	53202
87		370 XVSNM	Virginia Skye Nicholson Investment Management Trust	Elser Enterprises, Inc.	Attn: Lisa Waite	Suite 3080, 777 East Wisconsin Ave.	Milwaukee	Wisconsin	53202
90		840 XSLO	Sarah L. Olson	Arthur Anderson	Attn: Karl Dickson	100 E. Wisconsin Ave.	Milwaukee	Wisconsin	53202
91		840 XJUO	John U. Olson	Arthur Anderson	Attn: Karl Dickson	100 E. Wisconsin Ave.	Milwaukee	Wisconsin	53202
92		1840 XNIN	Noelle I Nicholson Investment Management Trust	Elser Enterprises, Inc.	Attn: Lisa Waite	Suite 3080, 777 East Wisconsin Ave.	Milwaukee	Wisconsin	53202
93A		5040 XEUWS	Elisabeth U. Whitehead Schlitz Trust	U.S. Bank Trust Services, Private Equity Mgmt	Mailcode BC- MN-HO4G	800 Nicollet Mall	Minneapolis	MN	53402
93B		5040 XJFUS	John F. Uihlein Schlitz Trust	U.S. Bank Trust Services, Private Equity Mgmt	Mailcode BC- MN-HO4G	800 Nicollet Mall	Minneapolis	MN	55402
94		12600 XGP	Gustave Pabst III	U.S. Bank Trust Services, Private Equity Mgmt	Mailcode BC- MN-HO4G	800 Nicollet Mall	Minneapolis	MN	55402
95A		6300 XGH	George M. V. Hook, Jr. Investment Management Trust dated 4/6/99	U.S. Bank National Association, Private Equity Mgmt	Mailcode BC- MN-HO4G	800 Nicollet Mall	Minneapolis	MN	55402
95B		6300 XJK	Jeanne H. Kaywood Investment Management Trust dated 4/6/99	U.S. Bank Trust Services	MK-FC-WIPT Attn: Robert C. Archer	777 East Wisconsin Ave.	Milwaukee	Wisconsin	53202
96		1840 XMNI	Melina M. Nicholson Investment Trust	Elser Enterprises, Inc.	Attn: Lisa Waite	Suite 3080, 777 E. Wisconsin Ave.	Milwaukee	Wisconsin	53202
99		11160 XFWUS	Fred W. Uihlein, Jr. Schroeder- Manatee Special Investment Trust	The Glenora Company	Attn: Charles Calteux	735 North Water Street, #712	Milwaukee	Wisconsin	53202
100		11160 XVDU	V. Diane Uihlein Schroeder- Manatee Special Investment Trust	The Glenora Company	Attn: Charles Calteux	735 North Water Street, Number 712	Milwaukee	Wisconsin	53202

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101	6210	XDEB	Deborah E. Burg Schroeder-Manatee Special Investment Trust	U.S. Bank National Assc., Private Equity Mgmt	Mailcode BC-MN-HO4G	800 Nicollet Mall	Minneapolis	MN	55402
102	6210	XESP	Edward Scott Patton Schroeder-Manatee Special Investment Trust	U.S. Bank National Assc., Private Equity Mgmt	Mailcode BC-MN-HO4G	800 Nicollet Mall	Minneapolis	MN	55402
103	6210	XFWP	Frederick W. Patton Schroeder-Manatee Special Investment Trust	U.S. Bank National Assc., Private Equity Mgmt	Mailcode BC-MN-HO4G	800 Nicollet Mall	Minneapolis	MN	55402
104	3105	XJSP	James Scott Patton Schroeder-Manatee Special Investment Trust	U.S. Bank National Assc., Private Equity Mgmt	Mailcode BC-MN-HO4G	800 Nicollet Mall	Minneapolis	MN	55402
105	3105	XSDM	Shawn D. Macaulay Schroeder-Manatee Special Investment Trust	U.S. Bank National Assc., Private Equity Mgmt	Mailcode BC-MN-HO4G	800 Nicollet Mall	Minneapolis	MN	55402
106	3720	XTLS	Tamara L. Steck Schroeder-Manatee Special Investment Trust	U.S. Bank National Assc., Private Equity Mgmt	Mailcode BC-MN-HO4G	800 Nicollet Mall	Minneapolis	MN	55402
107	3720	XWBS	William B. Steck Schroeder-Manatee Special Investment Trust	U.S. Bank National Assc., Private Equity Mgmt	Mailcode BC-MN-HO4G	800 Nicollet Mall	Minneapolis	MN	55402
108	7440	XPUB	Pamela Uihlein Beneducci 1982 Trust	U.S. Bank National Association, Private Equity Mgmt	Mailcode BC-MN-HO4G	800 Nicollet Mall	Minneapolis	MN	55402
109	7440	XSUR	Sarah Uihlein Rockwell 1977 Trust	U.S. Bank National Association, Private Equity Mgmt	Mailcode BC-MN-HO4G	800 Nicollet Mall	Minneapolis	MN	55402
110	936	XMZUC	Marie Z. Uihlein Descendants Trust f/b/o Hollie M. Crim	The Glenora Co.	Attn: Charles Calteux	735 North Water Street, #712	Milwaukee	Wisconsin	53202
111	936	XMZUG	Marie Z. Uihlein Descendants Trust f/b/o Kurt U. Schleicher	The Glenora Co.	Attn: Charles Calteux	735 North Water Street, #712	Milwaukee	Wisconsin	53202

<i>Certificate</i>	<i>Qty</i>	<i>Acct</i>	<i>Trust Name</i>	<i>Company Name</i>	<i>Address1</i>	<i>Address2</i>	<i>City</i>	<i>State</i>	<i>Zip</i>
112	936	XMZUL	Marie Z. Uihlein Descendants Trust f/b/o Laura U. Schleicher	The Glenora Co.	Attn: Charles Calteux	735 North Water Street, #712	Milwaukee	Wisconsin	53202
113	936	XMZUK	Marie Z. Uihlein Descendants Trust f/b/o Gretchen E. Schleicher	The Glenora Co.	Attn: Charles Calteux	735 North Water Street, #712	Milwaukee	Wisconsin	53202
114	936	XMZUH	Marie Z. Uihlein Descendants Trust f/b/o Christina M. Schleicher	The Glenora Co.	Attn: Charles Calteux	735 North Water Street, #712	Milwaukee	Wisconsin	53202
115	2200	MEMT1	Marianne Elser Markham Trust 1 f/b/o George A. Markham	Elser Enterprises, Inc.	Attn: Lisa Waite	Suite 3080, 777 E. Wisconsin Ave.	Milwaukee	Wisconsin	53202
116	15720	AUESIT	Alfred U. Elser, Jr. Special Investment Trust	The Glenora Co.	Attn: Charles Calteux	735 North Water Street, #712	Milwaukee	Wisconsin	53202
117	4200	XMUB	Molly U. Bruneau 2001 Trust	Godrey & Kahn, S.C.	Attn: Anne E. Walsh	780 N. Water St.	Milwaukee	Wisconsin	53202
Sum:									604800

ZONING DISCLOSURE AFFIDAVIT

File Number _____

File Name _____

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NAME, ADDRESS AND OFFICER

PERCENTAGE

STOCK, INTEREST OR OWNERSHIP

Check if owner (X) or contract purchaser ()

Equitable National Property Company, LLC

50%

8210 Lakewood Ranch Blvd.

Bradenton, FL 34202

Under penalties of perjury, I declare that I have the foregoing affidavit and that the facts stated in it are true.

Signature: _____

(Applicant): _____

STATE OF FLORIDA

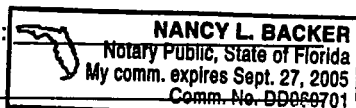
COUNTY OF MANATEE

The foregoing instrument was sworn to (or affirmed and subscribed before me this 6 day of JANUARY 2004, by JAMES R. SCHIER, who is personally known to me or who has produced _____ as identification.

(type of identification)

My Commission Expires: _____

Commission No.: _____



Nancy L. Backer

Notary Signature

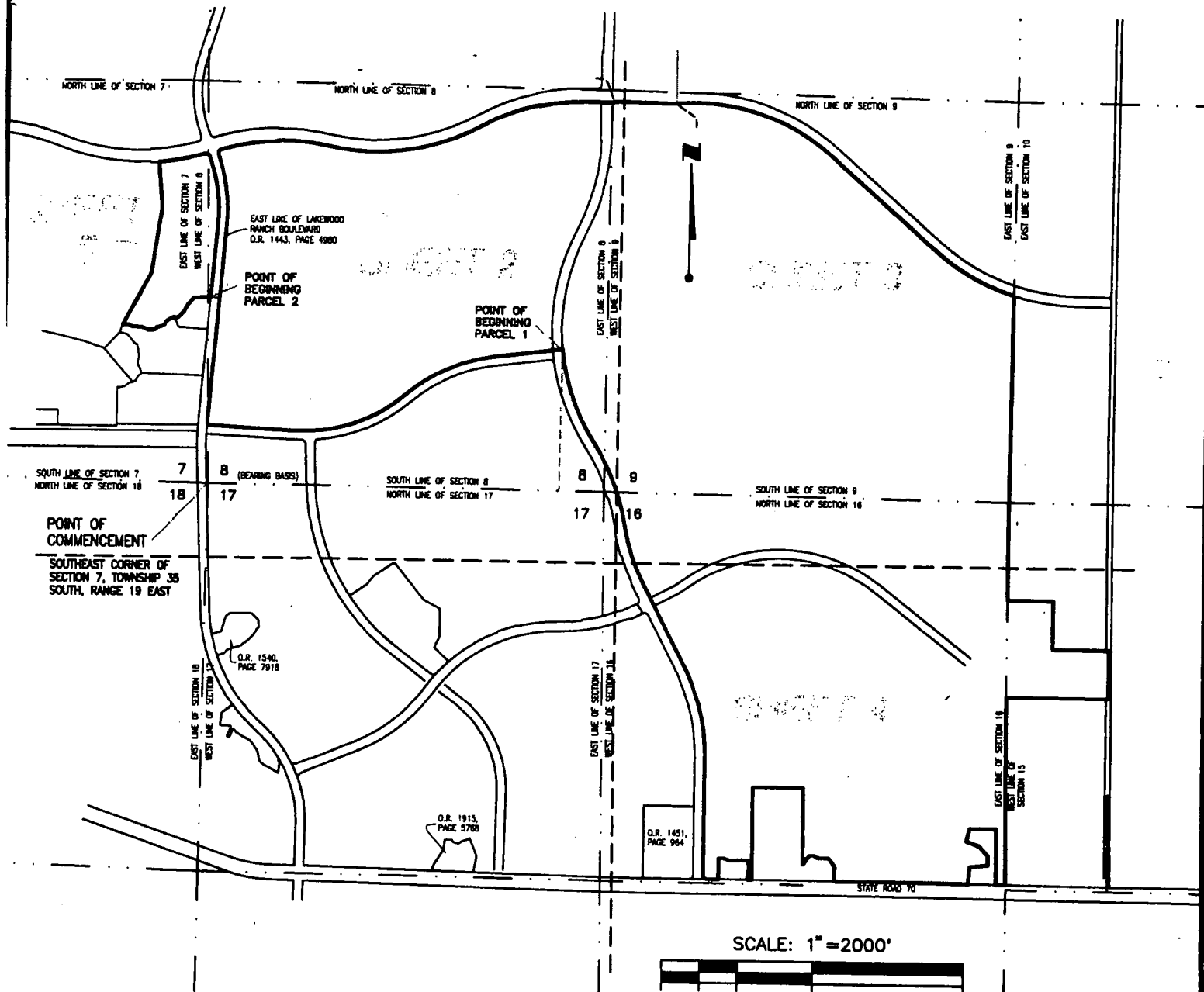
NANCY L. BACKER

Print or type name of Notary

STOCK ACCOUNTANT

Title or Rank

KEY SHEET



NOTES:

- Bearings shown hereon are relative to the South line of Section 8, Township 35 South, Range 19 East being S89°34'35"E.
- This is a sketch only and does not represent a field survey.
- Unless it bears the signature and the original raised seal of a Florida Surveyor and Mapper, this Sketch, Drawing, Plat or Map is for informational purposes only.
- (P) = Platted Bearings and/or distances.
(R) = Radial

1/14/05
Date of Signature

[Signature]
Robert R. Cunningham P.S.M.
Florida Registration No. 3924

FOR: SMR COMMUNITIES, INC.

Jan 21, 2005 - 12:10:15

This is NOT a Survey.

RCUNNINGX:\SUR\04333\000\Received\04333-000-001.dwg

SKETCH & DESCRIPTION OF

SECTIONS 7, 8, 9, 15 & 16, TOWNSHIP 35 SOUTH,
RANGE 19 EAST, MANATEE COUNTY, FLORIDA

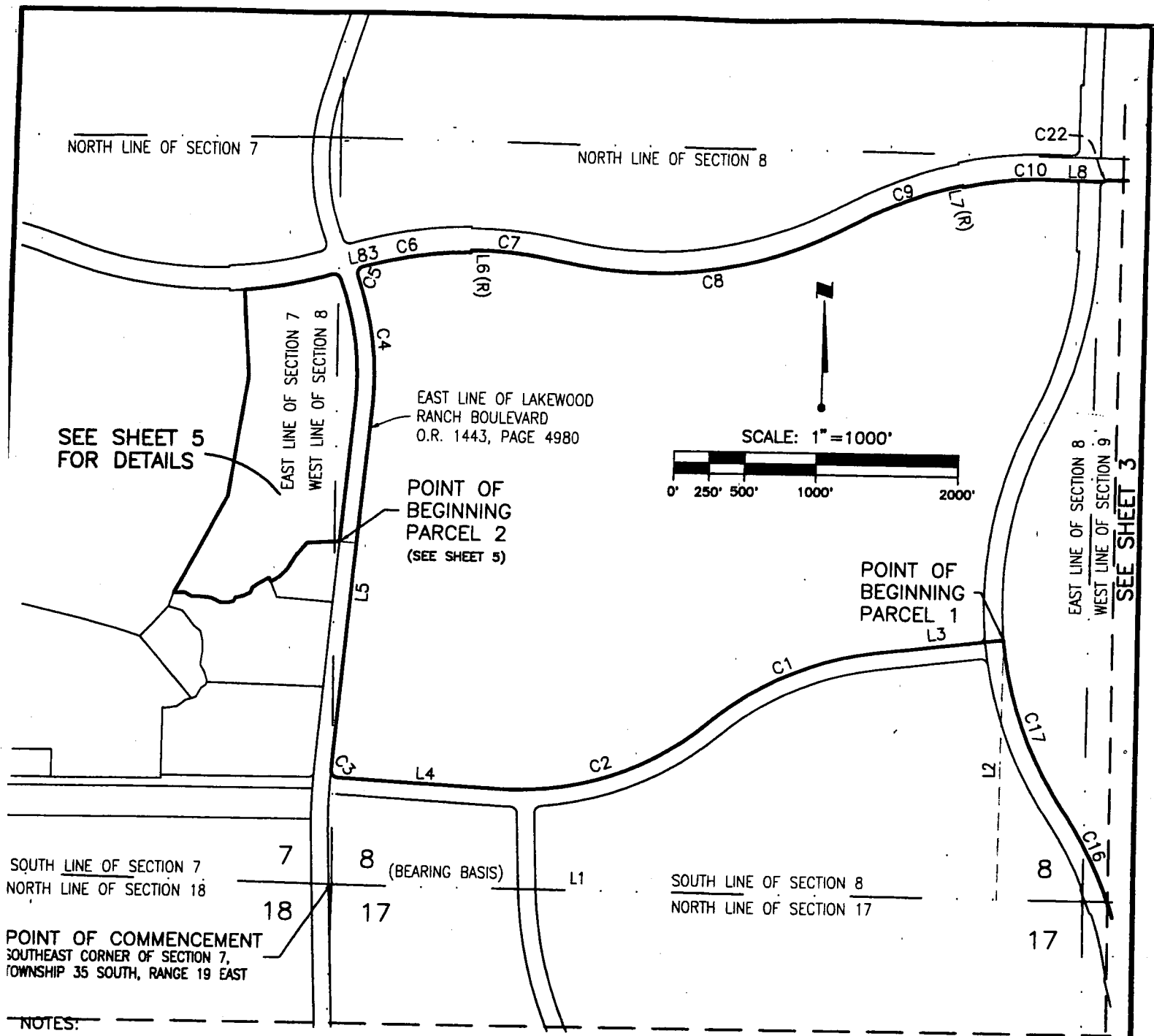
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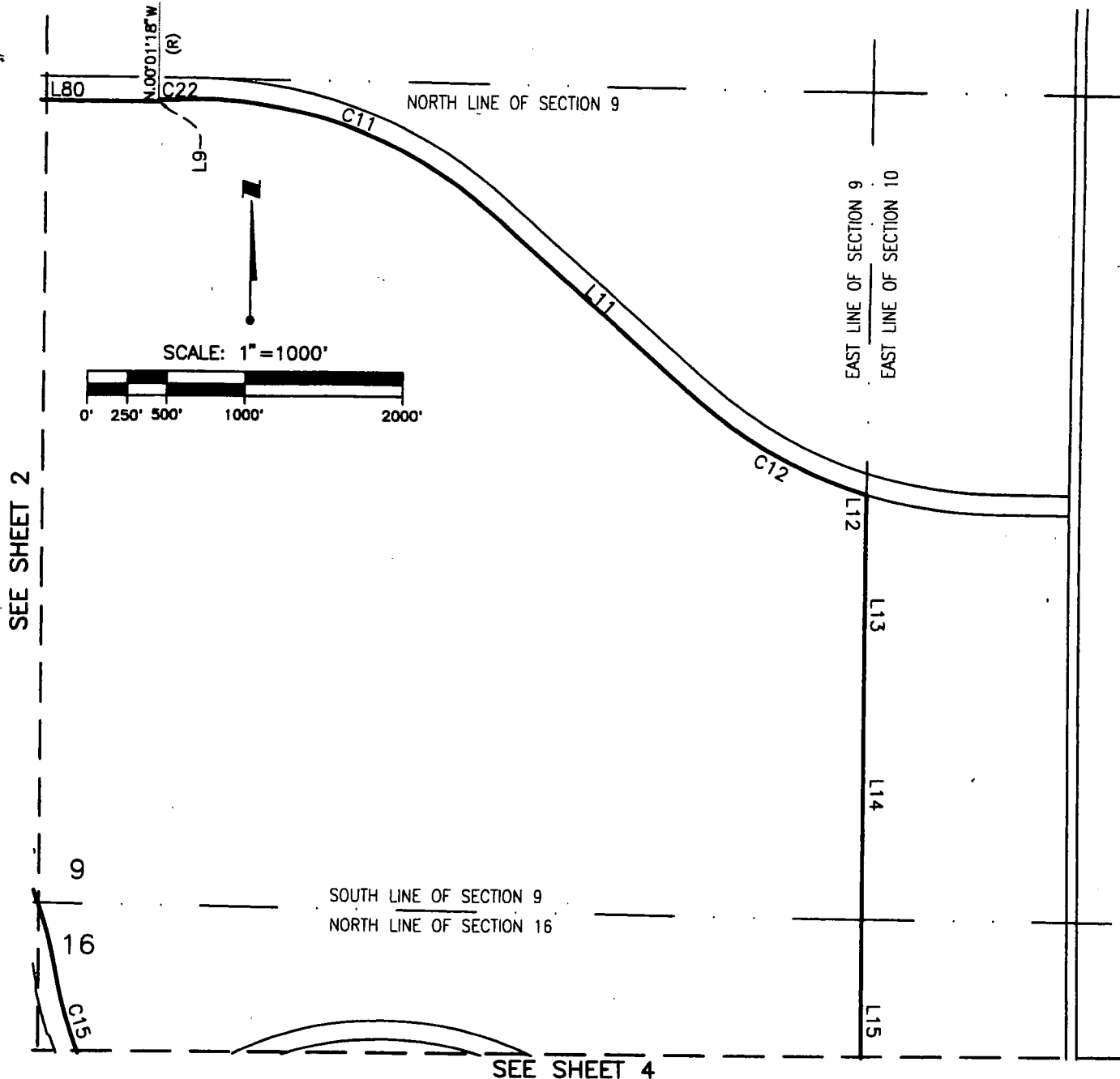
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- NOTES:
1. Bearings shown hereon are relative to the South line of Section 8, Township 35 South, Range 19 East being S89°34'35"E.
 2. This is a sketch only and does not represent a field survey.
 3. Unless it bears the signature and the original raised seal of a Florida Surveyor and Mapper, this Sketch, Drawing, Plat or Map is for informational purposes only.
 4. (P) = Platted Bearings and/or distances.
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OR: SMR COMMUNITIES, INC.				This is NOT a Survey.			
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SECTIONS 7, 8, 9, 15 & 16 TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA				WilsonMiller Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants WilsonMiller, Inc. Naples • Fort Myers • Sarasota • Bradenton • Tampa • Tallahassee 9900 Professional Parkway East, Suite 100 • Sarasota, Florida 34240-9464 • Phone 941-907-9900 • Fax 941-907-9900 • Web Site www.wilsonmiller.com			
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FOR: SMR COMMUNITIES, INC.

SKETCH & DESCRIPTION OF

SECTIONS 7, 8, 9, 15 & 16 TOWNSHIP 35 SOUTH,
RANGE 19 EAST, MANATEE COUNTY, FLORIDA

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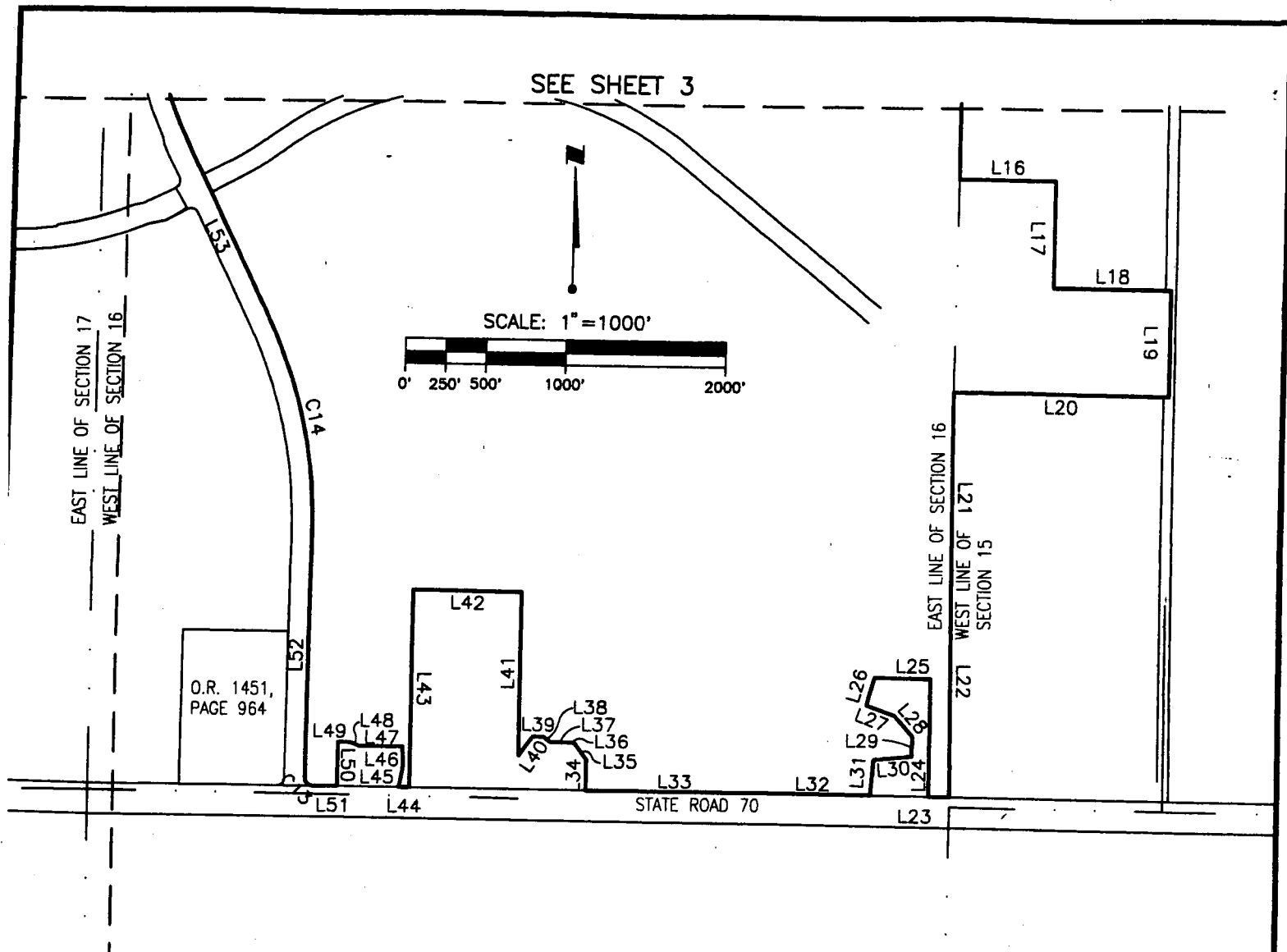
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FOR: SMR COMMUNITIES, INC.

SKETCH & DESCRIPTION OF

SECTIONS 7, 8, 9, 15 & 16 TOWNSHIP 35 SOUTH,
RANGE 19 EAST, MANATEE COUNTY, FLORIDA

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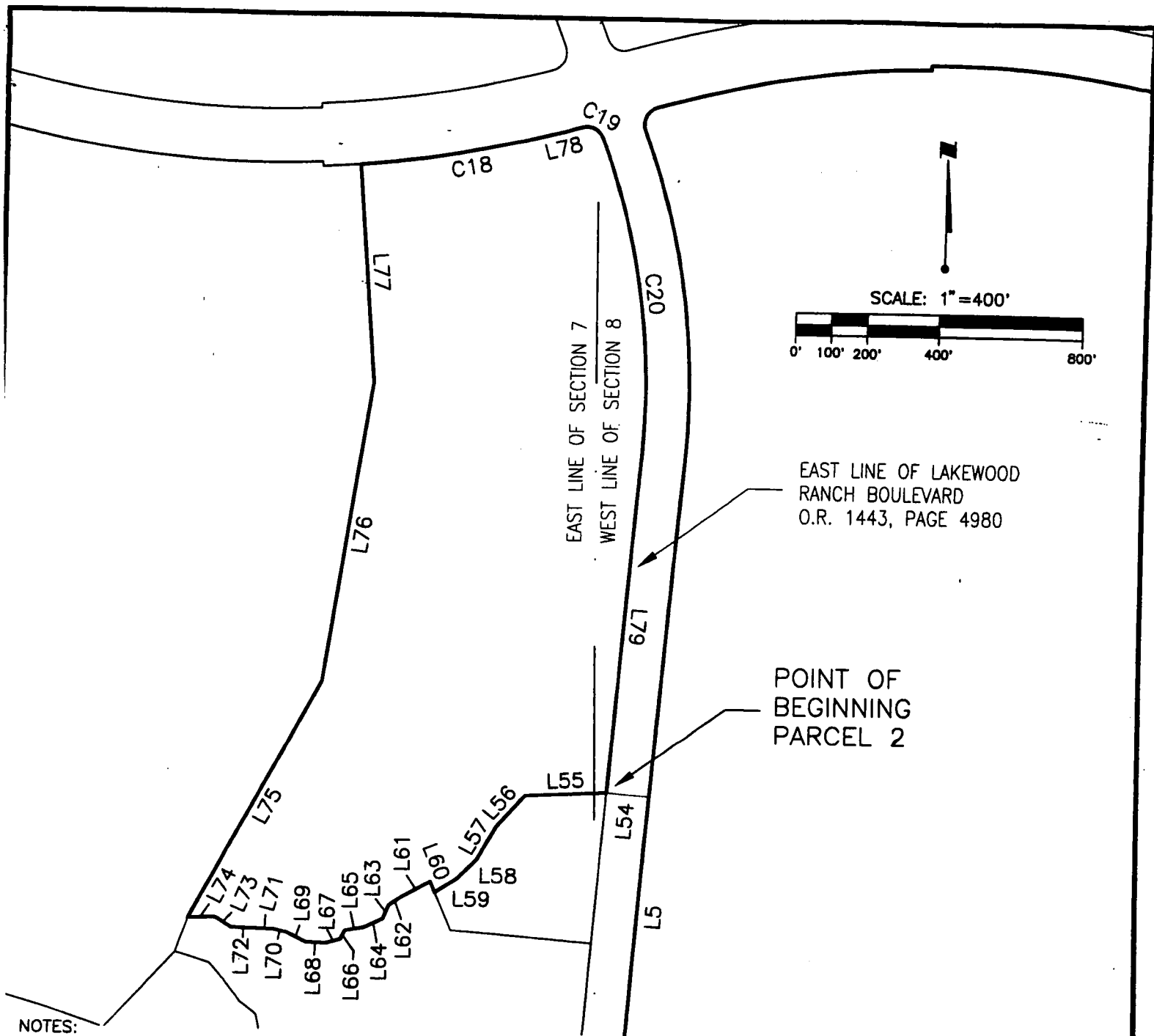
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NOTES:

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SKETCH & DESCRIPTION OF

SECTIONS 7, 8, 9, 15 & 16 TOWNSHIP 35 SOUTH,
RANGE 19 EAST, MANATEE COUNTY, FLORIDA

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CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	34°25'49"	2143.00	1287.78	1268.49	663.99	S 65°42'55" W
C2	44°37'25"	2023.00	1575.57	1536.04	830.18	S 70°48'42" W
C3	91°33'16"	50.00	79.90	71.66	51.38	N 41°05'57" W
C4	25°57'27"	2060.00	933.27	925.31	474.78	N 08°18'02" W
C5	95°42'23"	50.00	83.52	74.14	55.25	N 26°34'26" E
C6	14°53'05"	2777.50	721.56	719.53	362.82	N 81°52'09" E
C7	13°12'59"	2790.00	643.57	642.15	323.22	S 84°04'49" E
C8	41°16'07"	2940.00	2117.60	2072.13	1107.09	S 81°53'37" W
C9	16°32'46"	2790.00	805.71	802.91	405.68	N 69°31'57" E
C10	13°04'19"	2777.50	633.68	632.31	318.22	N 84°20'29" E
C11	43°45'59"	2800.00	2138.82	2087.20	1124.64	S 70°37'30" E
C12	24°30'39"	2930.00	1253.44	1243.90	636.45	N 60°59'50" W
C13	90°00'00"	50.00	78.54	70.71	50.00	N 44°43'18" W
C14	27°15'57"	2930.00	1394.32	1381.21	710.63	N 13°21'17" W
C15	17°27'52"	2800.00	853.47	850.17	430.07	N 18°15'19" W
C16	23°21'30"	2930.00	1194.50	1186.24	605.66	N 21°12'08" W
C17	27°02'23"	2800.00	1321.41	1309.18	673.25	N 19°21'42" W
C18	10°42'56"	2952.50	552.19	551.38	276.90	S 79°47'05" W
C19	83°37'55"	50.00	72.98	66.67	44.73	S 63°45'26" E
C20	26°37'27"	1940.00	901.48	893.39	459.03	S 08°38'03" E
C21	41°24'35"	50.00	36.14	35.36	18.90	N 70°10'21" E
C22	02°29'11"	2930.00	127.15	127.14	63.59	N 88°44'06" E

LINE	BEARING	DISTANCE
L1	S 89°34'35" E	4650.84'
L2	N 00°25'25" E	1889.17'
L3	S 82°55'49" W	912.79'
L4	N 86°52'35" W	1131.57'
L5	N 04°40'41" E	2619.78'
L6	N 00°41'18" W	12.50'
L7	S 12°11'41" E	12.50'
L8	S 89°07'21" E	354.65'
L9	N 00°52'39" E	10.36'
L11	S 48°44'31" E	1779.99'
L12	S 00°10'39" W	111.78'
L13	S 00°10'39" W	1324.27'
L14	S 00°10'39" W	1324.27'
L15	S 00°12'01" W	1321.71'
L16	S 89°26'33" E	601.98'
L17	S 00°02'33" W	660.46'
L18	S 89°28'53" E	735.80'
L19	S 00°06'56" E	659.98'
L20	N 89°31'12" W	1343.23'
L21	S 00°24'15" E	1319.40'
L22	S 00°25'33" E	1253.39'
L23	N 89°20'55" W	129.12'
L24	N 00°13'59" E	756.06'
L25	N 89°05'49" W	353.71'
L26	S 15°32'18" W	181.54'
L27	S 69°04'52" E	191.91'

LINE	BEARING	DISTANCE
L28	S 40°52'20" E	174.58'
L29	S 01°06'51" W	127.77'
L30	S 84°30'37" W	241.82'
L31	S 04°24'14" W	231.83'
L32	N 89°20'55" W	644.47'
L33	N 89°43'18" W	1128.10'
L34	N 00°16'21" E	195.76'
L35	N 34°32'27" W	127.88'
L36	N 74°22'37" W	27.04'
L37	N 89°06'07" W	130.35'
L38	N 50°59'38" W	52.87'
L39	N 89°43'39" W	67.72'
L40	S 34°23'48" W	150.71'
L41	N 00°07'45" W	1045.68'
L42	N 89°21'00" W	672.60'
L43	S 00°08'39" E	1267.67'
L44	N 89°43'18" W	66.35'
L45	N 10°16'40" E	140.44'
L46	N 03°14'20" W	121.92'
L47	N 89°43'20" W	265.15'
L48	N 67°44'14" W	65.42'
L49	N 89°03'25" W	74.89'
L50	S 00°00'00" E	285.36'
L51	N 89°43'18" W	150.77'
L52	N 00°16'42" E	1581.12'
L53	N 26°59'15" W	1159.92'
L54	S 85°19'19" E	120.00'

LINE	BEARING	DISTANCE
L55	N 86°50'17" E	227.27'
L56	N 40°02'37" E	121.13'
L57	N 28°36'43" E	108.34'
L58	N 43°57'34" E	79.62'
L59	N 56°46'06" E	71.21'
L60	S 22°59'39" E	32.80'
L61	N 59°56'00" E	91.50'
L62	N 54°50'36" E	42.43'
L63	N 21°03'16" E	42.67'
L64	N 64°33'59" E	57.70'
L65	N 78°35'00" E	52.83'
L66	N 26°29'07" E	28.22'
L67	N 72°42'09" E	41.01'
L68	S 88°04'14" E	58.26'
L69	S 63°20'21" E	61.49'
L70	S 77°09'41" E	34.90'
L71	S 87°11'33" E	50.79'
L72	S 88°21'13" E	70.97'
L73	S 59°06'15" E	54.56'
L74	N 87°08'17" E	75.46'
L75	S 27°44'24" W	782.09'
L76	S 08°14'34" W	859.88'
L77	S 04°53'06" E	605.45'
L78	S 74°25'37" W	69.64'
L79	S 04°40'41" W	970.22'
L80	S 89°07'21" E	808.68'
L83	N 74°25'37" E	50.78'

FOR: SMR COMMUNITIES, INC.

SKETCH & DESCRIPTION OF

SECTIONS 7, 8, 9, 15 & 16 TOWNSHIP 35 SOUTH,
RANGE 19 EAST, MANATEE COUNTY, FLORIDA

SK CODE: MASLD	DRAWN BY: WGB	CHECKED BY:	CAD FILE: 04333-000-001	PROJECT NO: 04333-000-000	SHEET 6 OF 8	DRAWING INDEX NO: 4333-000-001	REV:
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LEGAL DESCRIPTION PARCEL 1 (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Sections 7, 8, 9, 15 and 16, Township 35 South, Range 19 East, Manatee County, Florida and described as follows:

Commence at the Southeast corner of Section 7, Township 35 South, Range 19 East ; thence S.89°34'35"E., a distance of 4,650.84 feet; thence N.00°25'25"E., a distance of 1,889.17 feet to the POINT OF BEGINNING; Thence S82°55'49"W, 912.79 feet to a point of curvature; Thence 1,287.78 feet along the arc of said curve to the left which bears S65°42'55"W, 1,268.49 feet to a point of reverse curvature; Thence 1,575.57 feet along the arc of a curve to the right through a central angle of 44°37'25", said curve having a radius of 2,023.00 feet and being subtended by a chord which bears S70°48'42"W, 1,536.04 feet to the point of tangency of said curve; Thence N86°52'35"W, 1,131.57 feet to a point of curvature; Thence 79.90 feet along the arc of said curve to the right through a central angle of 91°33'16", said curve having a radius of 50.00 feet and being subtended by a chord which bears N41°05'57"W, 71.66 feet to the point of tangency of said curve; said point being a point on the east line of Lakewood Ranch Boulevard as recorded in Official Record Book 1443, Page 4980 of the Public Records of Manatee County, Florida; the following 2 calls are along said east line of Lakewood Ranch Boulevard; Thence N04°40'41"E, 2,619.78 feet to a point of curvature; Thence 933.27 feet along the arc of said curve to the left through a central angle of 25°57'27", said curve having a radius of 2,060.00 feet and being subtended by a chord which bears N08°18'02"W, 925.31 feet to a point of reverse curvature; Thence 83.52 feet along the arc of a curve to the right through a central angle of 95°42'23", said curve having a radius of 50.00 feet and being subtended by a chord which bears N26°34'26"E, 74.14 feet; Thence N 74°25'37"E, 50.78 feet to a point of curvature; Thence 721.56 feet along the arc of said curve to the right through a central angle of 14°53'05", said curve having a radius of 2,777.50 feet and being subtended by a chord which bears N81°52'09"E, 719.53 feet; Thence N00°41'18"W, 12.50 feet to a point on the arc of a curve; Thence 643.57 feet along the arc of said curve to the right through a central angle of 13°12'59", said curve having a radius of 2,790.00 feet and being subtended by a chord which bears S84°04'49"E, 642.15 feet to a point of reverse curvature; Thence 2,117.60 feet along the arc of a curve to the left through a central angle of 41°16'07", said curve having a radius of 2,940.00 feet and being subtended by a chord which bears N81°53'37"E, 2,072.13 feet to a point of reverse curvature; Thence 805.71 feet along the arc of a curve to the right through a central angle of 16°32'46", said curve having a radius of 2,790.00 feet and being subtended by a chord which bears N69°31'57"E, 802.91 feet; Thence S12°11'41"E, 12.50 feet to a point on the arc of a curve; Thence 633.68 feet along the arc of said curve to the right through a central angle of 13°04'19", said curve having a radius of 2,777.50 feet and being subtended by a chord which bears N84°20'29"E, 632.31 feet; Thence S89°07'21"E, 354.65 feet to a point on the arc of a curve; Thence 36.14 feet along the arc of said curve to the right through a central angle of 41°24'35", said curve having a radius of 50.00 feet and being subtended by a chord which bears N70°10'21"E, 35.36 feet; Thence S89°07'21"E, 808.68 feet; Thence N00°52'39"E, 10.36 feet to a point on the arc of a curve; Thence 127.15 feet along the arc of said curve to the left through a central angle of 02°29'11", said curve having a radius of 2,930.00 feet and being subtended by a chord which bears N88°44'06"E, 127.14 feet to the point of reverse curvature of said curve; Thence 2,138.82 feet along the arc of said curve to the right through a central angle of 43°45'59", said curve having a radius of 2,800.00 feet and being subtended by a chord which bears S770°37'30"E, 2,087.20 feet to the point of tangency of said curve ; Thence S48°44'31"E, 1,779.99 feet to a point of curvature; Thence 1,253.44 feet along the arc of said curve to the left through a central angle of 24°30'39", said curve having a radius of 2,930.00 feet and being subtended by a chord which bears S60°59'50"E, 1,243.90 feet to the point of tangency of said curve; Thence S00°10'39"W, 111.78 feet; Thence continue along said line S00°10'39"W, 1,324.27 feet; Thence S00°12'01"W, 1,321.71 feet; Thence S89°26'33"E, 601.98 feet; Thence S00°02'33"W, 660.46 feet; Thence S89°28'53"E, 735.80 feet; Thence S00°06'56"E, 659.98 feet; Thence N89°31'12"W, 1,343.23 feet; Thence S00°24'15"E, 1,319.40 feet; Thence S00°25'33"E, 1,253.39 feet; Thence N89°20'55"W, 129.12 feet; Thence N00°13'59"E, 756.06 feet; Thence N89°05'49"W, 353.71 feet; Thence S15°32'18"W, 181.54 feet; Thence S69°04'52"E, 191.91 feet; Thence S40°52'20"E, 174.58 feet; Thence S01°06'51"W, 127.77 feet; Thence S84°30'37"W, 241.82 feet; Thence S04°24'14"W, 231.83 feet; Thence N89°20'55"W, 644.47 feet; Thence N89°43'18"W, 1,128.10 feet; Thence N00°16'21"E, 195.76 feet; Thence N34°32'27"W, 127.88 feet; Thence N74°22'37"W, 27.04 feet; Thence N89°06'07"W, 130.35 feet; Thence N50°59'38"W, 52.87 feet; Thence N89°43'39"W, 67.72 feet; Thence S34°23'48"W, 150.71 feet; Thence N00°07'45"W, 1,045.68 feet; Thence N89°21'00"W, 672.60 feet; Thence S00°08'39"E, 1,267.67 feet; Thence N89°43'18"W, 66.35 feet; Thence N10°16'40"E, 140.44 feet; Thence N03°14'20"W, 121.92 feet; Thence N89°43'20"W, 265.15 feet; Thence N67°44'14"W, 65.42 feet; Thence N89°03'25"W, 74.89 feet; Thence South, 285.36 feet; Thence N89°43'18"W, 150.77 feet to a point of curvature; Thence 78.54 feet along the arc of said curve to

FOR: SMR COMMUNITIES, INC.

SKETCH & DESCRIPTION OF

SECTIONS 7, 8, 9, 15 & 16 TOWNSHIP 35 SOUTH,
RANGE 19 EAST, MANATEE COUNTY, FLORIDA

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the right through a central angle of 90°00'00", said curve having a radius of 50.00 feet and being subtended by a chord which bears N44°43'18"W, 70.71 feet to the point of tangency of said curve; Thence N00°16'42"E, 1,581.12 feet to a point of curvature; Thence 1,394.32 feet along the arc of said curve to the left through a central angle of 27°15'57", said curve having a radius of 2,930.00 feet and being subtended by a chord which bears N13°21'17"W, 1,381.21 feet to the point of tangency of said curve; Thence N26°59'15"W, 1,159.92 feet to a point of curvature; Thence 853.47 feet along the arc of said curve to the right through a central angle of 17°27'52", said curve having a radius of 2,800.00 feet and being subtended by a chord which bears N18°15'19"W, 850.17 feet to a point of reverse curvature; Thence 1,194.50 feet along the arc of a curve to the left through a central angle of 23°21'30", said curve having a radius of 2,930.00 feet and being subtended by a chord which bears N21°12'08"W, 1,186.24 feet to a point of reverse curvature; Thence 1,321.41 feet along the arc of a curve to the right through a central angle of 27°02'23", said curve having a radius of 2,800.00 feet and being subtended by a chord which bears N19°21'42"W, 1,309.18 feet to the POINT OF BEGINNING.

Containing 1479.6 acres, more or less.

TOGETHER WITH:

LEGAL DESCRIPTION PARCEL 2 (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Sections 7 AND 8, Township 35 South, Range 19 East, Manatee County, Florida and described as follows:

Commence at the Southeast corner of Section 7, Township 35 South, Range 19 East ; thence S.89°34'35"E., a distance of 4,650.84 feet; thence N.00°25'25"E., a distance of 1,889.17 feet; Thence S82°55'49"W, 912.79 feet to a point of curvature; Thence 1,287.78 feet along the arc of said curve to the left through a central angle of 34°25'49", said curve having a radius of 2,143.00 feet and being subtended by a chord which bears S65°42'55"W, 1,268.49 feet to a point of reverse curvature; Thence 1,575.57 feet along the arc of a curve to the right through a central angle of 44°37'25", said curve having a radius of 2,023.00 feet and being subtended by a chord which bears S70°48'42"W, 1,536.04 feet to the point of tangency of said curve; Thence N86°52'35"W, 1,131.57 feet to a point of curvature; Thence 79.90 feet along the arc of said curve to the right through a central angle of 91°33'16", said curve having a radius of 50.00 feet and being subtended by a chord which bears N41°05'57"W, 71.66 feet to the point of tangency of said curve; said point being a point on the east line of Lakewood Ranch Boulevard as recorded in Official Record Book 1443, Page 4980 of the Public Records of Manatee County, Florida; thence along said east line of Lakewood Ranch Boulevard, N04°40'41"E, 1649.57 feet; Thence S85°19'19"E, 120.00 feet to an intersection with the west line of said Lakewood Ranch Boulevard and the POINT OF BEGINNING; Thence S86°50'17"W, 227.27 feet; Thence S40°02'37"W, 121.13 feet; Thence S28°36'43"W, 108.34 feet; Thence S43°57'34"W, 79.62 feet; Thence S56°46'06"W, 71.21 feet; Thence N22°59'39"W, 32.80 feet; Thence S59°56'00"W, 91.50 feet; Thence S54°50'36"W, 42.43 feet; Thence S21°03'16"W, 42.67 feet; Thence S64°33'59"W, 57.70 feet; Thence S78°35'00"W, 52.83 feet; Thence S26°29'07"W, 28.22 feet; Thence S72°42'09"W, 41.01 feet; Thence N88°04'14"W, 58.26 feet; Thence N63°20'21"W, 61.49 feet; Thence N77°09'41"W, 34.90 feet; Thence N87°11'33"W, 50.79 feet; Thence N88°21'13"W, 70.97 feet; Thence N59°06'15"W, 54.56 feet; Thence S87°08'17"W, 75.46 feet; Thence N27°44'24"E, 782.09 feet; Thence N08°14'34"E, 859.88 feet; Thence N04°53'06"W, 605.45 feet to a point on the arc of a curve; Thence 552.19 feet along the arc of said curve to the left through a central angle of 10°42'56", said curve having a radius of 2,952.50 feet and being subtended by a chord which bears N79°47'05"E, 551.38 feet to the point of tangency of said curve; Thence N74°25'37"E, 69.64 feet to a point of curvature; Thence 72.98 feet along the arc of said curve to the right through a central angle of 83°37'55", said curve having a radius of 50.00 feet and being subtended by a chord which bears S63°45'26"E, 66.67 feet to a point of compound curvature; Thence 901.48 feet along the arc of said curve to the right through a central angle of 26°37'27", said curve having a radius of 1,940.00 feet and being subtended by a chord which bears S08°38'03"E, 893.39 feet; Thence S04°40'41"W, 970.22 feet to the POINT OF BEGINNING.

Containing 39.281 acres (1,711,094 square feet), more or less.

FOR: SMR COMMUNITIES, INC.

SKETCH & DESCRIPTION OF

SECTIONS 7, 8, 9, 15 & 16, TOWNSHIP 35 SOUTH,
RANGE 19 EAST, MANATEE COUNTY, FLORIDA

This is NOT a Survey.

Jul 19, 2004 - 16:18:41

MJMARTIN\X:\SUR\04333\000\04333-005-k02.dwg

Wilson Miller

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

Wilson Miller, Inc.

Naples - Fort Myers - Sarasota - Bradenton - Tampa - Tallahassee

8800 Professional Parkway East, Suite 100 - Sarasota, Florida 34240-6464 - Phone 941-607-6800 - Fax 941-607-6810 - Web site www.wilsonmiller.com

SK CODE: MASLD	DRAWN BY: WGB	CHECKED BY:	CAD FILE: 04333-000-001	PROJECT NO: 04333-000-000	SHEET 8 OF 8	DRAWING INDEX NO: 4333-000-001	REV:
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**MANATEE COUNTY ORDINANCE NO.
PDMU-05-19(Z)(G)
NORTHWEST SECTOR**

Proposed changes by staff

August 9, 2007

N(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 the schedule for payment of the Developer's pro-rata share, mutually acceptable to the County and the Developer, shall be submitted prior to the approval of the first Final Plat (or Final Site Plan if platting is not required) for Vertical Development for Phase I or any subphase thereof. The pro-rata share shall not exceed the total sum of impact fees anticipated from the project and any pro-rata lump sum payment shall be creditable against the payment of impact fees at the rate in effect at the time payment was made.

~~B(10). When Final Plats or Certificates of Occupancy have been issued for land uses generating in excess of 3,376 gross trips, a biennial monitoring program to provide peak hour counts at the Project entrances shall be instituted to verify that external trip improvement thresholds specified in Tables 2 and 3 for Phase I of the Project are not exceeded. Counts shall continue on a biennial basis through buildout of Phase I.~~

Because the transportation improvements identified above have a "trip trigger", a monitoring program is necessary to verify that the actual number of trips generated accurately reflects the transportation analysis and subsequently required improvements. This monitoring program requires driveway counts at all project entrances with public roadways (including SR 70, Lakewood Ranch Road, and Lorraine Road). The monitoring program shall commence one year after issuance of the first Certificate of Occupancy or first Final Plat, whichever occurs first, for Phase I. Monitoring shall continue on an annual basis for each access point until the trip improvement threshold is reached.

The monitoring program shall consist of weekday PM peak hour directional counts from 4:00 to 6:00 PM, with subtotals at 15-minute increments, at all project entrances at public roadways (including SR 70, Lakewood Ranch Road and Lorraine Road). Only turns to and from the project entrances need to be counted (through volumes on the public

roadways will not be required). The sum of the project entrance trips will be totaled in 15-minute increments and the highest four consecutive 15 minute totals will be summed to determine the total PM peak hour traffic volume. This total will include net external trips, diverted trips, and pass-by trips of the Northwest Sector DRI.

Total PM peak hour project traffic for Phase I is estimated to be 3,340 net external, 240 pass-by, 384 internal trips, and 256 diverted trips; 4,220 total trips.

August 7, 2007

Ms. Jo Penrose, AICP
Transportation Administrator
Manatee County Planning Department
1112 Manatee Avenue West, 4th Floor
Bradenton, Florida 34206

HNTB

Reference: "Northwest Sector DRI" Traffic Concurrency Review

Consultant: Grimail Crawford, Inc.

Based on the submitted traffic study and subsequent analysis for the Northwest Sector DRI Concurrency analysis, HNTB Corporation recommends approval of the traffic study and issuance of concurrency with the identified mitigation measures. The applicant has addressed the concerns of the reviewer and provided analysis to substantiate the findings.

The following improvements were identified in the analysis to meet concurrency; these improvements along with all the appropriate receiving lanes need to be included in the final approval.

Funded Improvement (to be done by FDOT):

- SR 64, Lena to Lakewood Ranch, widening to 6-Lane divided facility.

Improvement (to be done by Others):

- SR 70 at I-75 East Ramps, addition of second eastbound to northbound left turn lane and the northbound receiving lane.

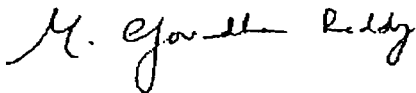
Northwest Sector DRI Improvement List:

- SR 70 from Tara Boulevard to I-75 West Ramp – Widen from 6 lanes to 8 lanes.
 - SR 70 at Tara Boulevard – Add one receiving lane for the fourth westbound through lane.
 - SR 70 at I-75 West – Add one receiving lane for the fourth eastbound through lane.
- SR 64 from 43rd Street to Morgan Johnson Road – Widen from 4 lanes to 6 lanes.
 - SR 64 at Morgan Johnson Road – Add one receiving lane for the third westbound through lane.
 - SR 64 at Morgan Johnson Road – Add one receiving lane for the third eastbound through lane.
- Lakewood Ranch Boulevard from SR 64 to SR 70 – Widen from 2 lanes to 4 lanes.

- SR 70 at US 301 – Add a second eastbound to northbound left-turn lane, add one through lane on all the approaches and adjust the cycle length and other coordinated signals on that system as appropriate.
- SR 70 at 45th Street E/Lockwood Ridge Road – Add a southbound to westbound right-turn lane, and add a second northbound to westbound left-turn lane.
- SR 64 at 27th Street – Add one northbound to westbound left-turn lane.
- SR 64 at I-75 East – Add second eastbound to northbound left-turn lane, and a northbound receiving lane.
- SR 64 at Rye Road – Add one southbound to westbound right-turn lane.
- SR 64 at Rye Road – Signalize when warranted.
- University Parkway at Honore Avenue – Add second westbound to southbound left-turn lane
- University Parkway at I-75 East – Add third northbound to westbound left-turn lane
- University Parkway at Market Street – Add second northbound to westbound left-turn lane
- Lorraine Road at SR 64 – Add a northbound to westbound left-turn lane.
- Lorraine Road at SR 64 – Signalize when warranted.

Please do not hesitate to contact me or have the applicant contact me at 813-884-7339 if you have any questions or require further assistance.

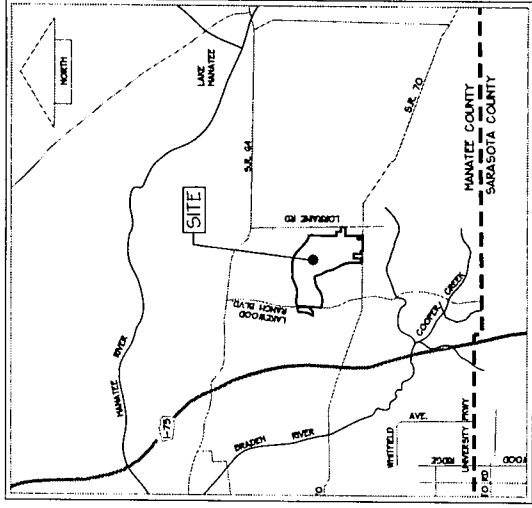
Sincerely,
HNTB CORPORATION, INC.



Govardhan R. Muthyalagari, P.E
Project Engineer

Cc: Joe Grimail, PE, Grimail Crawford, Inc

GENERAL DEVELOPMENT PLAN FOR NORTHWEST SECTOR DRI



SECTIONS 7, 8, 9, 15, AND 16
TWP. 35S., RGE. 19E.

Manatee County, Florida

DATE: March 2005

DATE REVISED: JULY 2007

CLIENTS: SMR North 70, L.L.C.
& Resource Conservation of Manatee, LLC

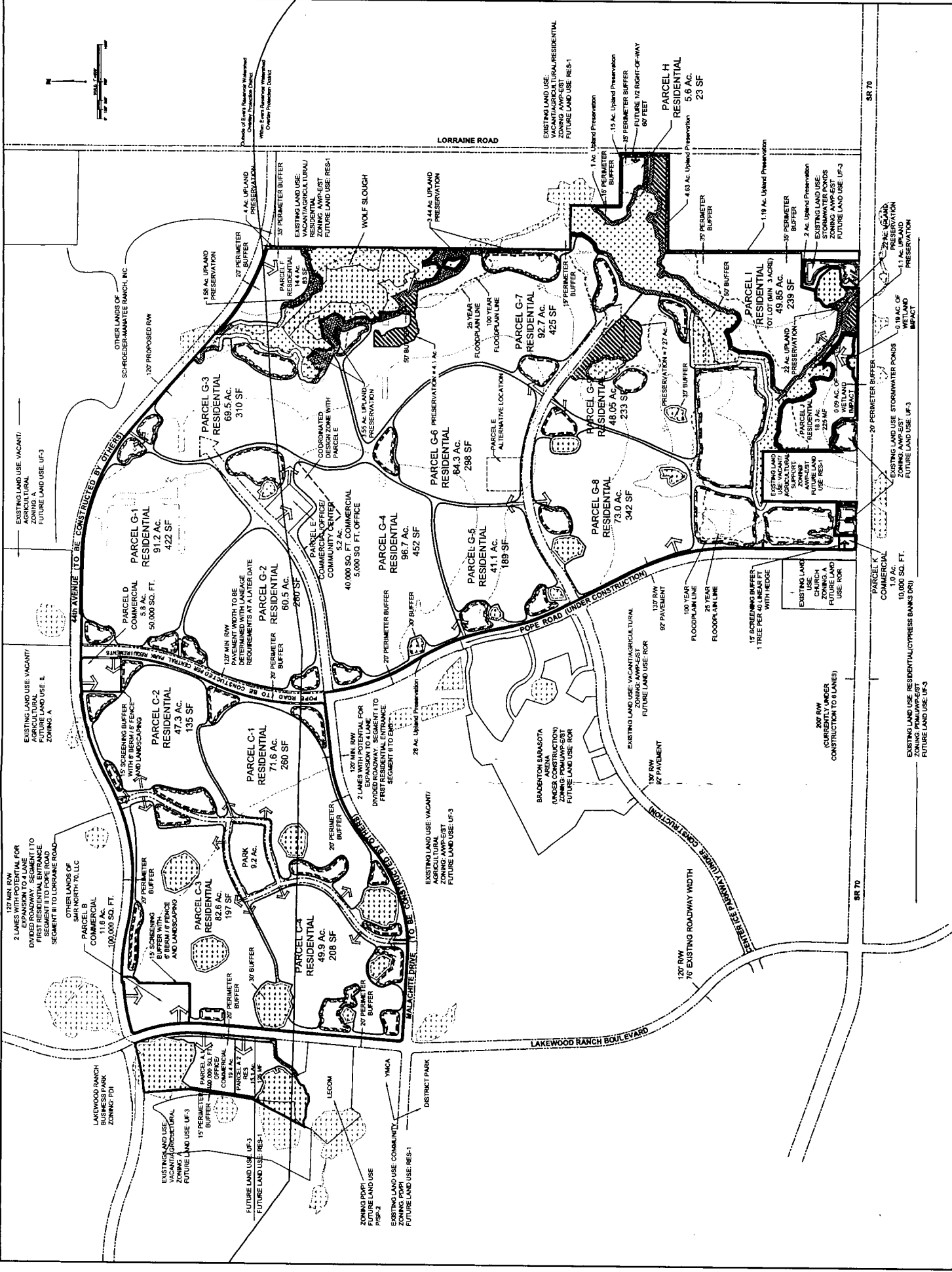
PARCEL	ACRES	RESIDENTIAL UNITS	GROSS DENSITY	MIN-RESIDENTIAL SQ FT
A-1	10.4	N/A	N/A	100,000 sq. ft. commercial
A-2	1.51	127 multifamily	8.3	N/A
B-1	11.6	N/A	N/A	N/A
C-1	41.6	260 single family	3.6	100,000 sq. ft. commercial
C-2	41.6	260 single family	3.6	N/A
C-3	41.6	260 single family	3.6	N/A
C-4	41.6	260 single family	3.6	N/A
C-5	41.6	260 single family	3.6	N/A
D-1	5.2	N/A	N/A	50,000 sq. ft. commercial
D-2	5.2	N/A	N/A	50,000 sq. ft. commercial
D-3	5.2	N/A	N/A	50,000 sq. ft. commercial
D-4	5.2	N/A	N/A	50,000 sq. ft. commercial
D-5	5.2	N/A	N/A	50,000 sq. ft. commercial
D-6	5.2	N/A	N/A	50,000 sq. ft. commercial
D-7	5.2	N/A	N/A	50,000 sq. ft. commercial
D-8	5.2	N/A	N/A	50,000 sq. ft. commercial
D-9	5.2	N/A	N/A	50,000 sq. ft. commercial
D-10	5.2	N/A	N/A	50,000 sq. ft. commercial
D-11	5.2	N/A	N/A	50,000 sq. ft. commercial
D-12	5.2	N/A	N/A	50,000 sq. ft. commercial
D-13	5.2	N/A	N/A	50,000 sq. ft. commercial
D-14	5.2	N/A	N/A	50,000 sq. ft. commercial
D-15	5.2	N/A	N/A	50,000 sq. ft. commercial
D-16	5.2	N/A	N/A	50,000 sq. ft. commercial
D-17	5.2	N/A	N/A	50,000 sq. ft. commercial
D-18	5.2	N/A	N/A	50,000 sq. ft. commercial
D-19	5.2	N/A	N/A	50,000 sq. ft. commercial
D-20	5.2	N/A	N/A	50,000 sq. ft. commercial
D-21	5.2	N/A	N/A	50,000 sq. ft. commercial
D-22	5.2	N/A	N/A	50,000 sq. ft. commercial
D-23	5.2	N/A	N/A	50,000 sq. ft. commercial
D-24	5.2	N/A	N/A	50,000 sq. ft. commercial
D-25	5.2	N/A	N/A	50,000 sq. ft. commercial
D-26	5.2	N/A	N/A	50,000 sq. ft. commercial
D-27	5.2	N/A	N/A	50,000 sq. ft. commercial
D-28	5.2	N/A	N/A	50,000 sq. ft. commercial
D-29	5.2	N/A	N/A	50,000 sq. ft. commercial
D-30	5.2	N/A	N/A	50,000 sq. ft. commercial
D-31	5.2	N/A	N/A	50,000 sq. ft. commercial
D-32	5.2	N/A	N/A	50,000 sq. ft. commercial
D-33	5.2	N/A	N/A	50,000 sq. ft. commercial
D-34	5.2	N/A	N/A	50,000 sq. ft. commercial
D-35	5.2	N/A	N/A	50,000 sq. ft. commercial
D-36	5.2	N/A	N/A	50,000 sq. ft. commercial
D-37	5.2	N/A	N/A	50,000 sq. ft. commercial
D-38	5.2	N/A	N/A	50,000 sq. ft. commercial
D-39	5.2	N/A	N/A	50,000 sq. ft. commercial
D-40	5.2	N/A	N/A	50,000 sq. ft. commercial
D-41	5.2	N/A	N/A	50,000 sq. ft. commercial
D-42	5.2	N/A	N/A	50,000 sq. ft. commercial
D-43	5.2	N/A	N/A	50,000 sq. ft. commercial
D-44	5.2	N/A	N/A	50,000 sq. ft. commercial
D-45	5.2	N/A	N/A	50,000 sq. ft. commercial
D-46	5.2	N/A	N/A	50,000 sq. ft. commercial
D-47	5.2	N/A	N/A	50,000 sq. ft. commercial
D-48	5.2	N/A	N/A	50,000 sq. ft. commercial
D-49	5.2	N/A	N/A	50,000 sq. ft. commercial
D-50	5.2	N/A	N/A	50,000 sq. ft. commercial
D-51	5.2	N/A	N/A	50,000 sq. ft. commercial
D-52	5.2	N/A	N/A	50,000 sq. ft. commercial
D-53	5.2	N/A	N/A	50,000 sq. ft. commercial
D-54	5.2	N/A	N/A	50,000 sq. ft. commercial
D-55	5.2	N/A	N/A	50,000 sq. ft. commercial
D-56	5.2	N/A	N/A	50,000 sq. ft. commercial
D-57	5.2	N/A	N/A	50,000 sq. ft. commercial
D-58	5.2	N/A	N/A	50,000 sq. ft. commercial
D-59	5.2	N/A	N/A	50,000 sq. ft. commercial
D-60	5.2	N/A	N/A	50,000 sq. ft. commercial
D-61	5.2	N/A	N/A	50,000 sq. ft. commercial
D-62	5.2	N/A	N/A	50,000 sq. ft. commercial
D-63	5.2	N/A	N/A	50,000 sq. ft. commercial
D-64	5.2	N/A	N/A	50,000 sq. ft. commercial
D-65	5.2	N/A	N/A	50,000 sq. ft. commercial
D-66	5.2	N/A	N/A	50,000 sq. ft. commercial
D-67	5.2	N/A	N/A	50,000 sq. ft. commercial
D-68	5.2	N/A	N/A	50,000 sq. ft. commercial
D-69	5.2	N/A	N/A	50,000 sq. ft. commercial
D-70	5.2	N/A	N/A	50,000 sq. ft. commercial
D-71	5.2	N/A	N/A	50,000 sq. ft. commercial
D-72	5.2	N/A	N/A	50,000 sq. ft. commercial
D-73	5.2	N/A	N/A	50,000 sq. ft. commercial
D-74	5.2	N/A	N/A	50,000 sq. ft. commercial
D-75	5.2	N/A	N/A	50,000 sq. ft. commercial
D-76	5.2	N/A	N/A	50,000 sq. ft. commercial
D-77	5.2	N/A	N/A	50,000 sq. ft. commercial
D-78	5.2	N/A	N/A	50,000 sq. ft. commercial
D-79	5.2	N/A	N/A	50,000 sq. ft. commercial
D-80	5.2	N/A	N/A	50,000 sq. ft. commercial
D-81	5.2	N/A	N/A	50,000 sq. ft. commercial
D-82	5.2	N/A	N/A	50,000 sq. ft. commercial
D-83	5.2	N/A	N/A	50,000 sq. ft. commercial
D-84	5.2	N/A	N/A	50,000 sq. ft. commercial
D-85	5.2	N/A	N/A	50,000 sq. ft. commercial
D-86	5.2	N/A	N/A	50,000 sq. ft. commercial
D-87	5.2	N/A	N/A	50,000 sq. ft. commercial
D-88	5.2	N/A	N/A	50,000 sq. ft. commercial
D-89	5.2	N/A	N/A	50,000 sq. ft. commercial
D-90	5.2	N/A	N/A	50,000 sq. ft. commercial
D-91	5.2	N/A	N/A	50,000 sq. ft. commercial
D-92	5.2	N/A	N/A	50,000 sq. ft. commercial
D-93	5.2	N/A	N/A	50,000 sq. ft. commercial
D-94	5.2	N/A	N/A	50,000 sq. ft. commercial
D-95	5.2	N/A	N/A	50,000 sq. ft. commercial
D-96	5.2	N/A	N/A	50,000 sq. ft. commercial
D-97	5.2	N/A	N/A	50,000 sq. ft. commercial
D-98	5.2	N/A	N/A	50,000 sq. ft. commercial
D-99	5.2	N/A	N/A	50,000 sq. ft. commercial
D-100	5.2	N/A	N/A	50,000 sq. ft. commercial
J	13.5	225 multifamily	12.3	N/A
K	1.0	N/A	N/A	10,000 sq. ft. commercial

[illegible][illegible]

Land Use	Phase I 2001-2011	Phase II 2012-2011	Total
Recreational (including water)	0	0	0
Industrial (including water)	0	0	0
Highway and transportation	800	1,449	4,968
Commercial/Office (see 6.)	1,300	1,420	1,420
Total	1,300	1,420	1,420
Commercial/Office (see 6.)	150,000	0	200,000
Commercial	150,000	0	175,000
Office	0	0	0
Other	0	0	0
Total	150,000	0	175,000
Recreation (other)	0	0	0
Industrial (other)	0	0	0
Highway and Transportation	0	0	0
Commercial/Office (other)	0	0	0
Total	0	0	0
Imperviousness & Perviousness	151,300 acres	0	151,300 acres

[illegible]

Wilson Miller
Planners • Strategists • Consultants • Collaborative Architects • Transportation
Millwright, Inc.
10000 Red Maple Road • Suite 100 • Dallas, Texas 75243
62 Chambliss Drive, Suite 200 • Texas Permits 2002
Phone 817-325-9473 • Fax 817-325-059 • info@wilsonmiller.com



LAND USE SCHEDULE			
USE	ACRES	SQ. FT.	UNITS
Residential	957.93		4,096
Single Family			
(detached, townhomes and villas)			
Multifamily	33.4		350
Total Residential	991.3		4,446
Commercial/Office	43.0	305,000	
Recreation	9.5		
Right-of-Way	39.9		
Wetlands	126.3		
Lakes	51.5		
Pine Flatwoods Upland Preservation (within wetland buffers)	184.7		
Wetlands Upland Preservation (within wetland buffers)	53.6		
Pine Flatwoods Upland Preservation Area			
Total	1,518.9	305,000	4,446

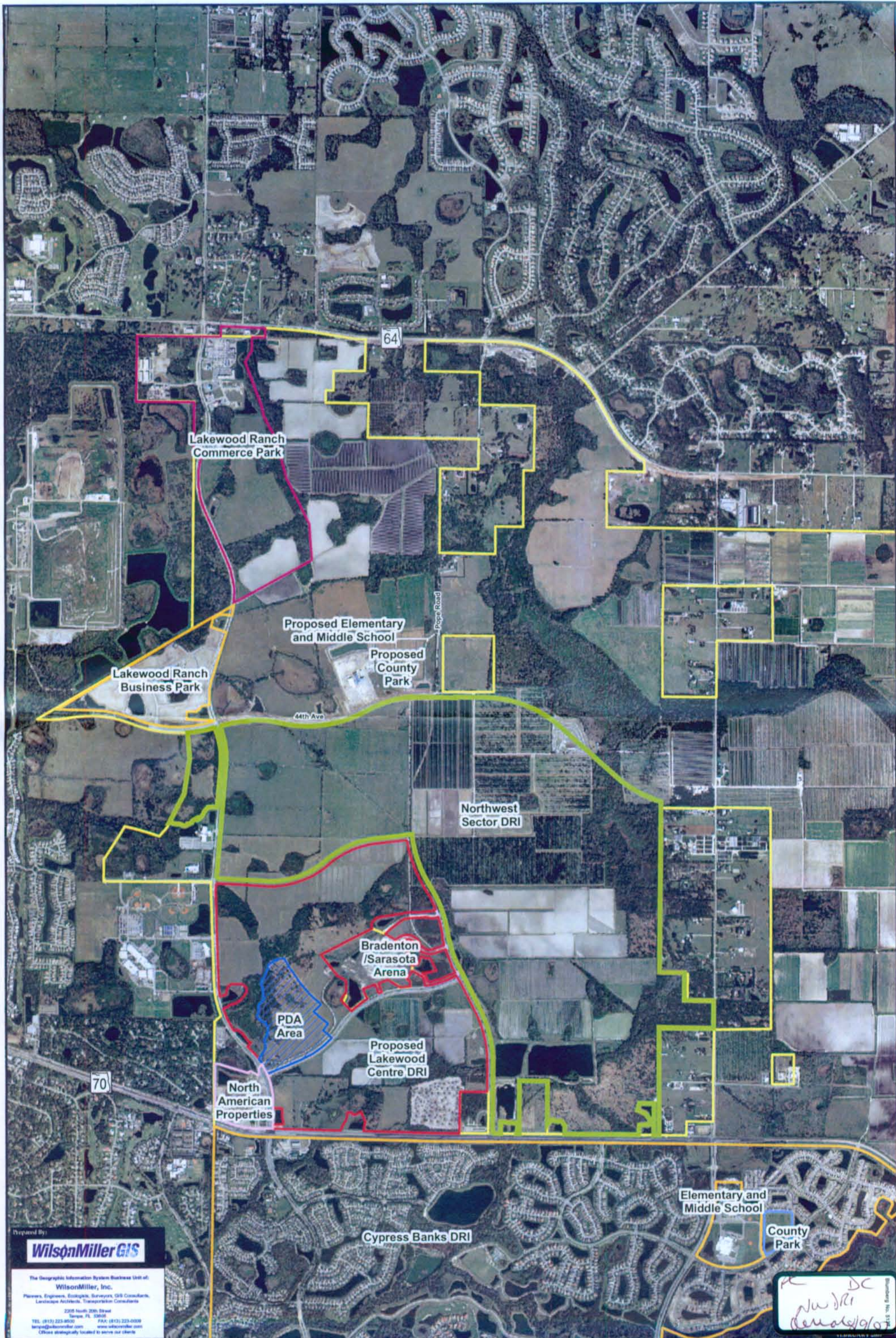
Proposed gross residential density is 2.9 du/acre. The net density is 4.5 du/acre. Land used by parcel is summarized below:

PARCEL	ACRES	SQ. FT.	UNITS	NET RESIDENTIAL (S.F.)
G-1	91.2			310
G-2	47.3			197
G-3	68.5			239
G-4	71.6			280
G-5	41.1			189
G-6	84.3			298
G-7	92.7			425
G-8	73.0			342
G-9	48.05			233
G-10	49.85			239
G-11	5.6			23
Total	991.3			4,446

Total non-residential acreage is 630 acres. Total non-residential square footage is 305,000 sq. ft.

LEGEND			
Forested Wetlands	Herbaceous Wetlands	Wetland Impact	Lakes
Access Arrows	Topographic Contours	25 Year Floodplain Line	100 Year Floodplain Line
Pine Flatwoods Upland Preservation (within wetland buffers)	Wetlands Upland Preservation (within wetland buffers)	Pine Flatwoods Upland Preservation Area	Pine-Misc Oak Upland Preservation Area

PROJECT NO.	04333-001-000	DATE	7/13/20
PROJECT NAME	SMR NORTH 70, LLC	CLIENT	SMR NORTH 70, LLC
PROJECT LOCATION	NORTHWEST SECTOR DRI	GENERAL DEVELOPMENT PLAN	
PROJECT NO.	04333-001-000	DATE	7/13/20
PROJECT NAME	SMR NORTH 70, LLC	CLIENT	SMR NORTH 70, LLC
PROJECT LOCATION	NORTHWEST SECTOR DRI	GENERAL DEVELOPMENT PLAN	



Prepared By:
WilsonMiller GIS
The Geographic Information System Business Unit of:
WilsonMiller, Inc.
Planners, Engineers, Ecologists, Surveyors, GIS Consultants,
Landscape Architects, Transportation Consultants
2205 North 20th Street
Tampa, FL 33606
TEL: (813) 223-8500 FAX: (813) 223-0099
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Offices strategically located to serve our clients



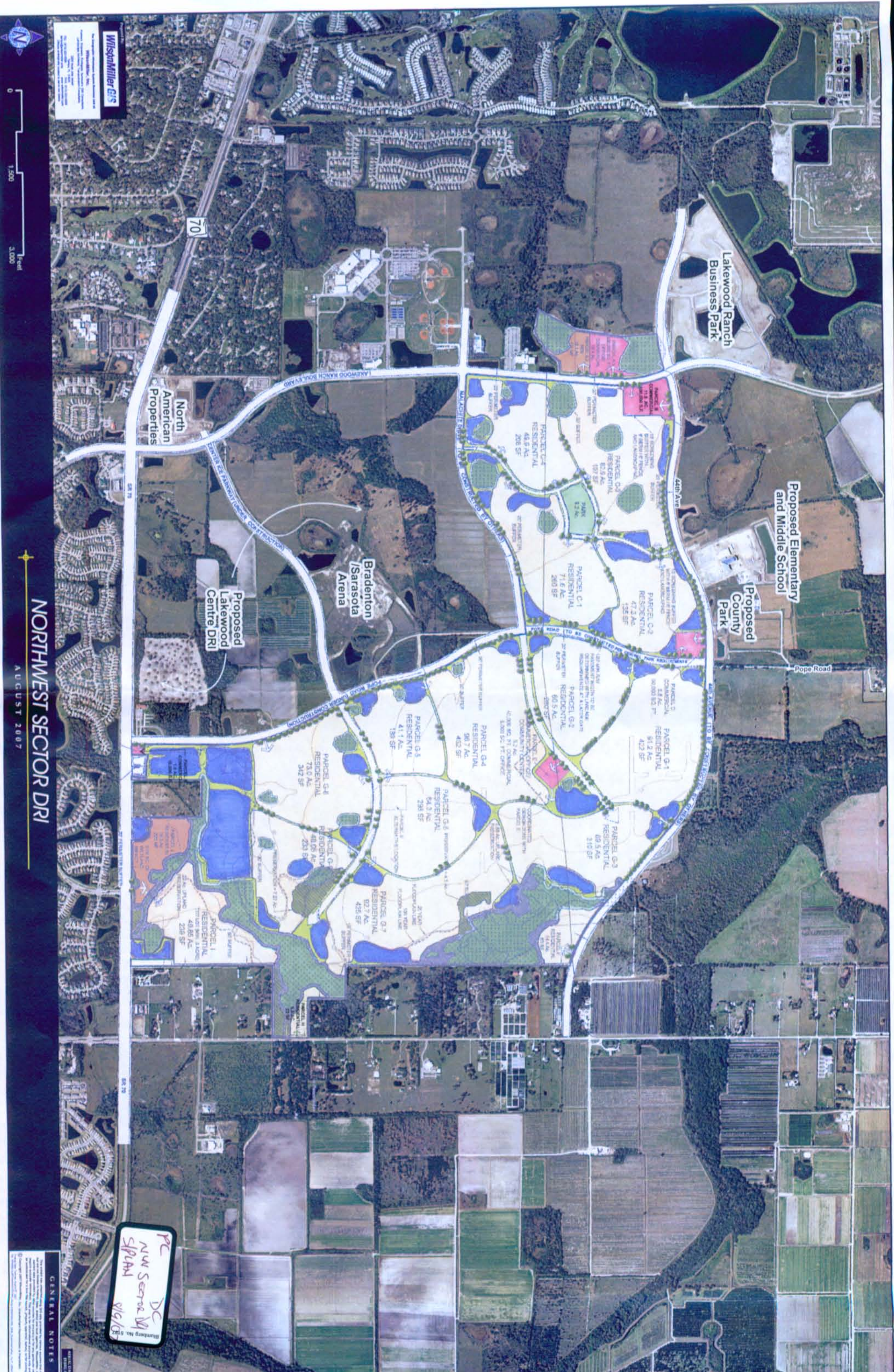
0 2,000 Feet

LAKEWOOD RANCH

AUGUST 2007

Handwritten notes: *DC New DRI removed*

GENERAL NOTES
This project was prepared using GIS data provided by various sources that may include but are not limited to: aerial, state, federal and local agencies. WilsonMiller, Inc. does not warrant data provided by other sources for accuracy or for any particular use and does not accept any liability for errors. This map is for informational purposes only and should not be used for any other purpose without the express written consent of WilsonMiller, Inc.
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Created: Monday, August 6, 2007 11:35:00 AM
Location: 29.89000000, -81.89000000, 29.89000000, -81.89000000, 29.89000000, -81.89000000



PC
DC
NW Sector DRI
SPR 11/1/07

NORTHWEST SECTOR DRI

AUGUST 2007

Wisniewski & Miller, Inc.
10000 Lakewood Ranch Blvd., Suite 100
Lakewood Ranch, FL 34202
Phone: 941.355.1111
Fax: 941.355.1112
www.wisniewski-miller.com

GENERAL NOTES
1. This map is a preliminary map and is not intended to be used for any legal purpose.
2. The map is based on the best available information and is not a guarantee of accuracy.
3. The map is subject to change without notice.
4. The map is not a substitute for a professional survey.
5. The map is not a substitute for a professional engineering or architectural drawing.

**MANATEE COUNTY ORDINANCE NO.
PDMU-05-19(Z)(G)
NORTHWEST SECTOR**

By the Planning Department

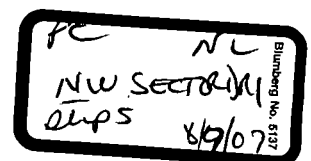
B.(22) Approval of Final Site Plan, Construction Plans and Preliminary Plats, as well as construction of horizontal infrastructure and issuance of building permits for and construction of model homes in ~~Parcels C-1 through C-4~~ is authorized prior to substantial completion of the improvements to SR 64 between Lena Road and Lakewood Ranch Boulevard, after approval of a Certificate of Level of Service.

Approval of Final Plats and issuance of Building Permits for residential units other than model homes is not authorized until the construction of improvements to SR 64 between Lena Road and Lakewood Ranch Blvd. is substantially complete (i.e. all lanes open for travel) as determined by the County Transportation Director, unless and until prior to the first permit for a residential dwelling unit for other than a model unit the County and the Developer have executed a Local Development Agreement providing for:

- (1). Authorization of the construction of up to 50 building permits for residential units (inclusive of model permits), subject to the County acceptance of the bid for completion of SR 64 improvements by FDOT and commencement of construction of said improvements.
- (2) Contribution by the Developer of \$500,000 to the County, said amount which would be non-impact fee creditable; and
- (3) Such other terms and conditions as are mutually agreed upon.

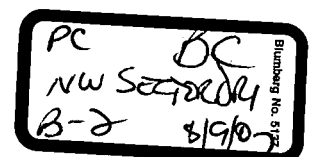
G(20) This project shall be required to reduce the calculated pre-development flow rate by twenty-five percent (25%) for all stormwater outfall flow directly or indirectly into the Braden River. Modeling shall be used to determine pre- and post- development flows.

G(21) This project shall be required to provide 150% water quality treatment for the Braden River/Evers Water Protection Overlay (WP-E).



The improvements listed above are triggered by stated 'External Trip Thresholds' based upon the traffic study submitted in the record in support of this development order. At present, the County has funded and scheduled construction for the improvements to SR 64, which will provide sufficient transportation infrastructure to support the development up to the threshold triggering additional improvements ("post-SR 64 threshold"). Accordingly, development that does not trigger a post-SR 64 threshold may be permitted at the time of adoption of this development order subject to the requirements of stipulation B(22).

The Developer and the County have entered into discussions to work out a broader solution to the transportation concurrency needs in the area, which may require changes to the list of improvements set forth above and agreed-upon mechanisms for the finance and construction of such improvements. No development that triggers a post-SR 64 threshold shall be permitted unless and until the County and Developer have, in the context of such discussions, determined the improvements necessary to support such development (which may reflect changes to the above list of required improvements), and the method of financing and constructing such improvements. Such required improvements, and the mechanisms for financing and constructing them, may be established pursuant to a Local Development Agreement or other appropriate instrument, an amendment to this development order, or through the scheduling and funding of such improvements by the County in accordance with applicable law.



FROM THE NWS ZONING ORDINANCE

L. RECREATION AND OPEN SPACE

- L(1). The project shall contain a minimum of 477 ~~260~~ acres of open space (including approximately 129 acres of wetlands; 51 acres of lakes; 23.9 ~~37~~ acres of upland preservation areas (outside of wetland and perimeter buffers and 29.5 ~~50~~ acres of preserved uplands within wetland and perimeter buffers).
- L(2). The project shall contain a minimum of 61.1 ~~45~~ acres of usable recreation open space. The Developer shall allocate this area as follows:

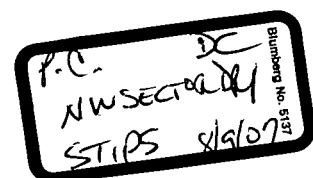
Central Park – 9.2 acres;
East Side Park – 10 acres;
Upland Preserve Passive Recreation – 23.9 acres;
Community Center Recreation/Parcel E – 1 acre;
Park north of 44th Avenue – 15 acres; and
Recreational Areas in Multi-family parcels – 2 acres.

Parcel	Area
Parcel A-2	1.2 acres
Parcels C-1 – C-4	9.2 acres
Parcels G-1 – G-7	24 acres
Parcels G-8 – G-9	5.8 acres
Parcel I	2.4 acres
Parcel J	2.3 acres

The specific size and configuration of each on-site park shall be determined at time of Preliminary Site Plan approval based on the lot size(s) or unit types in the area being served. In general, parks shall be at least 1 acre in size and ~~there shall be provided at least one 5-acre park for each set of 500 lots/units.~~ All parks shall be distributed, as much as practical, accordingly so residents can safely walk/bike from their home to the park (generally not more than ½ mile). ~~Trail acreage may count as a portion, not to exceed 20%, of this acreage.~~ In addition to the 61.1 acres of parks described above, a system of trails will be constructed within the project.

~~The required park area in each parcel(s) may be reduced, at a ratio of 1 acre/100 units, if the parcel(s) are not built out to the number of units identified on the General Development Plan.~~

- L(3). Any park in an “age-targeted” or “age-restricted” neighborhood shall have facilities appropriate for that age group. Parks not in a non-targeted or age restricted neighborhood shall have facilities appropriate for all ages, including a playground with outdoor play equipment.



- L(4). Each "full-size" park shall include passive as well as active recreation facilities. Each park shall include, at minimum, one formal or informal "ball field" suitable for team sports (baseball, football, soccer, etc.) and one facility for individual or small group sports (tennis, racquetball, shuffleboard, etc). Passive facilities shall include benches and tables.
- L(5). Typical pocket parks shall include shade trees and a playground, but may also include trails or pathways, passive observation areas, gazebos, picnic tables, sports courts, or other amenities, as determined by the Developer in conjunction with the Manatee County staff at time of Final Site Plan approval.
- L(6). Multi-family parcels shall include their own recreational facilities.
- L(7). A master plan for trails shall be approved by the County prior to the first Preliminary Site Plan for residential parcels east of Pope Road. A trail system shall be located adjacent or proximate to the wetlands and preserved uplands on the project's eastern side. The trails shall be of an appropriate width and shall be made of a suitable material. Improvements shall be completed concurrent with adjacent plat approvals.
- L(8). Trails (including multi-use trails consisting of a sidewalk 8 feet or greater in width) shall create a "green infrastructure" by connecting with proposed parks and other recreation areas whenever possible so that residents may safely and conveniently access the parks from their homes. As much as practical, all development pods east of Pope Road shall contain a trail, or have access to a trail. At a minimum, trails shall contain benches with shade (architectural and/or vegetation) located along the trail system in appropriate locations (as rest stops; for nature observation etc.). Other recreation facilities such as gazebos may also be located in appropriate locations along the trail system. A portion of the trail system shall be ADA compliant with an emphasis on providing access to the highest quality areas.
- L(89). All recreation and open space areas not deeded to the County or other state agencies shall be owned and maintained as common open space through a property owners association, or other similar entity, for the project.
- L(910). All recreation, park, and wetland sites shown on the General Development Plan (Exhibit 1) shall not be utilized for other uses inconsistent with their designation on this map. Any proposal to change these uses shall be subject to a Substantial Deviation Determination if required by Subsection 380.06, Florida Statutes.
- L(1011). All nature trails and board walks that may be permitted by the Planning Department in wetlands, wetland buffers, and upland preservation areas shall be designed to minimize impacts to trees or areas of significant vegetation and in accordance with Section 719 of the Manatee County Land Development Code.

L(12).The developer shall dedicate to Manatee County land for a recreational park consisting of approximately 15 acres of usable park land, lying north of 44th Avenue Extension (proposed) and Pope Road. The land shall be located adjacent to the parcels owned by the Manatee County School Board at the northwest quadrant of that intersection. Dedication shall occur prior to any development in Phase II. The developer shall construct improvements as agreed upon between the developer and Manatee County Parks and Recreation Department. Manatee County shall be responsible for any additional improvements. The timing of the design/construction of the park by the developer will be determined in the future once the County has a clearer understanding of future funding available for park operations. The developer improvements shall be constructed using design and materials consistent with similar park facilities in other Manatee County parks. Manatee County shall identify the park as a planned project within the parks and recreation level of service standards contained in the Comprehensive Plan as a condition precedent to the developer's required dedication of the land. Upon the dedication of the park together with all improvements thereon to Manatee County for use by the general public, the park shall be a park within the Manatee County Parks and Recreation system. If the dedication and construction by developer meets this condition, it shall be eligible for impact fee credits from the parks and recreation component.

L(13). The existing Kent Lakes shall be incorporated into the project's recreation infrastructure. This may include, but not limited to, the construction of trails around the lakes; passive observation points with benches; small fishing pier(s); and a canoe/kayak launching area.

S(3) i. Parcel H

~~A maximum of 2 single-family detached residences, one on the north and south sides of the wetland system, shall be permitted.~~

A maximum of 6 single-family detached units located north of the wetland system shall be allowed. The remaining 17 units (of the proposed 23 units in Parcel H) may be reallocated in other single-family development pods without amendment to the GDP.